

285-301 IBERVILLE REPENTIGNY

15 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

In a row

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Exceptional opportunity to acquire a portfolio of three mixed-income buildings totaling 15 units, including 5 commercial spaces. The property includes 10 4½ residential units, offering excellent diversification of income sources. This real estate portfolio has strong potential for optimization and future improvements, allowing for increased investment value in the medium and long term. Whether you are a seasoned investor or looking to purchase your first mixed-use property, this is an opportunity not to be missed.

HIGHLIGHTS

- ✓ The location of this property is undoubtedly a major asset, being close to major roads and amenities. This allows your residential tenants to enjoy convenient access to everyday essentials.
- ✓ Some commercial tenants, who have been established for several years, benefit from the location's visibility and accessibility, which also plays a crucial role in the success of these businesses. Generally, businesses located in high-traffic areas attract a diverse and regular customer base.

ASKING PRICE :

\$2,550,000

ADDITIONAL INFORMATION

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

The commercial portion represents 40% of the building.

The property is built on three separate lot numbers, each with its own tax account.

Responsibility for appliances

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Number of units

15



Number of Parking Spaces

+/- 25 parking spaces

Hot Water System



Heating System

Electric



285-301 Iberville, Repentigny



BUILDING DESCRIPTION

General Information

Cadastral number 1752713,1752715,1752716

Total Municipal Assessment

Total Municipal Assessment \$ 2 031 000

Municipal Land Assessment \$ 609 700

Municipal Building Assessment \$ 1 421 300

Construction

Number of Storeys 2

Type of Building In a row

Type of Construction Brick and aluminum

Year of Construction 1970

Features

Plumbing Copper

Condition of Roof To be verified

Condition of Doors Good condition and average condition

Condition of Balconies Fiberglass, to be verified

Condition of Windows To be verified

Condition of Kitchens Good condition and average condition

Electrical Panels Circuit breakers

Exterior Siding Brick and aluminum

Condition of Bathrooms Good condition and average condition

Building type

Number of Units 15

Washer/Dryer Inlet Yes

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces +/- 25 parking spaces



FEATURES

Plumbing

Copper

Condition of Balconies

Fiberglass, to be verified

Condition of Windows

To be verified

Exterior Siding

Brick and aluminum

Condition of Roof

To be verified

Intercom and Doorbell

Doorbell

Condition of Kitchens

Good condition and average condition

Condition of Bathrooms

Good condition and average condition

Condition of Doors

Good condition and average condition

Heating System

Electric

Electrical Panels

Circuit breakers

Environmental Report

Bitumen and gravel 2007

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$107,352	47.4 %	\$596
Affordable Res.			
Commercial	\$119,196	52.6 %	\$662
Lockers			
Parking			
Laundry			
Total Revenues	\$226,548		\$1,259
Vac. / Bad debt	\$6,796	3 %	\$38
EGR	\$219,752		\$1,221

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$10,988	5 %	\$733
Municipal Taxes	Current	\$33,923	15.4 %	\$2,262
School Taxes	Current	\$1,371	0.6 %	\$91
Insurance	Current	\$10,748	4.9 %	\$717
Electricity	Current	\$1,285	0.6 %	\$86
Heating				
Snow Removal	Current	\$6,040	2.7 %	\$403
Elevator				
Lawn	Current	\$2,300	1 %	\$153
Structural Reserve				
Janitor	Normalised	\$6,000	2.7 %	\$400
Maintenance	Normalised	\$10,500	4.8 %	\$700
Appliances	Current	\$1,876	0.9 %	\$125
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$2,198	1 %	\$147
Total Expenses		\$87,229	39.7 %	\$5,815
Net Revenue		\$132,523		\$8,835

FINANCING

	conv
Maximum loan amount	\$1,519,046
Financing CAP	6.54 %
Debt coverage ratio	1.25
Interest Rate	5.0 %
Amortization	25 Years
Term	5 Years

TREASURY

	conv
Net Revenue	\$132,523
Annual Mortgage Cost	\$106,018
Net cash after mortgage	\$26,505

RETURN ON INVESTMENT

Down Payment	\$1,030,954
Cash on cash return	2.6 %
Return on liquidity + capitalization	5.6 %
Total yearly return with appreciation of 2 %	10.58 %

CPU
170 000 \$

GIM
11,3

NIM
19,2

CAP
5,2 %



