

# 171 - 179 HÉMOND SAINT-EUSTACHE

7 UNITS

# PMML

FOR SALE



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## BUILDING TYPE

Detached

## BUILDING CATEGORY

Low Rise

## PROPERTY DESCRIPTION

Well-maintained 7-unit building offers a diverse unit mix with 4½, 3½, and 1½ apartments, ensuring a stable occupancy rate. Located in a peaceful and sought-after area of Saint-Eustache, close to all amenities and major highways, it offers excellent income potential and represents a sound investment opportunity for anyone seeking a quality, reliable, and hassle-free property.

## HIGHLIGHTS

- ✓ Neighborhood: Highly sought-after area of Saint-Eustache, offering an excellent quality of life.
- ✓ Transportation: Quick access to Highway 640 and Route 344, providing easy connections to Laval and Montréal, with public transit available nearby and close to the REM.
- ✓ Amenities: Close to shops, restaurants, schools, and essential services.
- ✓ Parks: Just minutes from Rivière-du-Chêne Park and near the historic district of Old Saint-Eustache.

ASKING PRICE :  
**\$1,485,000**

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

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4 of the 7 units have been renovated, including the bathroom, kitchen cabinets, flooring, and interior doors.

The electrical system has been redone in 5 units, ensuring comfort and safety.

The building's doors, windows and balconies have been replaced.

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## ADDITIONAL INFORMATION

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The sale is made without legal warranty of quality, at the buyer's own risk and peril.



## Responsibility for appliances

Tenant

## Number of units

7



## Number of Parking Spaces

12 spaces

## Hot Water System

Independent tanks



## Heating System

Electric baseboards





171 - 179 Hémond, Saint-Eustache





# BUILDING DESCRIPTION

## General Information

|                  |           |
|------------------|-----------|
| Cadastral number | 1 697 641 |
| Land size        | 0 SQ. Ft. |

## Total Municipal Assessment

|                               |           |
|-------------------------------|-----------|
| Total Municipal Assessment    | 918 000\$ |
| Municipal Land Assessment     | 152 900\$ |
| Municipal Building Assessment | 765 100\$ |

## Construction

|                      |                   |
|----------------------|-------------------|
| Number of Storeys    | 2                 |
| Type of Building     | Detached          |
| Type of Construction | Brick and Canexel |
| Year of Construction | 1969              |

## Features

|                        |                                       |
|------------------------|---------------------------------------|
| Plumbing               | Copper   ABS                          |
| Condition of Roof      | 2007   Average condition              |
| Condition of Doors     | Replaced   Varying between 1–10 years |
| Condition of Balconies | Fiberglass   Aluminum                 |
| Condition of Windows   | Replaced   Varying between 1–5 years  |
| Condition of Kitchens  | 6 out of 7 units renovated.           |
| Electrical Panels      | Circuit breaker                       |
| Exterior Siding        | Brick and Canexel                     |
| Condition of Bathrooms | 6 out of 7 units renovated.           |
| Floor Covering         | Laminate   Wood   Ceramic             |

## Electromechanical System

|             |                |
|-------------|----------------|
| Fire System | Smoke detector |
|-------------|----------------|

## Building type

|                          |                           |
|--------------------------|---------------------------|
| Laundry Room             | N/A                       |
| Washer/Dryer Inlet       | Yes   All except 1 x 2.5. |
| Appliance Responsibility | Tenant                    |
| Heating Responsibility   | Tenant                    |
| Hot Water Responsibility | Tenant                    |

## Parking

|                          |           |
|--------------------------|-----------|
| Type of Parking          | Exterior  |
| Number of Parking Spaces | 12 spaces |



## FEATURES

### **Plumbing**

Copper | ABS

### **Condition of Balconies**

Fiberglass | Aluminum

### **Heating System**

Electric baseboards

### **Condition of Kitchens**

6 out of 7 units renovated.

### **Condition of Bathrooms**

6 out of 7 units renovated.

### **Condition of Roof**

2007 | Average condition

### **Concierge Agreement**

Yes

### **Hot Water System**

Independent tanks

### **Electrical Panels**

Circuit breaker

### **Environmental Report**

No

### **Condition of Doors**

Replaced | Varying between 1-10 years

### **Intercom and Doorbell**

Yes - Doorbell

### **Condition of Windows**

Replaced | Varying between 1-5 years

### **Exterior Siding**

Brick and Canexel

### **Floor Covering**

Laminate | Wood | Ceramic



## REVENUE

|                       | yearly          | % / GR | RPU (m)        |
|-----------------------|-----------------|--------|----------------|
| Residential           | \$92,112        | 100 %  | \$1,097        |
| Affordable Res.       |                 |        |                |
| Commercial            |                 |        |                |
| Lockers               |                 |        |                |
| Parking               |                 |        |                |
| Laundry               |                 |        |                |
| Other Revenues        |                 |        |                |
| <b>Total Revenues</b> | <b>\$92,112</b> |        | <b>\$1,097</b> |
| Vac. / Bad debt       | \$2,763         | 3 %    | \$33           |
| <b>EGR</b>            | <b>\$89,349</b> |        | <b>\$1,064</b> |

## EXPENSES

|                       | Calc.      | yearly          | % OF EGR      | CPU (y)        |
|-----------------------|------------|-----------------|---------------|----------------|
| Administration        | Normalised | \$4,021         | 4.5 %         | \$574          |
| Municipal Taxes       | Current    | \$10,803        | 12.1 %        | \$1,543        |
| School Taxes          | Current    | \$590           | 0.7 %         | \$84           |
| Insurance             | Current    | \$4,117         | 4.6 %         | \$588          |
| Electricity           | Current    | \$543           | 0.6 %         | \$78           |
| Heating               |            |                 |               |                |
| Snow Removal          | Current    | \$2,133         | 2.4 %         | \$305          |
| Elevator              |            |                 |               |                |
| Lawn                  |            |                 |               |                |
| Structural Reserve    |            |                 |               |                |
| Janitor               | Normalised | \$1,750         | 2 %           | \$250          |
| Maintenance           | Normalised | \$4,900         | 5.5 %         | \$700          |
| Appliances            |            |                 |               |                |
| WiFi                  |            |                 |               |                |
| Heat Pump             |            |                 |               |                |
| CHMC: Other Costs     | Normalised | \$893           | 1 %           | \$128          |
| <b>Total Expenses</b> |            | <b>\$29,750</b> | <b>33.3 %</b> | <b>\$4,250</b> |
| <b>Net Revenue</b>    |            | <b>\$59,598</b> |               | <b>\$8,514</b> |

## FINANCING

|                     | CMHC        | Conventionnal |
|---------------------|-------------|---------------|
| Maximum loan amount | \$1,118,235 | \$839,571     |
| Financing CAP       | 4.53 %      | 5.32 %        |
| Debt coverage ratio | 1.1         | 1.25          |
| Interest Rate       | 3.8 %       | 3.0 %         |
| Amortization        | 40 Years    | 25 Years      |
| Term                | 5 Years     | 5 Years       |

## TREASURY

|                         | CMHC     | Conventionnal |
|-------------------------|----------|---------------|
| Net Revenue             | \$59,598 | \$59,598      |
| Annual Mortgage Cost    | \$57,672 | \$47,679      |
| Net cash after mortgage | \$1,927  | \$11,920      |

### RETURN ON INVESTMENT

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| Down Payment                                 | \$366,765 | \$645,429 |
| Cash on cash return                          | 0.5 %     | 1.8 %     |
| Return on liquidity + capitalization         | 4.1 %     | 5.4 %     |
| Total yearly return with appreciation of 2 % | 12.17 %   | 10.01 %   |

CPU

212 100 \$

GIM

16,1

NIM

24,9

CAP

4 %









