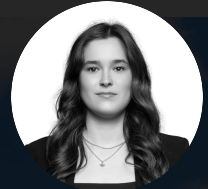


215 20E AVENUE O. VENISE-EN-QUEBEC

6 UNITS

PMML

FOR SALE



Eleana Bergeron

Team Samuel & Jessika
Real Estate Broker

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Samuel Lapointe

Team Samuel & Jessika

Executive VP

Real Estate Broker | PMML

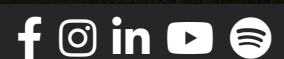
Partner

📞 450-512-7859



samuel.lapointe@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

TRANSFERABLE MORTGAGE AT 3.34% - ESTIMATED RETURN OF OVER 20%.

Beautiful 6-unit property located in Venise-en-Québec, offering particularly attractive financial ratios thanks to a transferable mortgage at a favorable 3.34% interest rate, with 6 years remaining on the term and a 36-year amortization. This advantageous financing structure contributes to an estimated return of over 20%.

There is also the possibility of acquiring the adjacent property at 213 20th Avenue West, for a combined total of 12 units.

Superior 2022 construction located in a rapidly growing area. The property stands out for its contemporary architecture, durable materials, and high-end finishes.

HIGHLIGHTS

- ✓ Strategic location just minutes from the U.S. border and Lake Champlain.
- ✓ Close to beaches, marinas, golf courses, cycling paths, and a wide range of recreational and tourism activities.
- ✓ Several services are currently included in the leases, offering potential for revenue optimization.
- ✓ Located at 30 minutes from the Saint-Jean-sur-Richelieu military base, an economic driver in the region.

ASKING PRICE :
\$1,879,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Central vacuum system

Storage shed attached to the balcony

Quartz countertops

Superior soundproofing

Numerous high-quality recessed lights

Security camera system

Large kitchen sink

Kitchen cabinets offering generous and optimized storage space, with pull-out drawers and an integrated waste bin.

ADDITIONAL INFORMATION

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

The purchaser will be required to assume the existing mortgage.

Lender: National Bank of Canada Outstanding | Balance: \$1 500 602,49 |
Interest Rate: 3.34% | Term Maturity: November 2032 | Monthly Payment:
\$5,940.86

Responsibility for appliances

Owner

Number of units

6



Number of Parking Spaces

8 spaces

Hot Water System

Individual Water Heaters



Heating System

Electric Baseboard Heating



215 20e Avenue O., Venise-en-Quebec



BUILDING DESCRIPTION

General Information

Cadastral number 5105926

Total Municipal Assessment

Total Municipal Assessment 1 452 500

Municipal Land Assessment 244 700

Municipal Building Assessment 1 207 800

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 2022

Electromechanical System

Fire System Smoke detector

Building type

Laundry Room N/A

Number of Units 6 x 4.5

Washer/Dryer Inlet Yes, in every unit

Appliance Responsibility Owner

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 8 spaces

Area

Land Surface Area 9890



FEATURES

Internet and Telecom

Yes - Included in the leases

Condition of Doors

2022

Intercom and Doorbell

Yes - Entry Intercom System

Condition of Windows

2022

Exterior Siding

Brique et aluminium

Floor Covering

Ceramic Tile and Laminate Flooring

Plumbing

PEX/ABS

Condition of Balconies

2022

Heating System

Electric Baseboard Heating

Condition of Kitchens

Qualité supérieur - Comptoir de Quartz

Condition of Bathrooms

Good condition

Condition of Roof

Asphalt Shingles

Concierge Agreement

To be verified

Hot Water System

Individual Water Heaters

Electrical Panels

Circuit Breakers

Environmental Report

To be verified

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$112,380	100 %	\$1,561
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$112,380		\$1,561
Vac. / Bad debt	\$3,371	3 %	\$47
EGR	\$109,009		\$1,514

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Current	\$4,633	4.3 %	\$772
Municipal Taxes	Current	\$13,101	12 %	\$2,184
School Taxes	Current	\$909	0.8 %	\$152
Insurance	Current	\$2,484	2.3 %	\$414
Electricity	Current	\$400	0.4 %	\$67
Heating				
Snow Removal	Current	\$862	0.8 %	\$144
Elevator				
Lawn	Current			
Structural Reserve				
Janitor				
Maintenance				
Appliances	Current	\$2,160	2 %	\$360
WiFi				
Heat Pump	Current	\$1,140	1 %	\$190
CHMC: Other Costs	Normalised	\$1,090	1 %	\$182
Telecommunications	Current	\$5,400	5 %	\$900
Maintenance And Repair	Current	\$1,800	1.7 %	\$300
Total Expenses		\$33,979	31.2 %	\$5,663
Net Revenue		\$75,030		\$12,505

FINANCING

	schl	Mortgage Assumption
Maximum loan amount	\$1,327,497	\$1,500,602
Financing CAP	4.80 %	
Debt coverage ratio	1.1	
Interest Rate	4.2 %	3.34 %
Amortization	40 Years	40 Years
Term	5 Years	5 Years

TREASURY

	schl	Mortgage Assumption
Net Revenue	\$75,030	\$75,030
Annual Mortgage Cost	\$72,586	\$71,280
Net cash after mortgage	\$2,443	\$3,750

RETURN ON INVESTMENT

Down Payment	\$551,503	\$378,398
Cash on cash return	0.4 %	1.0 %
Return on liquidity + capitalization	3.0 %	6.6 %
Total yearly return with appreciation of 3.53 %	15.01 %	24.1 %

CPU
313 200 \$

GIM
16,7

NIM
25

CAP
4 %





