

2225-2241 BOUL MASCOUCHE MASCOUCHE

8 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

MASCOUCHE – 2019 CONSTRUCTION: 8 x 5½ units across 2 x 4-plex buildings in the sought-after Jardin des Coteaux area. Carefully built by the current owner, these spacious 1,350 to 1,450 sq. ft. units generate an average rent of \$1,674/month/unit. Utilities are paid by the tenants. Each unit features 2 parking spaces and an outdoor storage space. A turnkey property, perfect for an investor or owner-occupant!

HIGHLIGHTS

- ✓ Wall-mounted air conditioning / air exchanger
- ✓ 2 outdoor parking spaces per unit
- ✓ 4x8 shed for each unit
- ✓ Semi-underground waste collection containers
- ✓ In close proximity to all services, shops, schools and major roads

ASKING PRICE :

\$3,495,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Built in 2019

ADDITIONAL INFORMATION

Cadaster 6 099 396 et 6 099 397.

Can be sold with 2245 - 2257 de Mascouche, Mascouche (2 x Triplex).

Manual snow removal - \$632 / year.

Sale without legal warranty of quality at the buyer's own risk.

Visit upon an accepted offer.

Responsibility for appliances

Tenants

Number of units

8

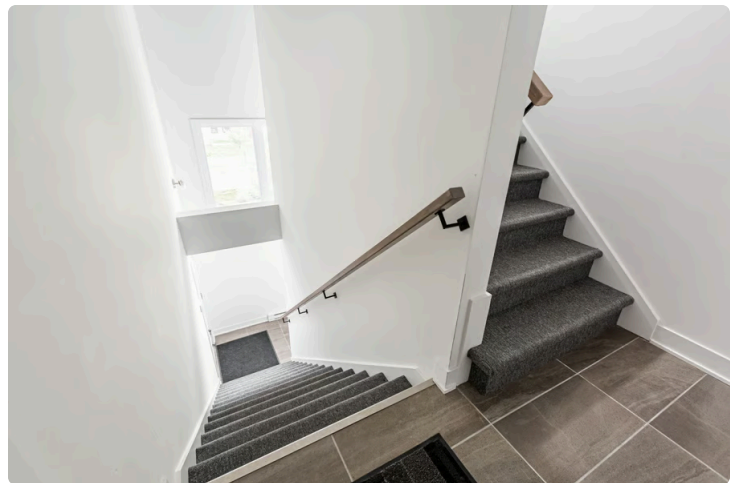


Number of Parking Spaces

16 spots

Hot Water System

Independent tanks in each unit



Heating System

Electric baseboards



2225-2241 Boul Mascouche, Mascouche



BUILDING DESCRIPTION

General Information

Cadastral number 6 099 396 et 6 099 397

Total Municipal Assessment

Total Municipal Assessment \$ 2 493 500

Municipal Land Assessment \$ 672 100

Municipal Building Assessment \$ 1 821 400

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 2019

Features

Plumbing Pex

Condition of Roof 2019 - Elastomeric Membrane

Condition of Doors 2019

Condition of Balconies 2019 - Rear fiberglass deck with aluminum railings

Condition of Windows 2019 - Energy star PVC argon gas low-e

Condition of Kitchens 2019

Electrical Panels Circuit breakers, 100 amps per unit

Exterior Siding Brick / Steel / CanExel

Condition of Bathrooms 2019 - Seperate tub and shower

Floor Covering Vinyl / Ceramic in the kitchen and bathroom

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms To be verified

Number of Units 8 x 5.5

Washer/Dryer Inlet Laundry room in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

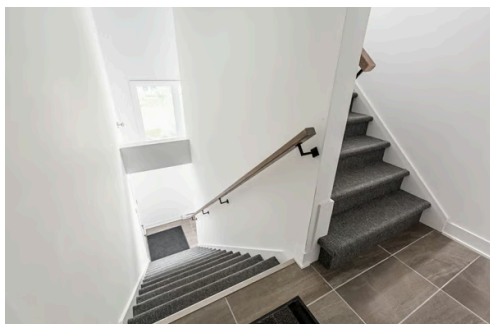
Parking

Type of Parking Exterior - Asphalt

Number of Parking Spaces 16 spots

Area

Land Surface Area 9 262 sq. ft.



FEATURES

Fenced

No

Condition of Roof

2019 - Elastomeric Membrane

Concierge Agreement

None

Hot Water System

Independent tanks in each unit

Electrical Panels

Circuit breakers, 100 amps per unit

Condition of Bathrooms

2019 - Seperate tub and shower

Internet and Telecom

Yes

Condition of Doors

2019

Intercom and Doorbell

Independent entrance with doorbell

Condition of Windows

2019 - Energy star PVC argon gas low-e

Exterior Siding

Brick / Steel / CanExel

Environmental Report

To be done

Plumbing

Pex

Condition of Balconies

2019 - Rear fiberglass deck with aluminum railings

Heating System

Electric baseboards

Condition of Kitchens

2019

Distance from fire station and hydrant

Boul Mascouche

Floor Covering

Vinyl / Ceramic in the kitchen and bathroom

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$174,300	100 %	\$1,816
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$174,300		\$1,816
Vac. / Bad debt	\$5,229	3 %	\$54
EGR	\$169,071		\$1,761

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$7,608	4.5 %	\$951
Municipal Taxes	Current	\$21,529	12.7 %	\$2,691
School Taxes	Current	\$1,750	1 %	\$219
Insurance	Current	\$5,511	3.3 %	\$689
Electricity				
Heating				
Snow Removal	Current	\$1,120	0.7 %	\$140
Elevator				
Lawn	Current	\$275	0.2 %	\$34
Structural Reserve				
Janitor	Normalised	\$2,000	1.2 %	\$250
Maintenance	Normalised	\$5,600	3.3 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,691	1 %	\$211
Autre_depenses_a5a17211b3241678d094				
Total Expenses		\$47,084	27.8 %	\$5,885
Net Revenue		\$121,987		\$15,248

FINANCING

Maximum loan amount	\$2,189,835
Financing CAP	4.74 %
Debt coverage ratio	1.1
Interest Rate	4.1 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$121,987
Annual Mortgage Cost	\$117,046
Net cash after mortgage	\$4,941

RETURN ON INVESTMENT

Down Payment	\$1,305,165
Cash on cash return	0.4 %
Return on liquidity + capitalization	2.2 %
Total yearly return with appreciation of 3.99 %	12.87 %

CPU
436 900 \$

GIM
20,1

NIM
28,7

CAP
3,5 %



