

17 MAINVILLE SAINTE-THÉRÈSE

8 UNITS

PMML

FOR SALE



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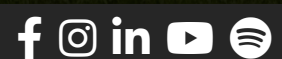
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BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

8-unit property consisting of 8 x 4½ apartments, ideally located in Sainte-Thérèse. Tenants are responsible for heating, electricity, and hot water. The property also offers 10 parking spaces and benefits from a strategic location near Highways 15 and 640, the Sainte-Thérèse train station, and several essential services.

HIGHLIGHTS

- ✓ Highly sought-after family-friendly neighbourhood
- ✓ Quick and convenient access to major highways
- ✓ Well-maintained property
- ✓ Strong potential to optimize rental income and create additional value

ASKING PRICE :
\$1,800,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

The roof was recently redone.

ADDITIONAL INFORMATION

The property is being sold without any legal warranty of quality, at the buyer's own risk and peril.

Responsibility for appliances

Tenant

Number of units

8



Number of Parking Spaces

10 spaces

Hot Water System

Individual hot water tanks



Heating System

Electric baseboard heaters



17 Mainville, Sainte-Thérèse



BUILDING DESCRIPTION

General Information

Cadastral number 3004708

Total Municipal Assessment

Total Municipal Assessment 1 460 800 \$

Municipal Land Assessment 364 700 \$

Municipal Building Assessment 1 096 100 \$

Construction

Number of Storeys 3

Type of Building Semi-detached

Type of Construction Brick and wood siding

Year of Construction 1986

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 32

Number of Units 8 x 4.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Bell provides the building's main Internet connection. A network switch distributes the connection to the individual units. Plex manages the Internet service and provides technical support. Videotron previously provided illico television services. The contract has expired and will need to be renegotiated. A separate Bell Internet connection is dedicated to the building's security camera system.

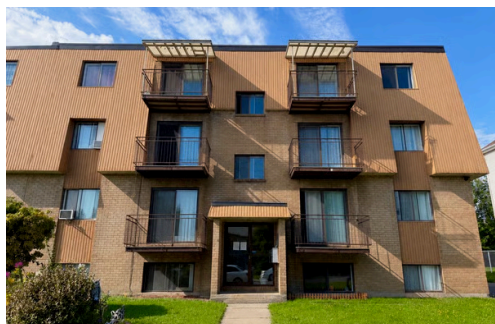
Parking

Type of Parking Exterior

Number of Parking Spaces 10 spaces

Area

Land Surface Area 9413 sq. ft.



FEATURES

Fenced

Yes

Condition of Roof

Elastomeric membrane roofing

Concierge Agreement

To be determined

Hot Water System

Individual hot water tanks

Electrical Panels

Circuit breakers

Environmental Report

Update required

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

Good condition

Condition of Windows

Good condition

Exterior Siding

Brick and aluminum siding

Floor Covering

Laminate flooring and ceramic tile

Plumbing

PEX / ABS plumbing

Condition of Balconies

Fiberglass

Heating System

Electric baseboard heaters

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$114,276	100 %	\$1,190
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$114,276		\$1,190
Vac. / Bad debt	\$3,428	3 %	\$36
EGR	\$110,848		\$1,155

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,988	4.5 %	\$624
Municipal Taxes	Current	\$15,389	13.9 %	\$1,924
School Taxes	Current	\$924	0.8 %	\$116
Insurance	Current	\$5,732	5.2 %	\$717
Electricity	Current	\$832	0.8 %	\$104
Heating				
Snow Removal	Current			
Elevator				
Lawn				
Structural Reserve				
Janitor	Current	\$1,720	1.6 %	\$215
Maintenance	Current	\$4,880	4.4 %	\$610
Appliances				
WiFi	Current	\$1,034	0.9 %	\$129
Heat Pump				
CHMC: Other Costs	Normalised	\$1,108	1 %	\$139
Videotron	Current	\$2,938	2.7 %	\$367
Wifiplex	Current	\$469	0.4 %	\$59
Total Expenses		\$40,015	36.1 %	\$5,002
Net Revenue		\$70,833		\$8,854

FINANCING

Maximum loan amount	\$1,381,306
Financing CAP	
Debt coverage ratio	
Interest Rate	3.67 %
Amortization	45 Years
Term	5 Years

TREASURY

Net Revenue	\$70,833
Annual Mortgage Cost	\$68,838
Net cash after mortgage	\$1,995

RETURN ON INVESTMENT

Down Payment	\$418,694
Cash on cash return	0.5 %
Return on liquidity + capitalization	3.9 %
Total yearly return with appreciation of 4.8 %	24.55 %

CPU
225 000 \$

GIM
15,8

NIM
25,4

CAP
3,9 %





