

240 COMPTON EST WATERVILLE

8 UNITS

PMML

FOR SALE




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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

This 8-unit brick building is located in Waterville on a large lot of over 16,000 sq ft. It comprises four 5 ½ and four 2 ½ apartments. Energy costs are the responsibility of the owner for heating and, for the most part, also for hot water. Two units will be vacant starting July 1st, representing an excellent opportunity for short-term income optimization.

HIGHLIGHTS

- ✓ One of the units has rear access.
- ✓ There are several unused storage spaces available in the basement.
- ✓ Located in downtown Waterville, within walking distance of Collège François de la Place and Waterville TG.
- ✓ A coin-operated laundry room is available in the basement.

ASKING PRICE :
\$885,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Part of the roof - 2018

New oil-fired furnace - 2015

Painting of common areas

Renovation of the outdoor courtyard

8 display windows and 3 windows were replaced

4 bathrooms were renovated.

ADDITIONAL INFORMATION

Right to animals.

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

Possibility of CMHC MLI energy efficiency financing.

Snow removal: \$1006.00/ Laundry revenue is estimated.

Responsibility for appliances

Owner / Tenant

Number of units

8



Number of Parking Spaces

10 spaces

Hot Water System

8 electric tanks



Heating System

Oil-fired central heating



240 Compton Est, Waterville



BUILDING DESCRIPTION

General Information

Cadastral number 1 801 729

Municipal Assessment

Municipal Assessment \$451 400

Municipal Land Assessment \$60 100

Municipal Building Assessment \$391 300

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1970

Features

Plumbing Copper, ABS - To be verified

Condition of Roof Elastomer membrane - Replaced in 2018

Condition of Doors Fair condition

Condition of Balconies Wooden, in fair condition

Condition of Windows Some are new, some need to be replaced

Condition of Kitchens Fair condition

Electrical Panels Circuit breakers

Exterior Siding Brick and vinyl

Condition of Bathrooms Fair condition

Floor Covering Vinyl, laminate, linoleum

Electromechanical System

Fire System Fire extinguishers and smoke detectors

Building type

Laundry Room Yes

Number of Rooms 28

Number of Units 4 x 5.5, 4 x 2.5

Washer/Dryer Inlet Laundry room located at 101

Appliance Responsibility Owner / Tenant

Heating Responsibility Owner

Hot Water Responsibility Mostly owner/Tenant

Parking

Type of Parking Exterior with gravel

Number of Parking Spaces 10 spaces

Area

Land Surface Area 16 339 sq.ft.



FEATURES

Fenced

Surrounded by hedges

Condition of Roof

Elastomer membrane - Replaced in 2018

Concierge Agreement

N/A

Hot Water System

8 electric tanks

Electrical Panels

Circuit breakers

Environmental Report

No

Internet and Telecom

N/A

Condition of Doors

Fair condition

Intercom and Doorbell

N/A

Condition of Windows

Some are new, some need to be replaced

Exterior Siding

Brick and vinyl

Floor Covering

Vinyl, laminate, linoleum

Plumbing

Copper, ABS - To be verified

Condition of Balconies

Wooden, in fair condition

Heating System

Oil-fired central heating

Condition of Kitchens

Fair condition

Condition of Bathrooms

Fair condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$78,480	99.4 %	\$818
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry	\$500	0.6 %	\$5
Other Revenues			
Total Revenues	\$78,980		\$823
Vac. / Bad debt	\$2,369	3 %	\$25
EGR	\$76,611		\$798

EXPENSES

		yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,256	4.3 %	\$407
Municipal Taxes	Current	\$9,872	12.9 %	\$1,234
School Taxes	Current	\$299	0.4 %	\$37
Insurance	Current	\$5,305	6.9 %	\$663
Electricity	Estimated	\$2,099	2.7 %	\$262
Heating	Current	\$9,765	12.7 %	\$1,221
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,720	2.2 %	\$215
Maintenance	Normalised	\$4,880	6.4 %	\$610
Appliances	Estimated	\$480	0.6 %	\$60
WiFi				
Heat Pump				
Total Expenses		\$37,676		\$4,709
Net Revenue		\$38,935		\$4,867

FINANCING

	schl	conv
Maximum loan amount	\$693,873	\$446,291
Financing CAP	4.77 %	6.54 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.15 %	5.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$38,935	\$38,935
Annual Mortgage Cost	\$37,616	\$31,148
Net cash after mortgage	\$1,319	\$7,787

RETURN ON INVESTMENT

Down Payment	\$191,127	\$438,709
Cash on cash return	0.7 %	1.8 %
Return on liquidity + capitalization	4.6 %	3.9 %

CPU
110 600 \$

GIM
11,2

NIM
22,7

CAP
4,4 %





