

18074 DE PIERREFONDS PIERREFONDS/ROXBORO

10 UNITS

PMML

FOR SALE



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BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A rare 1990-built 10-unit in the West Island, well maintained over the years: 6 x 4½ and 4 x 3½ on the top floor. Fourteen exterior parking spaces. Front balconies, brick and wood construction, very well insulated, with rental upside in the short and medium term. Average rent 1,018\$. Opportunity knocks.

HIGHLIGHTS

- ✓ 10 well-sized units
- ✓ Close to amenities, schools and parks
- ✓ Major building components in good condition
- ✓ Building qualifies for MLI Select — 100 points
- ✓ Priced competitively for the market

ASKING PRICE :
\$2,099,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof redone in November 2020

4 to 5 patio doors replaced approximately 3 to 5 years ago

Several floors have been replaced

ADDITIONAL INFORMATION

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

The waste container is shared with the neighbour to the left

The hot water tanks belong to the seller, included in the sale

Responsibility for appliances

Owner

Number of units

10

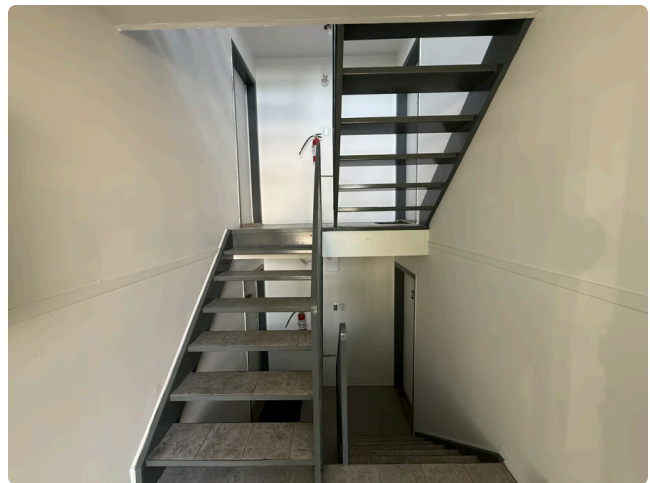


Number of Parking Spaces

14 parkings

Hot Water System

Electric

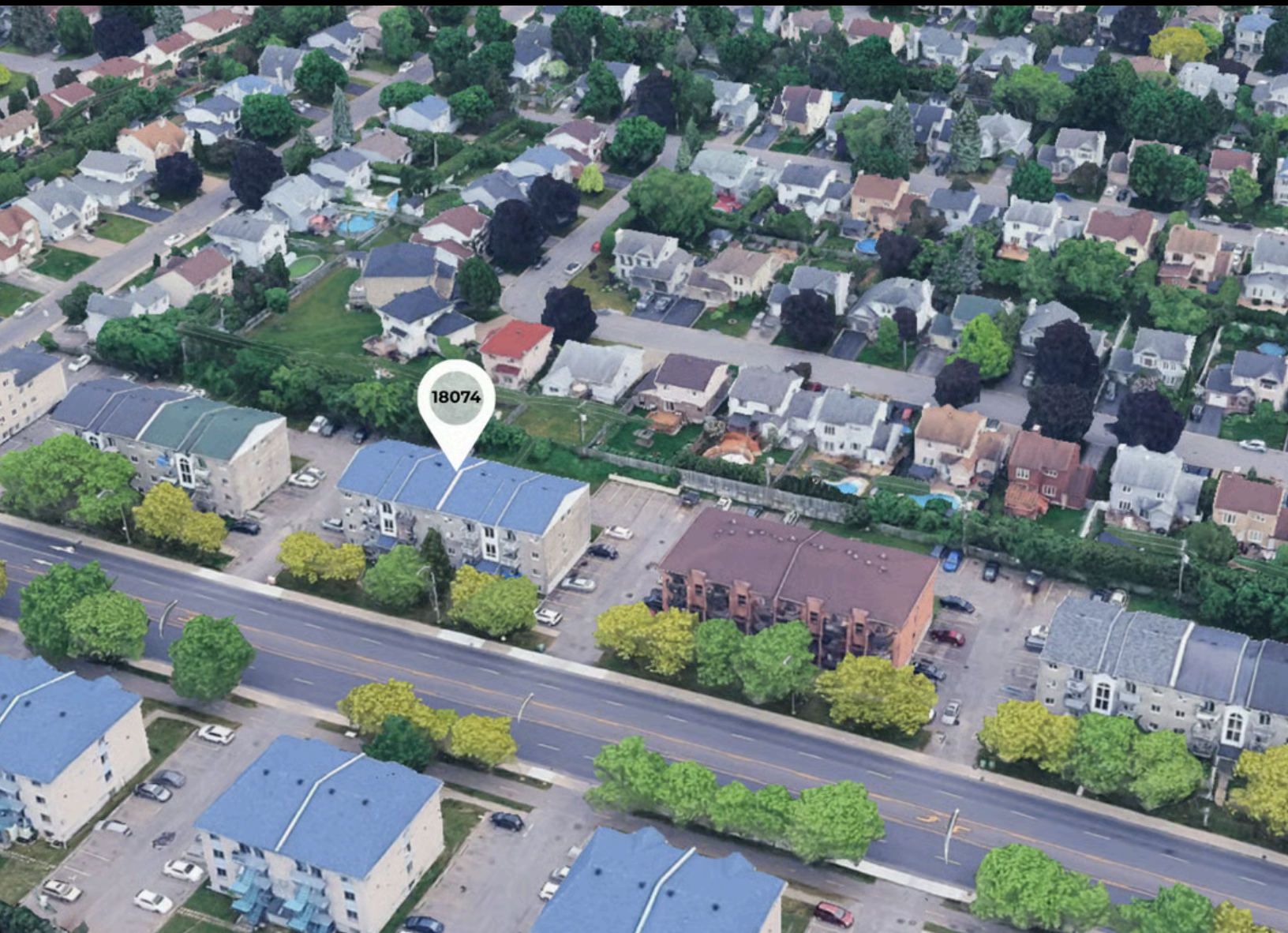


Heating System

Electric



18074 de Pierrefonds, Pierrefonds/Roxboro



BUILDING DESCRIPTION

General Information

Cadastral number 1 978 855

Total Municipal Assessment

Total Municipal Assessment 1 915 300 \$

Municipal Land Assessment 723 000 \$

Municipal Building Assessment 1 192 300 \$

Construction

Number of Storeys 3

Type of Building Semi-detached

Type of Construction Brick and wood

Year of Construction 1990

Electromechanical System

Fire System Fire detectors

Building type

Laundry Room No

Number of Units 6 x 4,5 + 4 x 3,5

Washer/Dryer Inlet Inside units

Appliance Responsibility Owner

Heating Responsibility Tenant

Hot Water Responsibility Tenant

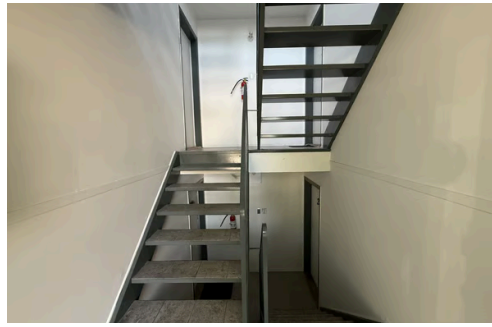
Parking

Type of Parking Exterior outside asphalt

Number of Parking Spaces 14 parkings

Area

Land Surface Area 11 117 sqf



FEATURES

Fenced

No

Condition of Roof

Redone November 2020

Concierge Agreement

No — owner-managed

Hot Water System

Electric

Electrical Panels

Breakers

Environmental Report

To be verified

Internet and Telecom

Yes

Condition of Doors

4-5 patio doors replaced 3-5 years ago

Intercom and Doorbell

Doorbell

Condition of Windows

Black metal railings, good condition

Exterior Siding

Brick and aluminum siding

Floor Covering

Mostly redone

Plumbing

1990

Condition of Balconies

Standard windows, good condition

Heating System

Electric

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$122,100	100 %	\$1,018
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$122,100		\$1,018
Vac. / Bad debt	\$3,663	3 %	\$31
EGR	\$118,437		\$987

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$5,330	4.5 %	\$533
Municipal Taxes	Current	\$12,170	10.3 %	\$1,217
School Taxes	Current	\$1,418	1.2 %	\$142
Insurance	Current	\$7,914	6.7 %	\$791
Electricity	Current	\$1,447	1.2 %	\$145
Heating	Current			
Snow Removal	Current	\$2,012	1.7 %	\$201
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,500	2.1 %	\$250
Maintenance	Normalised	\$7,000	5.9 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,184	1 %	\$118
Total Expenses		\$40,975	34.6 %	\$4,098
Net Revenue		\$77,462		\$7,746

FINANCING

Maximum loan amount	\$1,231,478	\$1,408,709	\$1,455,383
Financing CAP	5.98 %	5.22 %	5.06 %
Debt coverage ratio	1.3	1.1	1.1
Interest Rate	4.3 %	4.3 %	4.3 %
Amortization	50 Years	45 Years	50 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$77,462	\$77,462	\$77,462
Annual Mortgage Cost	\$59,586	\$70,420	\$74,140
Net cash after mortgage	\$17,876	\$7,042	\$3,322

RETURN ON INVESTMENT

Down Payment	\$867,522	\$690,291	\$643,617
Cash on cash return	2.1 %	1.0 %	0.5 %
Return on liquidity + capitalization	2.9 %	2.6 %	1.9 %
Total yearly return with appreciation of 2 %	7.73 %	8.64 %	8.44 %

CPU
209 900 \$

GIM
17,2

NIM
27,1

CAP
3,7 %

