

26 - 36 DES PINS BELOEIL

6 UNITS

PMML

FOR SALE



Isabelle Haché

Real Estate Broker

📞 514-968-5386

✉ isabelle.hache@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Investment opportunity in a highly sought-after area of Beloeil. This property consists of two semi-detached triplexes featuring six spacious 3-bedroom apartments and 12 parking spaces. Ideally located near schools, essential services, and major highways, it offers a strategic location. Utility costs are paid by the tenants, allowing for better control of operating expenses. An excellent rental investment with strong income optimization potential!

HIGHLIGHTS

- ✓ One unit (#32) is currently vacant and undergoing renovations.
- ✓ Located directly across from Mélodie-Dufresne Park and École Le Petit Bonheur.
- ✓ Located in a sought-after residential area of Beloeil, close to essential services and major transportation routes, with quick access to Montreal and the South Shore.

ASKING PRICE :
\$1,699,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2018 – Windows replacement

2018 – 2018 – Replacement of electrical outlets and switches

2017 – Replacement of selected hot water tanks

2017 – Exterior painting

ADDITIONAL INFORMATION

Cadastre numbers 4495724 and 4495725.

Annual snow removal cost: \$1,086.

New certificates of location currently being prepared.

Property visits are permitted upon acceptance of a promise to purchase.

The property is sold without legal warranty of quality, at the buyer's own risk and peril.

Responsibility for appliances

Tenant

Number of units

6



Number of Parking Spaces

12

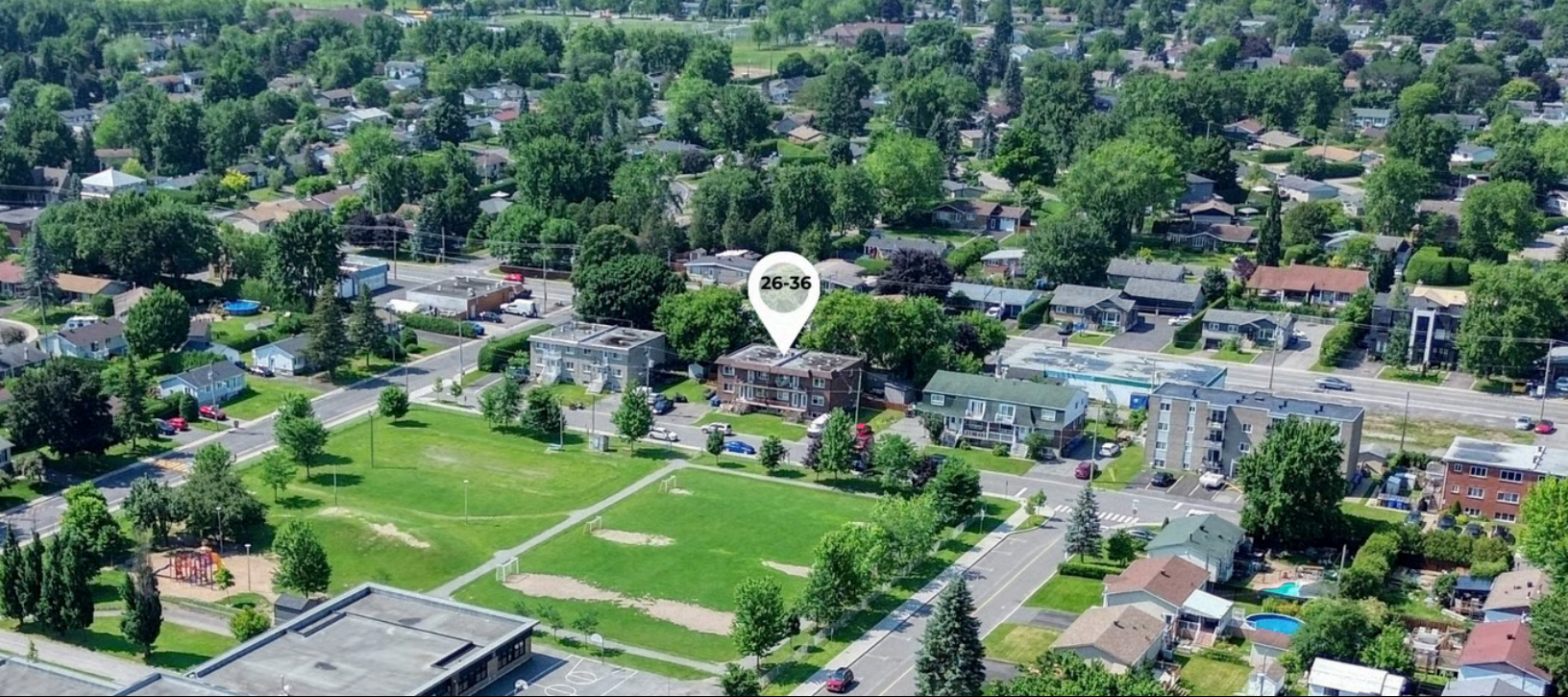
Hot Water System

Independant water tanks



Heating System

Electric baseboards



26 - 36 des Pins, Beloeil



BUILDING DESCRIPTION

General Information

Cadastral number 4495724 et 4495725

Total Municipal Assessment

Total Municipal Assessment \$ 1 196 600

Municipal Land Assessment \$ 314 600

Municipal Building Assessment \$ 882 000

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick & Wood

Year of Construction 1972

Poured concrete foundation

Features

Plumbing Copper & ABS

Condition of Roof 2012 - Elastomeric roofing membrane

Condition of Doors Good

Condition of Balconies Fiber Glass

Condition of Windows Aluminum sliding doors

Condition of Kitchens Good

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good

Floor Covering Floating, Vinyl, Ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms To be verified

Number of Units 6 x 5.5

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 12

Area

Land Surface Area 9 900 sq. feet



FEATURES

Fenced

Yes, at the back

Condition of Roof

2012 - Elastomeric roofing membrane

Concierge Agreement

No

Hot Water System

Independant water tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

Good

Intercom and Doorbell

Doorbell

Condition of Windows

Aluminum sliding doors

Exterior Siding

Brick

Floor Covering

Floating, Vinyl, Ceramic

Plumbing

Copper & ABS

Condition of Balconies

Fiber Glass

Heating System

Electric baseboards

Condition of Kitchens

Good

Condition of Bathrooms

Good

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$102,120	100 %	\$1,418
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$102,120		\$1,418
Vac. / Bad debt	\$3,064	3 %	\$43
EGR	\$99,056		\$1,376

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,458	4.5 %	\$743
Municipal Taxes	Current	\$10,510	10.6 %	\$1,752
School Taxes	Current	\$779	0.8 %	\$130
Insurance	Current	\$5,196	5.2 %	\$866
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.5 %	\$250
Maintenance	Normalised	\$4,200	4.2 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$991	1 %	\$165
Total Expenses		\$27,633	27.9 %	\$4,606
Net Revenue		\$71,423		\$11,904

FINANCING

Maximum loan amount	\$818,691	\$1,263,694
Financing CAP	6.54 %	4.80 %
Debt coverage ratio	1.25	1.1
Interest Rate	5.0 %	4.2 %
Amortization	25 Years	40 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$71,423	\$71,423
Annual Mortgage Cost	\$57,139	\$68,937
Net cash after mortgage	\$14,285	\$2,486

RETURN ON INVESTMENT

Down Payment	\$880,309	\$435,306
Cash on cash return	1.6 %	0.6 %
Return on liquidity + capitalization	3.6 %	3.6 %
Total yearly return with appreciation of 5.82 %	14.79 %	26.35 %

CPU
283 200 \$

GIM
16,6

NIM
23,8

CAP
4,2 %

