

291 AUBRY SAINT-JÉRÔME

6 UNITS

PMML

FOR SALE



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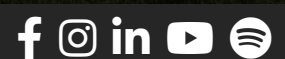
Real Estate Broker

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

6-unit income property, composed exclusively of 4½s, located in a sought-after area of Saint-Jérôme. Ideally located near schools, parks, public transit, and Highway 15, this building benefits from a strategic location. An excellent opportunity, for both a beginner investor and an experienced investor, looking to acquire an asset with excellent investment potential.

HIGHLIGHTS

- ✓ Strong short-term potential
- ✓ Excellent location
- ✓ 5 minutes from Highway 15

ASKING PRICE :
\$1,150,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

1 unit refreshed

ADDITIONAL INFORMATION

Proximity: Elementary school, high school, Hospital, commuter train, public transit, CEGEP

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

Responsibility for appliances

Tenant

Number of units

6

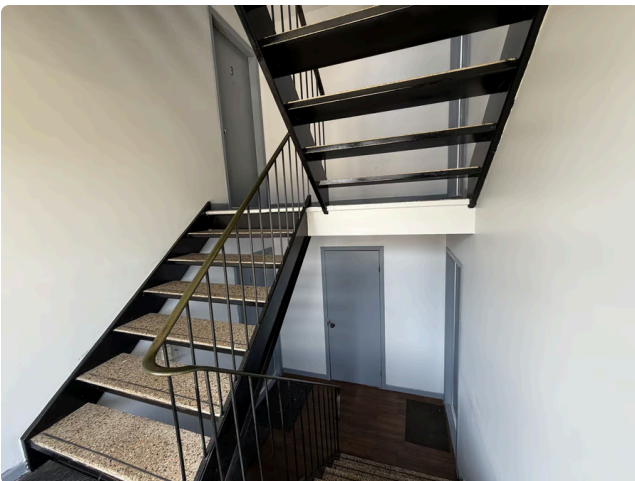


Number of Parking Spaces

6 spaces

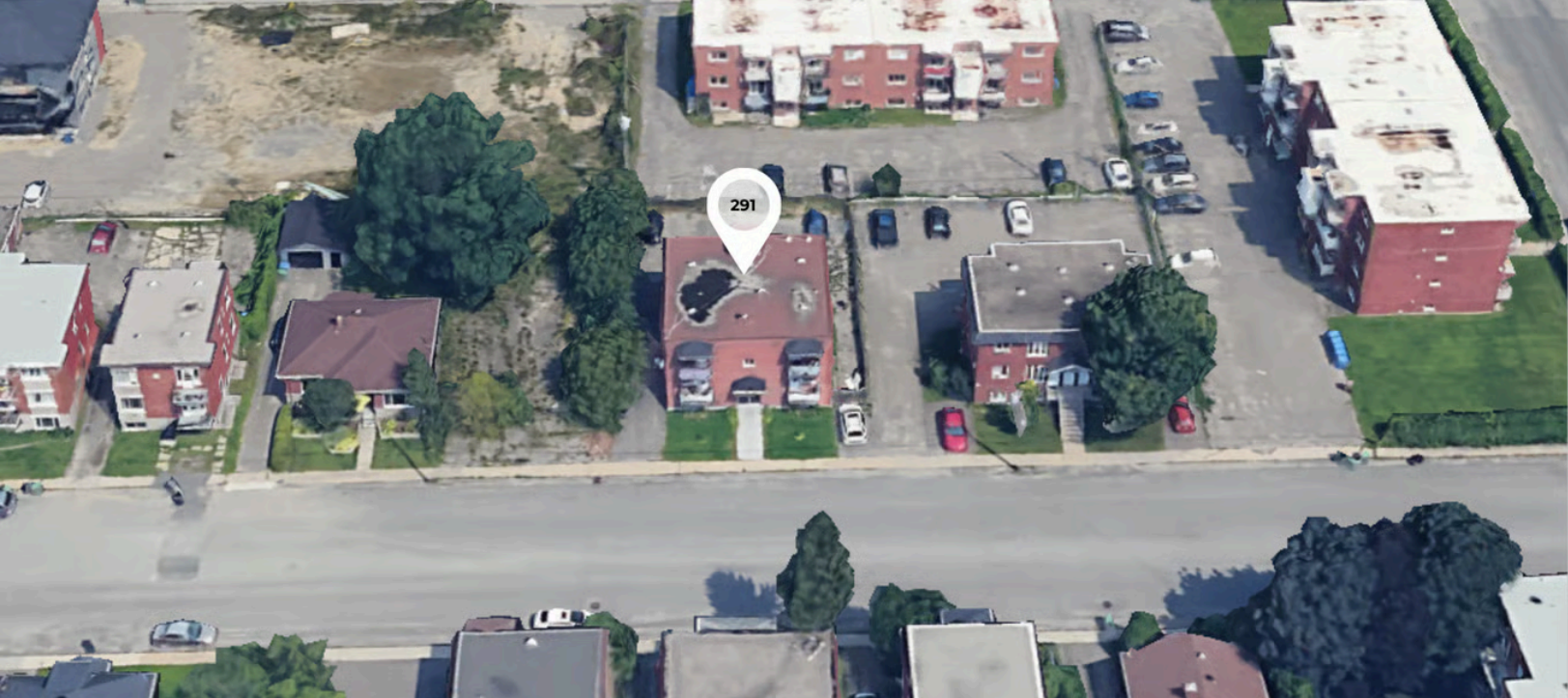
Hot Water System

Independent tanks

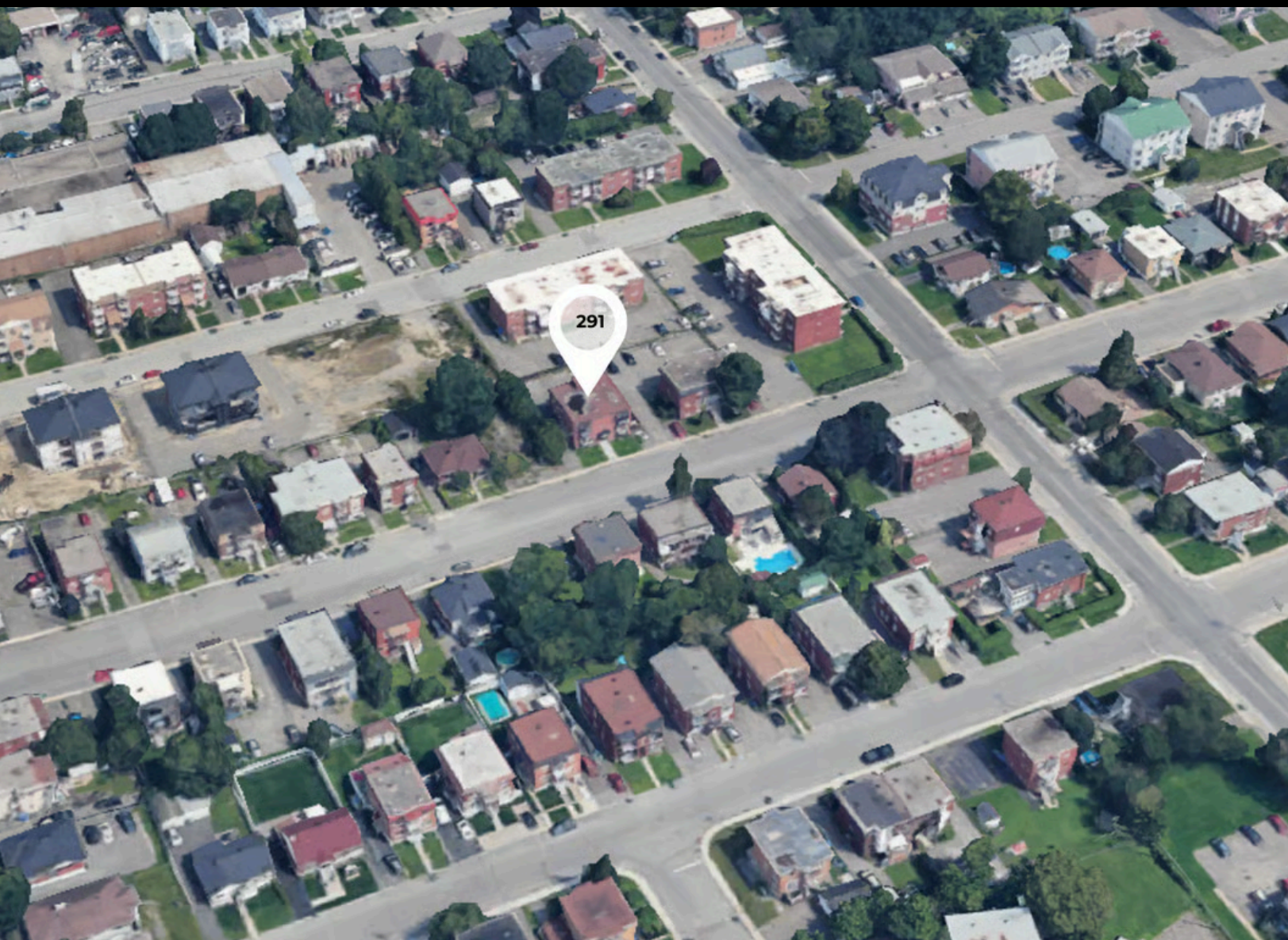


Heating System

Electric baseboards, air exchanger



291 Aubry, Saint-Jérôme



BUILDING DESCRIPTION

General Information

Cadastral number 2 140 099

Total Municipal Assessment

Total Municipal Assessment 865 300 \$

Municipal Land Assessment 187 100 \$

Municipal Building Assessment 678 200 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1977

Features

Plumbing PEX/ABS

Condition of Roof Elastomeric membrane: redone (2012)

Condition of Doors Good condition

Condition of Balconies 4 front balconies redone

Condition of Windows Vinyl / Sliding

Condition of Kitchens Wood cabinets, countertops with ceramic backsplash (4-5 units)

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms 3 out of 6 renovated

Floor Covering Floating floor: renovated (2009)

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 24

Number of Units 6 x 4.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

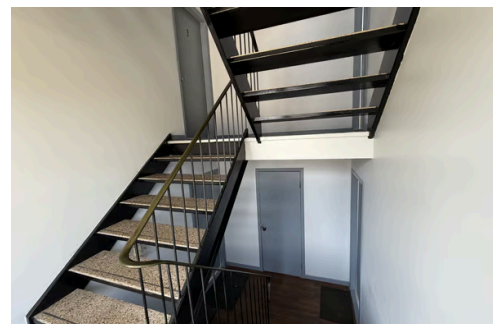
Parking

Type of Parking Outdoor, paved

Number of Parking Spaces 6 spaces

Area

Land Surface Area 6 825 sq. ft.



FEATURES

Fenced

Yes

Condition of Roof

Elastomeric membrane: redone (2012)

Concierge Agreement

Yes (1299\$)

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

Doorbell

Condition of Windows

Vinyl / Sliding

Exterior Siding

Brick

Floor Covering

Floating floor: renovated (2009)

Plumbing

PEX/ABS

Condition of Balconies

4 front balconies redone

Heating System

Electric baseboards, air exchanger

Condition of Kitchens

Wood cabinets, countertops with ceramic backsplash (4-5 units)

Condition of Bathrooms

3 out of 6 renovated

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$69,240	100 %	\$962
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$69,240		\$962
Vac. / Bad debt	\$2,077	3 %	\$29
EGR	\$67,163		\$933

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,022	4.5 %	\$504
Municipal Taxes	Current	\$8,933	13.3 %	\$1,489
School Taxes	Current	\$587	0.9 %	\$98
Insurance	Current	\$2,180	3.2 %	\$363
Electricity	Current	\$430	0.6 %	\$72
Heating				
Snow Removal	Current	\$731	1.1 %	\$122
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	2.2 %	\$250
Maintenance	Normalised	\$4,200	6.3 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$672	1 %	\$112
Total Expenses		\$22,255	33.1 %	\$3,709
Net Revenue		\$44,908		\$7,485

FINANCING

Maximum loan amount	\$794,555	\$540,923
Financing CAP	4.80 %	6.23 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.2 %	4.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$44,908	\$44,908
Annual Mortgage Cost	\$43,362	\$35,926
Net cash after mortgage	\$1,546	\$8,982

RETURN ON INVESTMENT

Down Payment	\$355,445	\$609,077
Cash on cash return	0.4 %	1.5 %
Return on liquidity + capitalization	2.8 %	3.5 %
Total yearly return with appreciation of 5.79 %	21.53 % of 2 %	7.23 %

CPU

191 700 \$

GIM

16,6

NIM

25,6

CAP

3,9 %

