

2245 - 2257 DE MASCOUCHE MASCOUCHE

6 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

MASCOUCHE – 2019 Construction: 6 four-and-a-half apartments spread across two Triplex buildings in the highly sought-after Jardin des Coteaux area. Carefully built by the current owner, these units generate an average rent of \$1 733/month/unit. Each unit includes 2 parking spaces and outdoor storage. Tenants pay their own utility/energy costs. 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
- ✓ Laundry room in each unit
- ✓ Semi-underground waste collection containers
- ✓ In close proximity to all services, shops, schools and major roads

ASKING PRICE :

\$2,490,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2019 Construction

ADDITIONAL INFORMATION

Cadaster 5 828 385 et 5 828 386.

Can be sold with 2225-2241 de Mascouche, Mascouche (2 x fourplex).

Manual Snow removal contract \$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

6



Number of Parking Spaces

12 spaces

Hot Water System

Independant water tank in each unit



Heating System

Electric baseboards



2245 - 2257 de Mascouche, Mascouche



BUILDING DESCRIPTION

General Information

Cadastral number 5828385

Total Municipal Assessment

Total Municipal Assessment \$ 2 176 700

Municipal Land Assessment \$ 606 100

Municipal Building Assessment \$ 1 570 600

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick & Wood

Year of Construction 2019

Features

Plumbing PEX / ABS

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 gaz argon 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 Floating, Ceramic in the kitchens and bathroom

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms To be verified

Number of Units 6 x 4.5

Washer/Dryer Inlet Laundry room in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 12 spaces

Area

Land Surface Area 13 242 sq. ft.



FEATURES

Fenced

No

Condition of Roof

2019 - Elastomeric Membrane

Concierge Agreement

No

Hot Water System

Independent water tank 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 gaz argon Low - e

Exterior Siding

Brick / Steel / CanExel

Environmental Report

N/A

Plumbing

PEX / ABS

Condition of Balconies

2019 - Rear fiberglass deck with aluminum railings

Heating System

Electric baseboards

Condition of Kitchens

2019

Distance from fire station and hydrant

Mascouche Blvd

Floor Covering

Floating, Ceramic in the kitchens and bathroom

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$124,800	100 %	\$1,733
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$124,800		\$1,733
Vac. / Bad debt	\$3,744	3 %	\$52
EGR	\$121,056		\$1,681

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$5,448	4.5 %	\$908
Municipal Taxes	Current	\$18,498	15.3 %	\$3,083
School Taxes	Current	\$1,505	1.2 %	\$251
Insurance	Current	\$4,554	3.8 %	\$759
Electricity				
Heating				
Snow Removal	Current	\$1,120	0.9 %	\$187
Elevator				
Lawn	Current	\$275	0.2 %	\$46
Structural Reserve				
Janitor	Normalised	\$1,500	1.2 %	\$250
Maintenance	Normalised	\$4,200	3.5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,211	1 %	\$202
Total Expenses		\$38,310	31.6 %	\$6,385
Net Revenue		\$82,746		\$13,791

FINANCING

Maximum loan amount	\$1,485,402
Financing CAP	4.74 %
Debt coverage ratio	1.1
Interest Rate	4.1 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$82,746
Annual Mortgage Cost	\$79,858
Net cash after mortgage	\$2,888

RETURN ON INVESTMENT

Down Payment	\$1,004,599
Cash on cash return	0.3 %
Return on liquidity + capitalization	1.9 %
Total yearly return with appreciation of 3.31 %	10.09 %

CPU
415 000 \$

GIM
20

NIM
30,1

CAP
3,3 %





