

2115 - 2125 VILLENEUVE LONGUEUIL

16 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A 16-unit rental building with 9 x 4½ and 7 x 5½, built in 1971 and ideally located in the established Vieux-Longueuil neighborhood. Fully leased, it generates an average rent of \$1,305 per month per unit, providing stable income. Utility costs are the responsibility of the tenants. Close to all amenities, public transportation, and major highways, this property is a sound investment for the serious investor.

HIGHLIGHTS

- ✓ A short distance from the Longueuil–Université-de-Sherbrooke terminal (Yellow Line)
- ✓ Quick access to Highways 20 and 30 and the Jacques-Cartier Bridge
- ✓ Metro Plus, pharmacies, restaurants, and shops on Saint-Charles Street within 10 minutes
- ✓ Area with excellent access to elementary and high schools

ASKING PRICE :

\$3,975,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Brickwork at the rear is currently underway

Replacement of 12 windows at the rear is currently underway

2 kitchens and 3 bathrooms have been completely renovated

ADDITIONAL INFORMATION

Mortgage assumption - MLI Select Affordability

Bank: Peoples Trust Company | Balance: \$3,095,020 | Rate: 3.85% | Term:
10/11/2028 | Monthly payment: \$11,570.10

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

Responsibility for appliances

Tenant

Number of units

16



Number of Parking Spaces

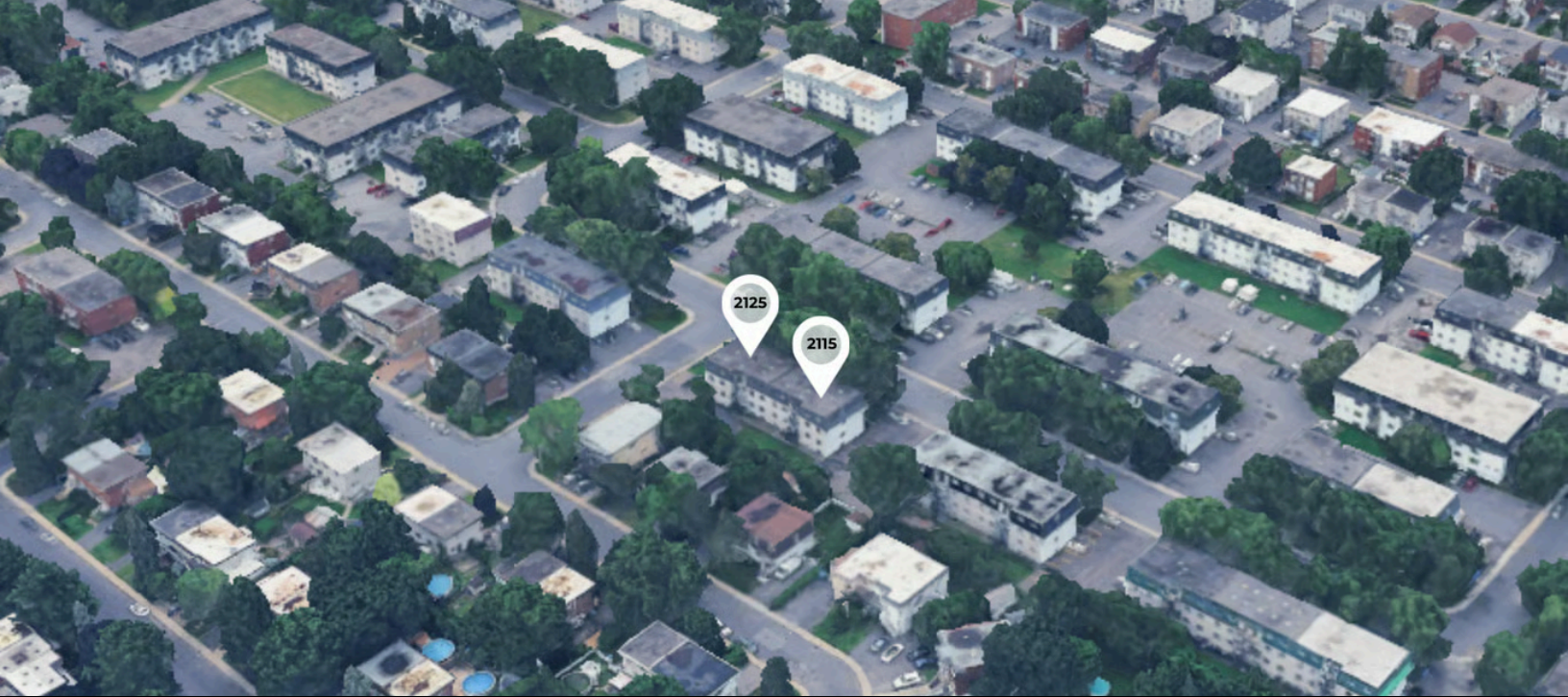
Hot Water System

Independent tanks

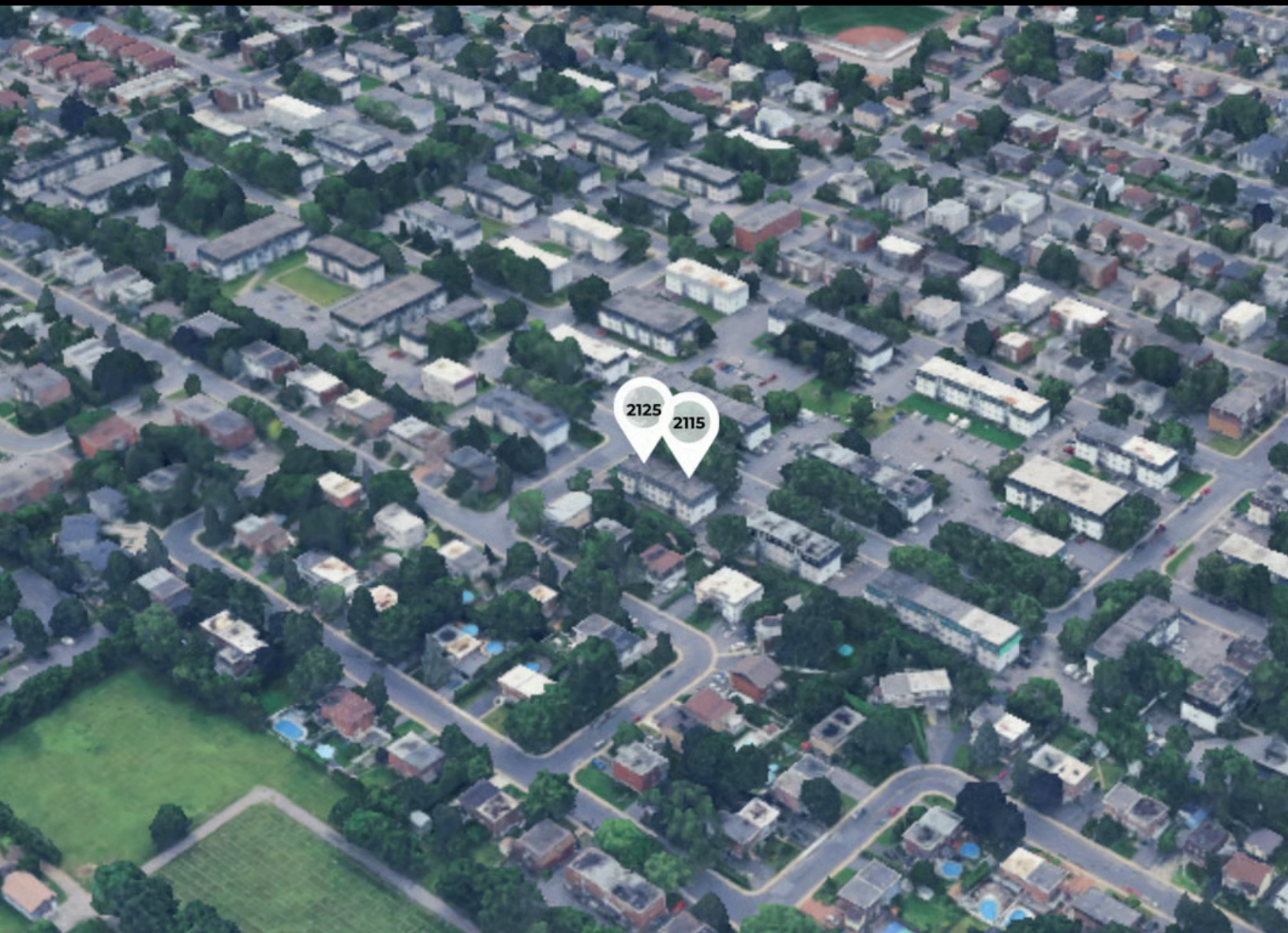


Heating System

Electric baseboards



2115 - 2125 Villeneuve, Longueuil



BUILDING DESCRIPTION

General Information

Cadastral number 3 223 312

Total Municipal Assessment

Total Municipal Assessment 2 876 700 \$

Municipal Land Assessment 805 400 \$

Municipal Building Assessment 2 071 300 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1971

Features

Plumbing Pex | Cup

Condition of Roof Flat | Multi-layer tar gravel

Condition of Doors Sliding patio doors | Steel

Condition of Balconies Fiberglass

Condition of Windows Aluminium

Condition of Kitchens Good condition | Some have been renovated

Electrical Panels Breakers

Exterior Siding Brick

Condition of Bathrooms Good condition | Some have been renovated

Floor Covering Floating | Ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Units 9 x 4½ and 7 x 5½

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

This sale is made without legal warranty of quality, at the buyers risk.

Parking

Type of Parking Exterior with asphalt coating



FEATURES

Fenced

No

Condition of Roof

Flat | Multi-layer tar gravel

Concierge Agreement

Yes

Hot Water System

Independent tanks

Electrical Panels

Breakers

Environmental Report

Update to be done

Internet and Telecom

N/A

Condition of Doors

Sliding patio doors | Steel

Intercom and Doorbell

Ringbell

Condition of Windows

Aluminium

Exterior Siding

Brick

Floor Covering

Floating | Ceramic

Plumbing

Pex | Cup

Condition of Balconies

Fiberglass

Heating System

Electric baseboards

Condition of Kitchens

Good condition | Some have been renovated

Condition of Bathrooms

Good condition | Some have been renovated

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$250,560	100 %	\$1,305
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$250,560		\$1,305
Vac. / Bad debt	\$7,517	3 %	\$39
EGR	\$243,043		\$1,266

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$12,152	5 %	\$760
Municipal Taxes	Current	\$27,770	11.4 %	\$1,736
School Taxes	Current	\$2,020	0.8 %	\$126
Insurance	Current	\$14,005	5.8 %	\$875
Electricity	Current	\$1,282	0.5 %	\$80
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$6,400	2.6 %	\$400
Maintenance	Normalised	\$11,200	4.6 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$2,430	1 %	\$152
Telecommunication	Current	\$10,527	4.3 %	\$658
Total Expenses		\$87,787	36.1 %	\$5,487
Net Revenue		\$155,257		\$9,704

FINANCING

Assumption

Maximum loan amount	\$3,095,020
Financing CAP	
Debt coverage ratio	
Interest Rate	3.85 %
Amortization	50 Years
Term	5 Years

TREASURY

Assumption

Net Revenue	\$155,257
Annual Mortgage Cost	\$138,840
Net cash after mortgage	\$16,417

RETURN ON INVESTMENT

Down Payment	\$879,980
Cash on cash return	1.9 %
Return on liquidity + capitalization	6.4 %
Return on liquidity + cap. + appreciation	15.5 %

CPU
248 400 \$

GIM
15,9

NIM
25,6

CAP
3,9 %







