

FOR SALE

PMML

166 SATURNE | CHÂTEAUGUAY

6 UNITS



Marc-André Gignac

Team Marc-André Gignac

Real Estate Broker | Partner PMML

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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

**PROPERTY
DESCRIPTION**

Detached building built in 1987, offering 6 large 4.5 units located in the heart of Châteauguay. Excellent location. Ideal for a first-time buyer. Building well-maintained over the years. Close to all services. Great investment.

HIGHLIGHTS

- ✓ Composed of 6 large 4.5 units
- ✓ Well-maintained building
- ✓ Simple financing.
- ✓ Optimization possible.

ASKING PRICE :

1 229 000\$

ADDITIONAL INFORMATION

Located in the heart of Châteauguay.

Full vendor financing possible.

Minor repairs to keep it up to date.

Sale without legal warranty of quality, at the buyer's risk and peril.

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

6 spaces

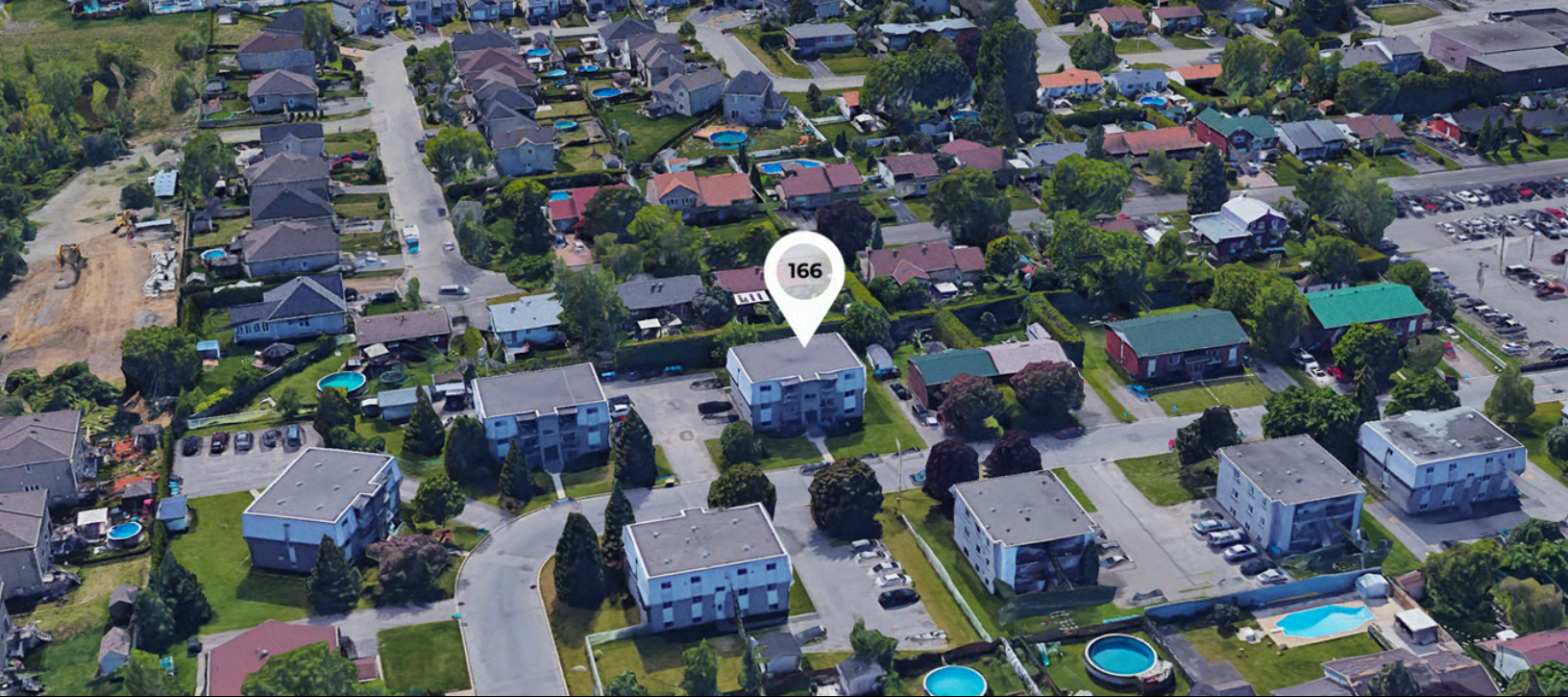
Hot Water System

Independent tanks

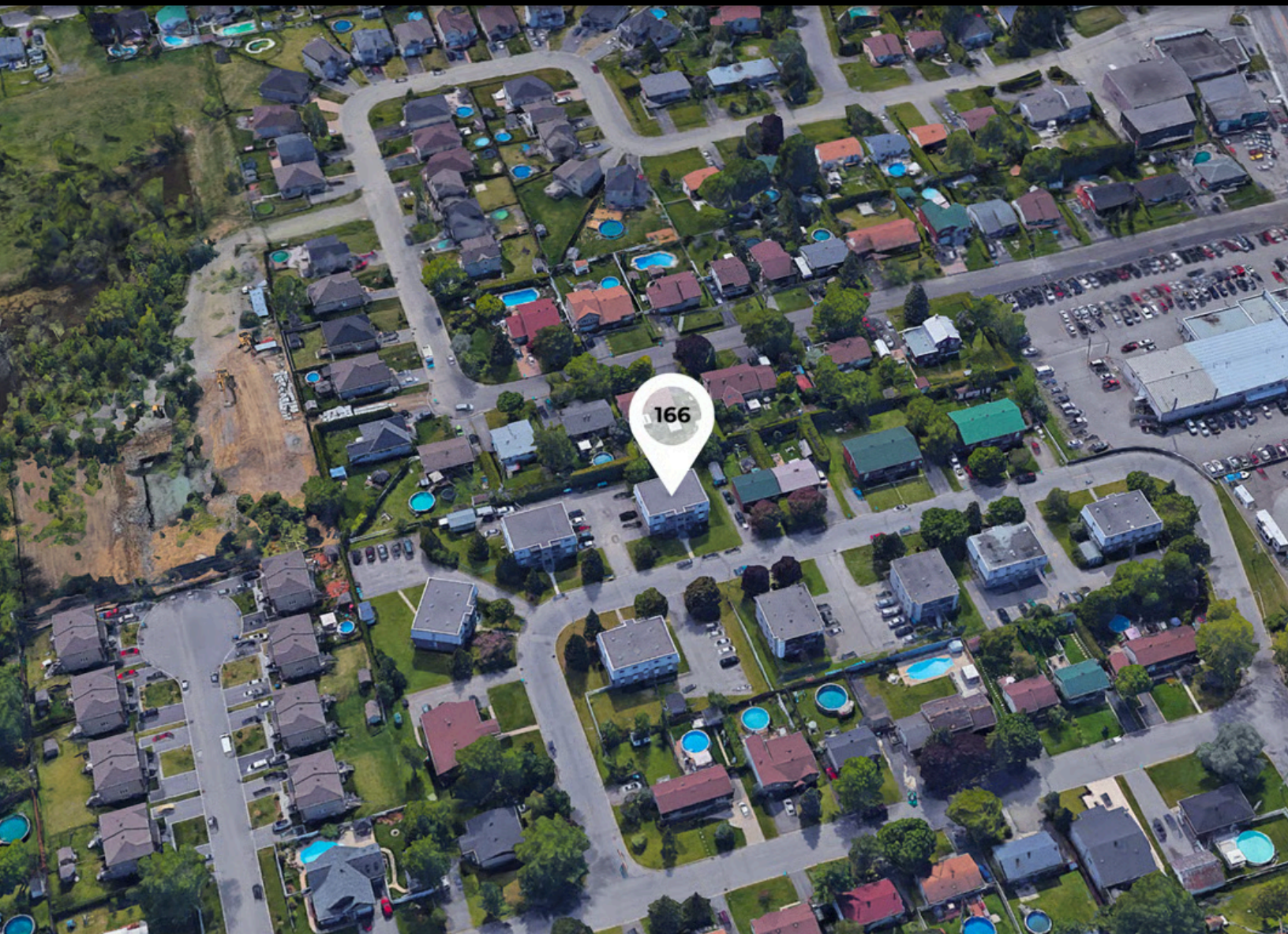


Heating System

Electric baseboards



6-plex in the heart of Châteauguay / 166 Saturne, Châteauguay



BUILDING DESCRIPTION

General Information

Cadastral number 4 710 329

Total Municipal Assessment

Total Municipal Assessment 858 600 \$

Municipal Land Assessment 337 400 \$

Municipal Building Assessment 521 200 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1987

Electromechanical System

Fire System To be verified

Building type

Laundry Room N/A

Number of Rooms 6 × 4½

Number of Units 6

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

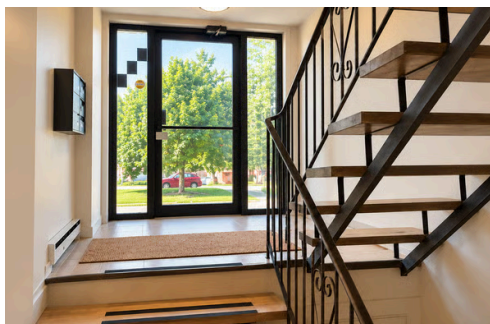
Parking

Type of Parking Outdoor

Number of Parking Spaces 6 spaces

Area

Land Surface Area 9 815 sq ft



FEATURES

Fenced

No

Condition of Roof

Good condition, 2007

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Condition of Bathrooms

Good condition

Internet and Telecom

No

Condition of Doors

Good condition

Intercom and Doorbell

Yes

Condition of Windows

Good condition

Exterior Siding

Brick

Environmental Report

No

Plumbing

Good condition

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Distance from fire station and hydrant

50 meters

Floor Covering

Wood, Vinyl and ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$69,000	100 %	\$958
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$69,000		\$958
Vac. / Bad debt	\$2,070	3 %	\$29
EGR	\$66,930		\$930

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,012	4.5 %	\$502
Municipal Taxes	Current	\$13,235	19.8 %	\$2,206
School Taxes	Current			
Insurance	Current	\$3,972	5.9 %	\$662
Electricity	Estimated	\$510	0.8 %	\$85
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	2.2 %	\$250
Maintenance	Normalised	\$4,200	6.3 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$669	1 %	\$112
Total Expenses		\$27,098	40.5 %	\$4,516
Net Revenue		\$39,832		\$6,639

FINANCING

Maximum loan amount	\$613,937	\$759,197
Financing CAP	5.51 %	4.46 %
Debt coverage ratio	1.3	1.1
Interest Rate	4.0 %	4.0 %
Amortization	40 Years	45 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$39,832	\$39,832
Annual Mortgage Cost	\$32,554	\$38,323
Net cash after mortgage	\$7,278	\$1,509

RETURN ON INVESTMENT

Down Payment	\$615,063	\$469,803
Cash on cash return	1.2 %	0.3 %
Return on liquidity + capitalization	2.3 %	1.7 %
Total yearly return with appreciation of 2 %	6.29 %	6.95 %

CPU
204 800 \$

GIM
17,8

NIM
30,9

CAP
3,2 %



