

**16880 DE PIERREFONDS
PIERREFONDS/ROXBORO**

8 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Located near all essential services, this 8-unit building represents a rare investment opportunity in the Pierrefonds sector, at the corner of Saint-Charles Boulevard. Built in 1987 with a wood and brick structure, the building consists of 4 x 4 ½ and 4 x 3 ½, all energy costs are at the tenants' expense. There is a laundry room on the third floor for the 3 ½ tenants. In the last 5 years, all balconies as well as the roof have been replaced, two units completely renovated and some windows have been changed.

HIGHLIGHTS

- ✓ Well-maintained building in an area with high rental demand
- ✓ Potential to optimize profitability
- ✓ New waste bin installed in 2025

ASKING PRICE :
\$1,675,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Two 4 ½ units were fully renovated in 2023 and 2026

One of the 4 ½ units was renovated at a cost of \$90,000

Some units are partially renovated

Roof replaced in 2023

Balconies replaced in 2019

The common area ceramic tiles were replaced in 2019 at a cost of \$50,000

ADDITIONAL INFORMATION

This sale is made without legal warranty of quality, at the buyer's risk.

A surveillance camera system is in place and functional

Contract with Hydro-Solution available during due diligence

Responsibility for appliances

Stove Fridge Owner

Number of units

8



Number of Parking Spaces

11 exterior spaces

Hot Water System

Independent tanks

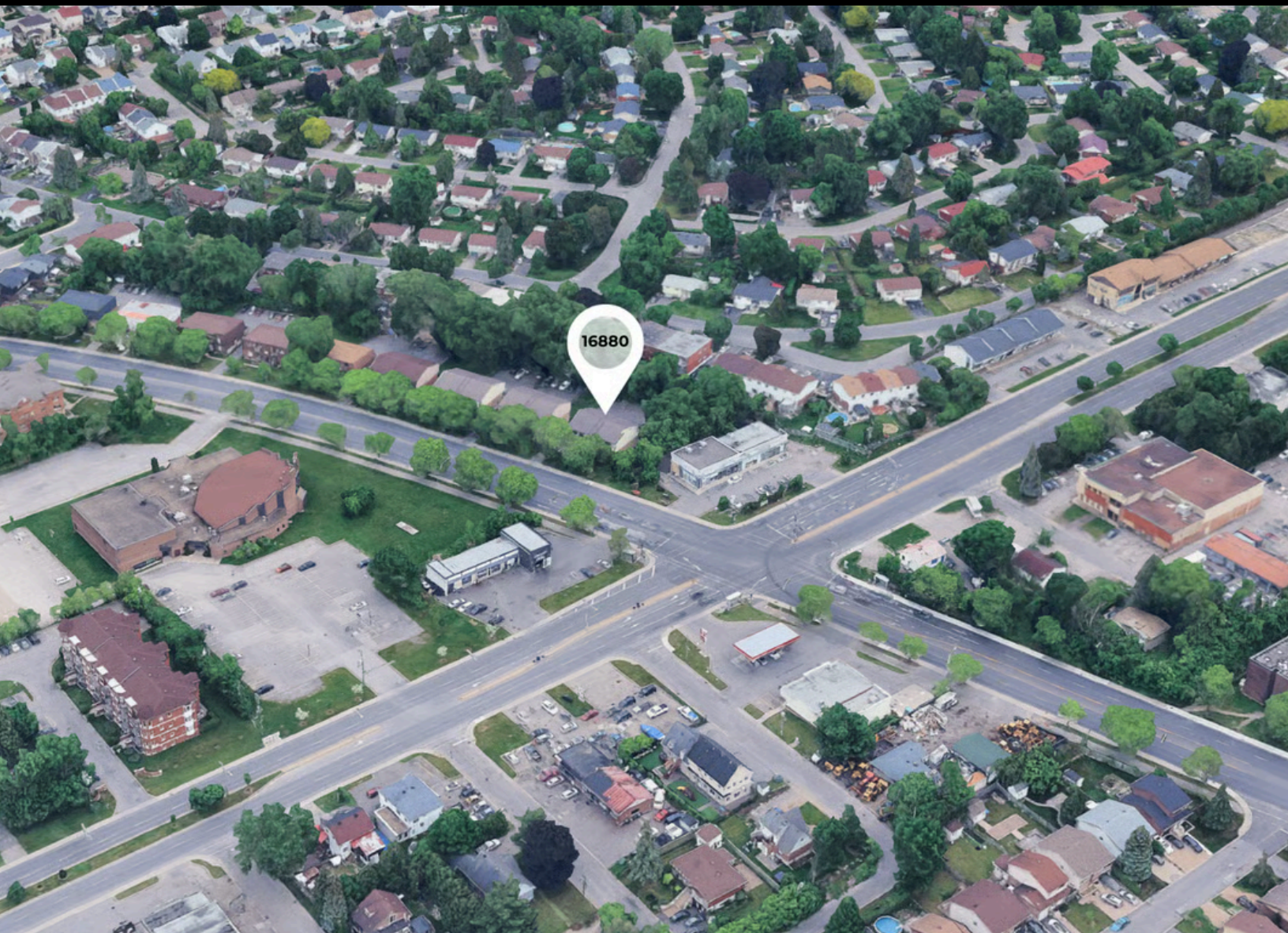


Heating System

Electric baseboards



16880 De Pierrefonds, Pierrefonds/Roxboro



BUILDING DESCRIPTION

General Information

Cadastral number 1 070 490

Total Municipal Assessment

Total Municipal Assessment 1 457 000 \$

Municipal Land Assessment 671 100 \$

Municipal Building Assessment 785 900 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1987

Electromechanical System

Fire System Fire extinguishers in the hallways

Building type

Laundry Room Yes for tenants of the 3 ½ units

Number of Units 4 x 3 ½ and 4 x 4 ½

Washer/Dryer Inlet Yes in the 4 ½ only

Appliance Responsibility Stove Fridge Owner

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Outdoor

Number of Parking Spaces 11 exterior spaces

Area

Land Surface Area 17 200 sqft



FEATURES

Plumbing

CUP and ABS

Condition of Balconies

Changed in 2019

Heating System

Electric baseboards

Condition of Kitchens

Renovated/Original

Condition of Bathrooms

Renovated/Original

Condition of Roof

2023

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Breakers

Environmental Report

No

Condition of Doors

Good condition

Intercom and Doorbell

Ringbell

Condition of Windows

Some are new

Exterior Siding

Brick

Floor Covering

Ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$91,080	99 %	\$949
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry	\$950	1 %	\$10
Total Revenues	\$92,030		\$959
Vac. / Bad debt	\$2,761	3 %	\$29
EGR	\$89,269		\$930

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,017	4.5 %	\$502
Municipal Taxes	Current	\$9,258	10.4 %	\$1,157
School Taxes	Current	\$1,074	1.2 %	\$134
Insurance	Current	\$5,118	5.7 %	\$640
Electricity	Current	\$389	0.4 %	\$49
Heating				
Snow Removal	Current	\$1,495	1.7 %	\$187
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	2.2 %	\$250
Maintenance	Normalised	\$5,600	6.3 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$893	1 %	\$112
Total Expenses		\$29,844	33.4 %	\$3,730
Net Revenue		\$59,425		\$7,428

FINANCING

Maximum loan amount	\$1,007,386	\$715,787	\$1,173,816
Financing CAP	5.01 %	6.23 %	4.81 %
Debt coverage ratio	1.1	1.25	1.1
Interest Rate	4.5 %	4.5 %	4.0 %
Amortization	40 Years	25 Years	50 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$59,425	\$59,425	\$59,425
Annual Mortgage Cost	\$57,053	\$47,540	\$56,877
Net cash after mortgage	\$2,372	\$11,885	\$2,549

RETURN ON INVESTMENT

Down Payment	\$667,614	\$959,213	\$501,184
Cash on cash return	0.4 %	1.2 %	0.5 %
Return on liquidity + capitalization	1.8 %	2.9 %	2.1 %
Total yearly return with appreciation of 2 %	6.84 %	6.39 %	8.79 %

CPU
209 400 \$

GIM
18,2

NIM
28,2

CAP
3,6 %

