

2885 PERIGNY LONGUEUIL

9 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Rare opportunity to invest in a 9-plex in the Vieux-Longueuil area, close to main roads such as Boulevard Roland-Therrien and Boulevard des Ormeaux. This detached building was built in 1972 with an all brick exterior. This building has nine spacious residential units (2 3½ units, 4 4½ units and 3 5½ units) and exterior parking located in the back of the building. The roof was redone in 2019, ensuring long-term peace of mind for the owner. The area offers nearby services such as shops, schools and public transport, which is an asset for tenants. In addition, the property is eligible for the APH Select energy efficiency program and/or the affordability program. This opportunity is interesting for investors wishing to acquire a building with great potential for rental optimization. This 9-plex is an exceptional addition to any real estate portfolio.

HIGHLIGHTS

- ✓ - Building composed of (3 x 5.5) + (4 x 4.5) + (2 x 3.5)
- ✓ - Four-sided brick building
- ✓ - Close to public transport, shops and to major roads such as Boul.Jacques-Cartier E., Ch.De Chambly, Boul.Roland-Therrien and Boul.Des Ormeaux. Ideal for tenants

ASKING PRICE :
\$1,850,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

- Renovation of front/rear cement entrances
- Renovation of the rear balconies apt 5, 7 and 9
- Aesthetic renovation in certain units
- Roof replaced in 2019

ADDITIONAL INFORMATION

- The sale is made without legal guarantee of quality at the buyer's risk.
- A new certificate of location will be ordered shortly. The certificate currently available is from 2006.
- An environmental phase 1 is ordered at the expense of the owners

Responsibility for appliances

Tenants

Number of units

9



Number of Parking Spaces

9

Hot Water System

Independent water heaters



Heating System

Electric baseboard



2885 Perigny, Longueuil



BUILDING DESCRIPTION

General Information

Cadastral number 1 927 974

Total Municipal Assessment

Total Municipal Assessment 1 593 600 \$ (2023)

Municipal Land Assessment 512 100\$ (2023)

Municipal Building Assessment 1 081 500 \$ (2023)

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1972

Features

Plumbing Copper and ABS

Condition of Roof Excellente, roof replaced in (2019)

Condition of Doors Good

Condition of Balconies Good and renovation of the rear balconies apt 5, 7 and 9

Condition of Windows Good

Condition of Kitchens Good

Electrical Panels Fuses

Exterior Siding Brick

Condition of Bathrooms Good

Floor Covering Floating floor and ceramic

Electromechanical System

Fire System Alarm system

Building type

Laundry Room N/A

Number of Rooms To be verified

Number of Units 9

Washer/Dryer Inlet Yes in each units

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

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

Parking

Type of Parking Exterior

Number of Parking Spaces 9

Area

Land Surface Area 975,5m²



FEATURES

Fenced

No

Condition of Roof

Excellent, roof replaced in (2019)

Concierge Agreement

Yes but written agreement not signed

Hot Water System

Independent water heaters

Electrical Panels

Fuses

Environmental Report

A Phase 1 is ordered at the owner's expense

Internet and Telecom

To be verified

Condition of Doors

Good

Intercom and Doorbell

Doorbell

Condition of Windows

Good

Exterior Siding

Brick

Floor Covering

Floating floor and ceramic

Plumbing

Copper and ABS

Condition of Balconies

Good and renovation of the rear balconies apt 5, 7 and 9

Heating System

Electric baseboard

Condition of Kitchens

Good

Condition of Bathrooms

Good

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$102,852	100 %	\$952
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$102,852		\$952
Vac. / Bad debt	\$3,086	3 %	\$29
EGR	\$99,766		\$924

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,489	4.5 %	\$499
Municipal Taxes	Current	\$11,801	11.8 %	\$1,311
School Taxes	Current	\$1,102	1.1 %	\$122
Insurance	Current	\$7,099	7.1 %	\$789
Electricity	Current	\$732	0.7 %	\$81
Heating				
Snow Removal	Current	\$1,167	1.2 %	\$130
Elevator				
Lawn	Current	\$683	0.7 %	\$76
Structural Reserve				
Janitor	Normalised	\$2,250	2.3 %	\$250
Maintenance	Normalised	\$6,300	6.3 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$998	1 %	\$111
Total Expenses		\$36,621	36.7 %	\$4,069
Net Revenue		\$63,146		\$7,016

FINANCING

Maximum loan amount	\$1,295,226	\$1,188,329
Financing CAP	4.00 %	4.00 %
Debt coverage ratio	1.1	1.1
Interest Rate	3.6 %	3.6 %
Amortization	50 Years	40 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$63,146	\$63,146
Annual Mortgage Cost	\$57,405	\$57,405
Net cash after mortgage	\$5,741	\$5,741

RETURN ON INVESTMENT

Down Payment	\$554,774	\$661,671
Cash on cash return	1.0 %	0.9 %
Return on liquidity + capitalization	2.7 %	2.8 %

CPU
205 600 \$

GIM
18

NIM
29,3

CAP
3,4 %





