

2 FLUET SAINT-ÉPHREM-DE-BEAUCE

16 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Magnificent multi-residential building of recent construction offering a modern and well-maintained property. Its contemporary units, rental income, and overall construction quality make it an interesting asset for an investor looking for a recent building requiring little maintenance.

HIGHLIGHTS

- ✓ Recent construction
- ✓ Modern and functional units
- ✓ Low short-term maintenance needs

ASKING PRICE :
\$2,995,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Construction 2022

ADDITIONAL INFORMATION

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

A snow removal contract is available on the file

Responsibility for appliances

Tenants

Number of units

16

Number of Parking Spaces

~25 spaces

Hot Water System

Independent Tank

Heating System

Electric Baseboards and Thermopomps





2 Fluet, Saint-Éphrem-de-Beauce



BUILDING DESCRIPTION

General Information

Cadastral number 6 449 848

Total Municipal Assessment

Total Municipal Assessment 2 062 200 \$

Municipal Land Assessment 58 500 \$

Municipal Building Assessment 2 003 700 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Wood

Year of Construction 2022

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 15 x 4.5 + 1 x 3.5

Number of Units 16 unit

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces ~25 spaces

Area

Land Surface Area 29 967 sq.ft.



FEATURES

Fenced

No

Condition of Roof

Good condition - 2022

Concierge Agreement

Yes, with tenant #1 until june 30th 2027. Cleaning of common areas

Hot Water System

Independent Tank

Electrical Panels

Circuit breakers

Environmental Report

Phase I, II and III

Internet and Telecom

No

Condition of Doors

Good condition - 2022

Intercom and Doorbell

Yes

Condition of Windows

Good condition - 2022

Exterior Siding

Fiber cement and steel

Floor Covering

Floating

Plumbing

PEX / ABS

Condition of Balconies

Good condition - 2022

Heating System

Electric Baseboards and Thermopomps

Condition of Kitchens

Good condition - 2022

Condition of Bathrooms

Good condition - 2022

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$189,900	100 %	\$989
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$189,900		\$989
Vac. / Bad debt	\$5,697	3 %	\$30
EGR	\$184,203		\$959

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$9,210	5 %	\$576
Municipal Taxes	Current	\$28,333	15.4 %	\$1,771
School Taxes	Current	\$1,400	0.8 %	\$88
Insurance	Current	\$6,662	3.6 %	\$416
Electricity	Current	\$1,183	0.6 %	\$74
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$6,400	3.5 %	\$400
Maintenance	Normalised	\$11,200	6.1 %	\$700
Appliances				
WiFi	Current	\$7,740	4.2 %	\$484
Heat Pump				
CHMC: Other Costs	Normalised	\$1,842	1 %	\$115
Garbage	Current	\$864	0.5 %	\$54
Total Expenses		\$74,834	40.6 %	\$4,677
Net Revenue		\$109,369		\$6,836

FINANCING

Maximum loan amount	\$2,001,923	\$1,935,065	\$1,317,363
Financing CAP		4.80 %	6.23 %
Debt coverage ratio		1.1	1.25
Interest Rate	3.24 %	4.2 %	4.5 %
Amortization	40 Years	40 Years	25 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$109,369	\$109,369	\$109,369
Annual Mortgage Cost	\$105,966	\$105,615	\$87,495
Net cash after mortgage	\$3,403	\$3,754	\$21,874

RETURN ON INVESTMENT

Down Payment	\$993,077	\$1,059,935	\$1,677,637
Cash on cash return	0.3 %	0.4 %	1.3 %
Return on liquidity + capitalization	2.6 %	2.3 %	3.1 %
Total yearly return with appreciation of 2 %	8.6 %	7.93 %	6.62 %

CPU
187 200 \$

GIM
15,8

NIM
27,4

CAP
3,7 %





