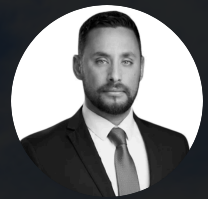


# 3 CAMPEAU GATINEAU

33 UNITS

# PMML

FOR SALE



**Elias Toth**

VP

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PMML.CA



## BUILDING TYPE

Detached

## BUILDING CATEGORY

Rooming House

## PROPERTY DESCRIPTION

VERY PROFITABLE BUILDING WITH POTENTIAL FOR SUBDIVISION of the current lot into two plots! Well-maintained, furnished 33-room studio-style building. This building was formerly a hotel and stands out with its high ceilings and bright rooms. Carefully managed for over 20 years by the same owner with one-year leases for most units. The building is Sold as a portfolio with a second building (1411 St-Louis), for a total of 67 units.

## HIGHLIGHTS

Looking for a cash-generating asset from day 1 to support your growth? This property combines high income for the buyer and affordable rents for tenants. This type of all-inclusive furnished rental allows reaching a large clientele (singles, retirees, workers, etc.) while generating substantial cash flow for the buyer.

ASKING PRICE :  
**\$2,975,000**

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

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Vinyl exterior siding completely replaced in 2016. Old siding removed, exterior walls thickened, and urethane insulation before installing the new siding. Styrofoam panels installed around the entire perimeter of the foundation in 2016.

Roof completely replaced in 2016.

New fire alarm system in 2024.

New camera system in 2024.

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## ADDITIONAL INFORMATION

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33 bedrooms, each with a private bathroom. Electrical outlets for a stove in most units. Rented furnished on an all-inclusive basis (heating, lighting, and Internet) with a single bed, mattress, table, chair, and kitchenette including a stove or hot plate, refrigerator, sink, and microwave (included as-is, in working condition, without warranty).

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



## Responsibility for appliances

Landlord

## Number of units

33



## Number of Parking Spaces

25 (Estimated)

## Hot Water System

Central boiler



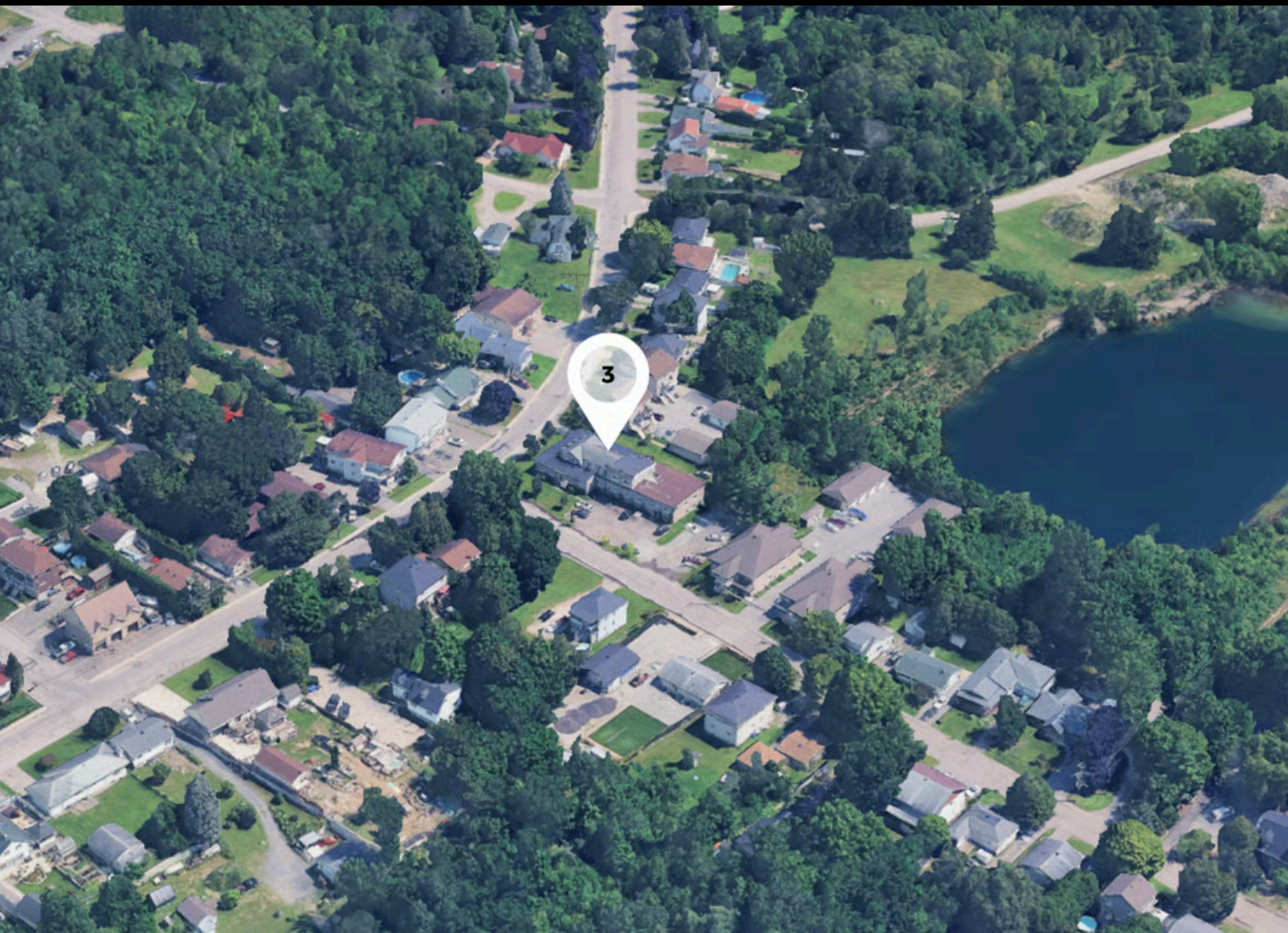
## Heating System

Natural gas





3 Campeau, Gatineau





# BUILDING DESCRIPTION

## General Information

Cadastral number 6 545 224

## Total Municipal Assessment

Total Municipal Assessment 1 482 900 \$

Municipal Land Assessment 256 500 \$

Municipal Building Assessment 1 226 400 \$

## Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1952 according to the City. Some sections may be older.

## Features

Plumbing ABS, Pex, Copper, Cast iron

Condition of Roof Elastomeric membrane & Shingles - Redone 2016

Condition of Doors Good condition

Condition of Balconies Wood balconies

Condition of Windows PVC windows

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Vinyl, Decorative stone

Condition of Bathrooms Functional

Floor Covering Ceramic, Floating wood

## Electromechanical System

Fire System Smoke detectors

## Building type

Laundry Room Common paid laundry room

Number of Rooms 33

Number of Units 33

Washer/Dryer Inlet N/A

Appliance Responsibility Landlord

Heating Responsibility Landlord

Hot Water Responsibility Landlord

Revenues are not 100% effective. Variable depending on turnover. Mostly one-year leases. 33 rental rooms in the property assessment. The conformity of some rooms has not been confirmed. Sold without legal warranty of quality, at the buyer's risk and peril.

## Parking

Type of Parking Outdoor

Number of Parking Spaces 25 (Estimated)

## Area

Land Surface Area 36 429 sq ft



## FEATURES

### Fenced

No

### Condition of Roof

Elastomeric membrane & Shingles - Redone 2016

### Concierge Agreement

Yes

### Hot Water System

Central boiler

### Electrical Panels

Circuit breakers

### Environmental Report

Update in progress

### Internet and Telecom

No

### Condition of Doors

Good condition

### Intercom and Doorbell

No

### Condition of Windows

PVC windows

### Exterior Siding

Vinyl, Decorative stone

### Floor Covering

Ceramic, Floating wood

### Plumbing

ABS, Pex, Copper, Cast iron

### Condition of Balconies

Wood balconies

### Heating System

Natural gas

### Condition of Kitchens

Good condition

### Condition of Bathrooms

Functional



## REVENUE

|                       | yearly           | % / GR | RPU (m)      |
|-----------------------|------------------|--------|--------------|
| Residential           | \$321,000        | 100 %  | \$811        |
| Affordable Res.       |                  |        |              |
| Commercial            |                  |        |              |
| Lockers               |                  |        |              |
| Parking               |                  |        |              |
| Laundry               |                  |        |              |
| <b>Total Revenues</b> | <b>\$321,000</b> |        | <b>\$811</b> |
| Vac. / Bad debt       | \$9,630          | 3 %    | \$24         |
| <b>EGR</b>            | <b>\$311,370</b> |        | <b>\$786</b> |

## EXPENSES

|                       | Calc.      | yearly           | % OF EGR      | CPU (y)        |
|-----------------------|------------|------------------|---------------|----------------|
| Administration        | Normalised | \$15,569         | 5 %           | \$472          |
| Municipal Taxes       | Current    | \$12,813         | 4.1 %         | \$388          |
| School Taxes          | Current    | \$1,152          | 0.4 %         | \$35           |
| Insurance             | Current    | \$22,519         | 7.2 %         | \$682          |
| Electricity           | Current    | \$10,307         | 3.3 %         | \$312          |
| Heating               | Estimated  | \$8,000          | 2.6 %         | \$242          |
| Snow Removal          | Current    | \$1,400          | 0.4 %         | \$42           |
| Elevator              |            |                  |               |                |
| Lawn                  |            |                  |               |                |
| Structural Reserve    |            |                  |               |                |
| Janitor               | Normalised | \$13,200         | 4.2 %         | \$400          |
| Maintenance           | Normalised | \$23,100         | 7.4 %         | \$700          |
| Appliances            |            |                  |               |                |
| WiFi                  | Current    | \$1,062          | 0.3 %         | \$32           |
| Heat Pump             |            |                  |               |                |
| CHMC: Other Costs     | Normalised | \$3,114          | 1 %           | \$94           |
| Sécurité              | Current    | \$676            | 0.2 %         | \$20           |
| <b>Total Expenses</b> |            | <b>\$112,911</b> | <b>36.3 %</b> | <b>\$3,422</b> |
| <b>Net Revenue</b>    |            | <b>\$198,459</b> |               | <b>\$6,014</b> |

## FINANCING

|                     |             |             |             |             |
|---------------------|-------------|-------------|-------------|-------------|
| Maximum loan amount | \$2,231,250 | \$2,528,750 | \$2,528,750 | \$2,826,250 |
| Financing CAP       | 5.92 %      | 6.31 %      | 4.67 %      | 4.98 %      |
| Debt coverage ratio | 1.25        | 1.3         | 1.1         | 1.1         |
| Interest Rate       | 4.0 %       | 4.0 %       | 4.0 %       | 4.0 %       |
| Amortization        | 25 Years    | 30 Years    | 40 Years    | 45 Years    |
| Term                | 5 Years     | 5 Years     | 5 Years     | 5 Years     |

## TREASURY

|                         |           |           |           |           |
|-------------------------|-----------|-----------|-----------|-----------|
| Net Revenue             | \$198,459 | \$198,459 | \$198,459 | \$198,459 |
| Annual Mortgage Cost    | \$140,842 | \$152,659 | \$133,378 | \$142,748 |
| Net cash after mortgage | \$57,617  | \$45,800  | \$65,081  | \$55,711  |

### RETURN ON INVESTMENT

|                                              |           |           |           |           |
|----------------------------------------------|-----------|-----------|-----------|-----------|
| Down Payment                                 | \$743,750 | \$446,250 | \$446,250 | \$148,750 |
| Cash on cash return                          | 7.7 %     | 10.3 %    | 14.6 %    | 37.5 %    |
| Return on liquidity + capitalization         | 14.9 %    | 20.9 %    | 20.8 %    | 53.9 %    |
| Total yearly return with appreciation of 2 % | 22.91 %   | 34.21 %   | 34.16 %   | 93.9 %    |

CPU  
90 200 \$

GIM  
9,3

NIM  
15

CAP  
6,7 %



