

2149 SAINT-GEORGES SAINT-JÉRÔME

8 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Detached building made up entirely of 4 ½ units, built in 1977 and impeccably maintained. Roof redone in 2021, all units are renovated. All energy costs are paid by the tenants. Large parking area at the back, with an unobstructed view thanks to the Petit Train du Nord bike path, with no buildings facing the back. Sought-after area close to Carrefour du Nord and Centre Saint-Jérôme (shops, pharmacy, restaurants). Ideal for an investor looking for a low-maintenance, well-positioned asset with upside potential.

HIGHLIGHTS

- ✓ All units are renovated
- ✓ Excellent location
- ✓ In-demand rental sector

ASKING PRICE :
\$1,550,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof redone in 2021

ADDITIONAL INFORMATION

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

The 2025–2026 snow removal contract will be available along with the other documents during the due diligence process.

Responsibility for appliances

Tenant

Number of units

8



Number of Parking Spaces

8 spots

Hot Water System

Independent tanks

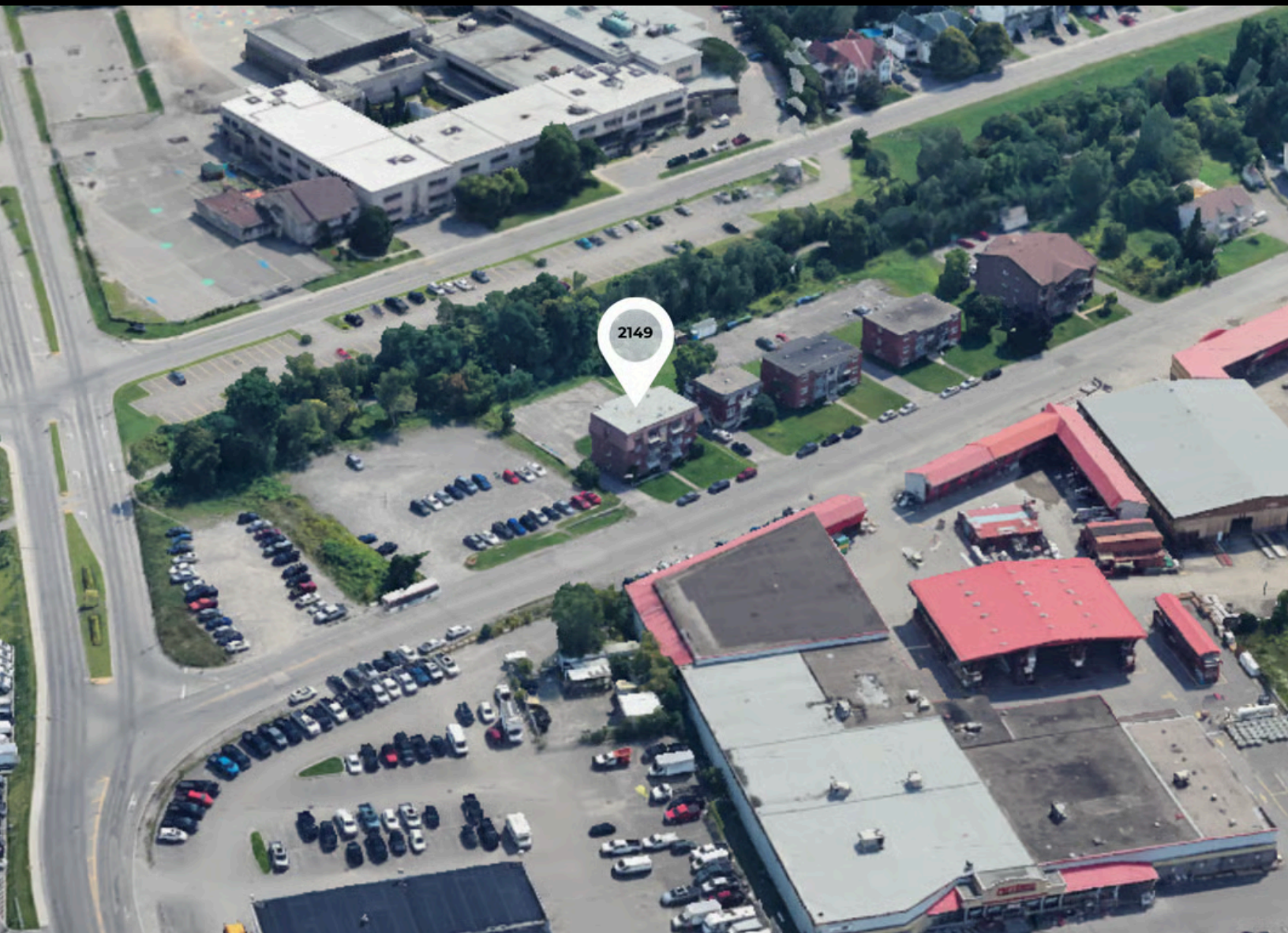


Heating System

Electric baseboards



2149 Saint-Georges, Saint-Jérôme



BUILDING DESCRIPTION

General Information

Cadastral number 4034942

Total Municipal Assessment

Total Municipal Assessment 1 209 800 \$

Municipal Land Assessment 246 100 \$

Municipal Building Assessment 963 700 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1977

Features

Plumbing CUP/ABS

Condition of Roof 2021 Elastomer Membrane

Condition of Doors Original doors

Condition of Balconies Fiberglass

Condition of Windows Original | Aluminium

Condition of Kitchens All kitchens have been updated within the last 6 years

Electrical Panels Circuit breakers

Exterior Siding Brick, aluminum

Condition of Bathrooms All kitchens have been updated within the last 6 years

Floor Covering Vinyl

Electromechanical System

Fire System Smoke detectors

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 Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Exterior

Number of Parking Spaces 8 spots

Area

Land Surface Area 13 290 sq. ft.



FEATURES

Fenced

No

Condition of Roof

2021 Elastomer Membrane

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Phase 1 | 2021

Internet and Telecom

Not included

Condition of Doors

Original doors

Intercom and Doorbell

Ring bell on mail box

Condition of Windows

Original | Aluminium

Exterior Siding

Brick, aluminum

Floor Covering

Vinyl

Plumbing

CUP/ABS

Condition of Balconies

Fiberglass

Heating System

Electric baseboards

Condition of Kitchens

All kitchens have been updated within the last 6 years

Condition of Bathrooms

All kitchens have been updated within the last 6 years

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$96,132	100 %	\$1,001
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$96,132		\$1,001
Vac. / Bad debt	\$2,884	3 %	\$30
EGR	\$93,248		\$971

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,196	4.5 %	\$525
Municipal Taxes	Current	\$12,292	13.2 %	\$1,537
School Taxes	Current	\$763	0.8 %	\$95
Insurance	Current	\$6,835	7.3 %	\$854
Electricity	Current	\$333	0.4 %	\$42
Heating				
Snow Removal	Current	\$2,034	2.2 %	\$254
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	2.1 %	\$250
Maintenance	Normalised	\$5,600	6 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$932	1 %	\$117
Total Expenses		\$34,986	37.5 %	\$4,373
Net Revenue		\$58,262		\$7,283

FINANCING

Maximum loan amount	\$865,987	\$1,023,439	\$684,487
Financing CAP	5.72 %	4.84 %	6.38 %
Debt coverage ratio	1.3	1.1	1.25
Interest Rate	4.25 %	4.25 %	4.75 %
Amortization	40 Years	40 Years	25 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$58,262	\$58,262	\$58,262
Annual Mortgage Cost	\$47,613	\$55,936	\$46,610
Net cash after mortgage	\$10,649	\$2,327	\$11,652

RETURN ON INVESTMENT

Down Payment	\$684,013	\$526,561	\$865,513
Cash on cash return	1.6 %	0.4 %	1.3 %
Return on liquidity + capitalization	2.9 %	2.5 %	3.0 %
Total yearly return with appreciation of 4.49 %	13.05 %	15.67 %	11.09 %

CPU
193 800 \$

GIM
16,1

NIM
26,6

CAP
3,8 %



