

# 165 BOULEVARD CHAMBERY BLAINVILLE

15 UNITS

# PMML

FOR SALE




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## BUILDING TYPE

Isolated

## BUILDING CATEGORY

High Rise

## PROPERTY DESCRIPTION

Discover the Chambéry Project, a prestigious building combining luxury and comfort. Built in 2021, it includes 15 high-end condos in a growing neighborhood, ensuring strong rental demand and continuous appreciation. Energy costs are the tenants' responsibility, and each unit offers modern amenities. Close to services and Highway 640, it provides a practical and sought-after living environment.

## HIGHLIGHTS

- ✓ Located in a booming development
- ✓ High end construction
- ✓ Bike path
- ✓ Highway 640

ASKING PRICE :  
**\$7,195,000**

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

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New construction

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## ADDITIONAL INFORMATION

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Central Vacuum in each unit

## Responsibility for appliances

Tenants



## Number of units

15

## Number of Parking Spaces

33 spots

## Hot Water System

Electric



## Heating System

Electric baseboards





165 Boulevard Chambery, Blainville



# BUILDING DESCRIPTION

## General Information

Cadastral number 6 288 111

## Total Municipal Assessment

Total Municipal Assessment 4 994 700\$

Municipal Land Assessment 1 104 100\$

Municipal Building Assessment 3 890 600\$

## Construction

Number of Storeys 3

Type of Building Isolated

Type of Construction Brick and wood

Year of Construction 2021

## Features

Plumbing Pex / ABS

Condition of Roof Elastomer

Condition of Doors New construction

Condition of Balconies New construction

Condition of Windows New construction

Condition of Kitchens New construction

Electrical Panels Circuit breaker

Exterior Siding Brick and fibro cement

Condition of Bathrooms New construction

Floor Covering Floating and ceramic

## Electromechanical System

Fire System Yes

## Building type

Laundry Room No

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

## Parking

Type of Parking 9 outdoor parking spaces and 24 garages

Number of Parking Spaces 33 spots

## Area

Land Surface Area 24,746 sq. ft.



## FEATURES

### Plumbing

Pex / ABS

### Condition of Balconies

New construction

### Heating System

Electric baseboards

### Condition of Kitchens

New construction

### Condition of Bathrooms

New construction

### Condition of Roof

Elastomer

### Concierge Agreement

No

### Hot Water System

Electric

### Electrical Panels

Circuit breaker

### Environmental Report

New construction

### Condition of Doors

New construction

### Intercom and Doorbell

Yes

### Condition of Windows

New construction

### Exterior Siding

Brick and fibro cement

### Floor Covering

Floating and ceramic

## REVENUE

	yearly	% / GR	RPU (m)
Residential	\$435,744	100 %	\$2,421
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
<b>Total Revenues</b>	<b>\$435,744</b>		<b>\$2,421</b>
Vac. / Bad debt	\$8,715	2 %	\$48
<b>EGR</b>	<b>\$427,029</b>		<b>\$2,372</b>

## EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$21,351	5 %	\$1,423
Municipal Taxes	Current	\$38,797	9.1 %	\$2,586
School Taxes	Current	\$2,517	0.6 %	\$168
Insurance	Current	\$10,529	2.5 %	\$702
Electricity	Current	\$7,590	1.8 %	\$506
Heating				
Snow Removal	Current	\$5,203	1.2 %	\$347
Elevator	Current	\$2,415	0.6 %	\$161
Lawn				
Structural Reserve				
Janitor	Normalised	\$6,000	1.4 %	\$400
Maintenance	Normalised	\$10,500	2.5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$4,270	1 %	\$285
Landscape Maintenance	Current	\$1,941	0.5 %	\$129
Bell	Current	\$690	0.2 %	\$46
<b>Total Expenses</b>		<b>\$111,804</b>	<b>26.2 %</b>	<b>\$7,454</b>
<b>Net Revenue</b>		<b>\$315,225</b>		<b>\$21,015</b>

## FINANCING

	<b>schl</b>	<b>conv</b>
Maximum loan amount	\$5,392,141	\$3,870,458
Financing CAP	4.97 %	6.11 %
Debt coverage ratio	1.3	1.25
Interest Rate	3.31 %	4.31 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

## TREASURY

	<b>schl</b>	<b>conv</b>
Net Revenue	\$315,225	\$315,225
Annual Mortgage Cost	\$253,130	\$252,180
Net cash after mortgage	\$62,095	\$63,045

### RETURN ON INVESTMENT

Down Payment	\$1,802,859	\$3,324,542
Cash on cash return	3.4 %	1.9 %
Return on liquidity + capitalization	7.3 %	4.6 %

CPU  
479 700 \$

GIM  
16,5

NIM  
22,8

CAP  
4,4 %



