

196 DUPLIN EAST-ANGUS

8 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

This magnificent 8-unit building, constructed in 2025, is located in the heart of East Angus on a lot of approximately 10,503 sq. ft. It comprises eight 4½-room units spread across three floors. Energy costs are paid by the tenants for five units and by the landlord for three. Take advantage of a favorable mortgage assumption opportunity with 12.43% downpayment! A prime location close to amenities and in the heart of a rapidly growing town.

HIGHLIGHTS

- ✓ Located within walking distance of the golf club, and not far from the CLSC, daycare, and schools.
- ✓ The units are large and the rooms are spacious.
- ✓ The building features aluminum balconies, a fire safety system, and an electric vehicle charging station.
- ✓ Annual revenue of approximately \$900 is generated by the charging station.

ASKING PRICE :

\$2,050,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

New construction – 2025

ADDITIONAL INFORMATION

CMHC MLI Select (Energy Efficiency) mortgage assumption: Balance: \$1,795,100; Rate: 3.750%; Term: 5 years; Amortization: 40 years; Payments: \$7,309.54/month.

Easements and encroachments are noted on the certificate of location. The gabion wall belongs to the property.

The sale is made with legal warranty of quality and title.

One unit is currently vacant.

Responsibility for appliances

Tenants

Number of units

8



Number of Parking Spaces

10

Hot Water System

Independent tanks - 40 galalons



Heating System

Electric baseboards, heat pumps



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BUILDING DESCRIPTION

General Information

Cadastral number 6538617

Total Municipal Assessment

Total Municipal Assessment 1 872 400 \$

Municipal Land Assessment 131 700 \$

Municipal Building Assessment 1 740 700 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 2025

Electromechanical System

Fire System Yes

Building type

Laundry Room N/A

Number of Rooms 32

Number of Units 8 x 4.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Landlord 3 / Tenant 5

Hot Water Responsibility Landlord 3 / Tenant 5

Air exchanger. Cats and dogs accepted.

Parking

Type of Parking Outdoor asphalt

Number of Parking Spaces 10

Area

Land Surface Area 10 503 sq. ft.



FEATURES

Fenced

No

Condition of Roof

Asphalt shingles

Concierge Agreement

Management in place

Hot Water System

Independent tanks - 40 galalons

Electrical Panels

Circuit breakers

Condition of Bathrooms

Freestanding bathtub and ceramic shower

Internet and Telecom

Yes, internet

Condition of Doors

New

Intercom and Doorbell

Yes

Condition of Windows

New

Exterior Siding

Brick and vinyl

Environmental Report

Yes, Phase I, II, III

Plumbing

ABS/ PEX

Condition of Balconies

Aluminum balconies

Heating System

Electric baseboards, heat pumps

Condition of Kitchens

Central island with high-quality materials

Distance from fire station and hydrant

To be verified

Floor Covering

Vinyl

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$127,152	99.3 %	\$1,325
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Borne De Recharge	\$900	0.7 %	\$9
Total Revenues	\$128,052		\$1,334
Vac. / Bad debt	\$3,842	3 %	\$40
EGR	\$124,210		\$1,294

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$5,589	4.5 %	\$699
Municipal Taxes	Current	\$17,224	13.9 %	\$2,153
School Taxes	Current	\$1,456	1.2 %	\$182
Insurance	Current	\$3,575	2.9 %	\$447
Electricity	Current	\$2,307	1.9 %	\$288
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	1.6 %	\$250
Maintenance	Normalised	\$5,600	4.5 %	\$700
Appliances				
WiFi	Current	\$2,800	2.3 %	\$350
Heat Pump				
CHMC: Other Costs	Normalised	\$1,242	1 %	\$155
Total Expenses		\$41,794	33.6 %	\$5,224
Net Revenue		\$82,417		\$10,302

FINANCING

Maximum loan amount	\$1,795,100
Financing CAP	
Debt coverage ratio	
Interest Rate	3.75 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$82,417
Annual Mortgage Cost	\$87,720
Net cash after mortgage	

RETURN ON INVESTMENT

Down Payment	\$254,900
Cash on cash return	-2.1 %
Return on liquidity + capitalization	7.2 %
Total yearly return with appreciation of 2 %	23.24 %

CPU
256 300 \$

GIM
16

NIM
24,9

CAP
4 %









