

1797 DE FONTAINEBLEAU FLEURIMONT

9 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Nine-unit apartment building located on a high floor in a sought-after area of Fleurimont. Built in 1989, it comprises three 5½ apartments and six 4½ apartments. Having undergone numerous major renovations, both inside and out, it is distinguished by its excellent condition. Tenants are responsible for their own heating and hot water, contributing to efficient management of operating expenses. With its 18 parking spaces and prime location close to amenities, this property represents a quality opportunity!

HIGHLIGHTS

- ✓ Completely renovated apartments located in a peaceful and sought-after area.
- ✓ Large lot of over 19,000 sq ft with a wooded area at the rear.
- ✓ The upper-level apartments offer incredible city views.

ASKING PRICE :

\$2,349,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

All 9 apartments have been completely renovated.

French drain

Retaining wall

Sidewalks

Earthworks - 2026

Asphalt paving - 2026

Roof - 2015

ADDITIONAL INFORMATION

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

A total of six appliances are included with the property.

Certain pets are permitted under the leases.

The installation of railings for the patio and exterior staircase remains to be completed by the sellers.

Responsibility for appliances

Owner for 6/Tenants

Number of units

9



Number of Parking Spaces

18 spaces

Hot Water System

Independent tanks



Heating System

Electric baseboards



1797 de Fontainebleau, Fleurimont



BUILDING DESCRIPTION

General Information

Cadastral number 1 383 175

Total Municipal Assessment

Total Municipal Assessment 1 015 300 \$

Municipal Land Assessment 155 700 \$

Municipal Building Assessment 859 600 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1989

Features

Plumbing Copper, PEX/ABS

Condition of Roof Asphalt shingles - 2015

Condition of Doors Good condition | Renovated

Condition of Balconies Good condition | Repair and piling of 3 balconies

Condition of Windows Good condition | Refurbished PVC

Condition of Kitchens Good condition | Renovated

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good condition | Renovated

Floor Covering Vinyl

Electromechanical System

Fire System Yes

Building type

Laundry Room N/A

Number of Rooms 39

Number of Units 3 x 5.5 + 6 x 4.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Owner for 6/Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Asphalt exterior

Number of Parking Spaces 18 espaces

Area

Land Surface Area 19 192 p.c.



FEATURES

Fenced

N/A

Condition of Roof

Asphalt shingles - 2015

Concierge Agreement

Property management in place

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Yes

Internet and Telecom

N/A

Condition of Doors

Good condition | Renovated

Intercom and Doorbell

Yes

Condition of Windows

Good condition | Refurbished
PVC

Exterior Siding

Brick

Floor Covering

Vinyl

Plumbing

Copper, PEX/ABS

Condition of Balconies

Good condition | Repair and
piling of 3 balconies

Heating System

Electric baseboards

Condition of Kitchens

Good condition | Renovated

Condition of Bathrooms

Good condition | Renovated

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$144,792	100 %	\$1,341
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$144,792		\$1,341
Vac. / Bad debt	\$4,344	3 %	\$40
EGR	\$140,448		\$1,300

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$6,320	4.5 %	\$702
Municipal Taxes	Current	\$12,545	8.9 %	\$1,394
School Taxes	Current	\$716	0.5 %	\$80
Insurance	Current	\$4,154	3 %	\$462
Electricity	Current	\$584	0.4 %	\$65
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,250	1.6 %	\$250
Maintenance	Normalised	\$6,300	4.5 %	\$700
Appliances	Estimated	\$360	0.3 %	\$40
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,404	1 %	\$156
Total Expenses		\$34,634	24.7 %	\$3,848
Net Revenue		\$105,815		\$11,757

FINANCING

	schl	conv	
Maximum loan amount	\$1,572,782	\$1,255,568	\$1,858,743
Financing CAP	5.72 %	6.32 %	4.84 %
Debt coverage ratio	1.3	1.25	1.1
Interest Rate	4.25 %	4.65 %	4.25 %
Amortization	40 Years	25 Years	40 Years
Term	5 Years	5 Years	5 Years

TREASURY

	schl	conv	
Net Revenue	\$105,815	\$105,815	\$105,815
Annual Mortgage Cost	\$86,118	\$84,652	\$101,546
Net cash after mortgage	\$19,697	\$21,163	\$4,269

RETURN ON INVESTMENT

Down Payment	\$776,218	\$1,093,432	\$490,257
Cash on cash return	2.5 %	1.9 %	0.9 %
Return on liquidity + capitalization	4.6 %	4.4 %	4.8 %
Total yearly return with appreciation	of 3.5 % 15.23 %	of 2.64 % 10.11 %	of 2 % 14.38 %

CPU
261 000 \$

GIM
16,2

NIM
22,2

CAP
4,5 %







