

300 BOSTONNAIS LA TUQUE

24 UNITS

PMML

FOR SALE



Maxim Devarennnes

Real Estate Broker

📞 581-994-5100



maxim.devarennnes@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Nice 24-dwelling residential building representing a significant multi-residential property in an established sector of the city. Its size allows for diversification of rental income and offers interesting potential for an investor seeking an income-generating real estate asset. The building benefits from a convenient location, close to services, shops, and amenities in La Tuque. An opportunity to consider for the acquisition of a multi-dwelling building in the Haute-Mauricie market.

HIGHLIGHTS

- ✓ Close to services and amenities
- ✓ Interesting opportunity for local or external real estate investor
- ✓ Several renovations carried out in recent years

ASKING PRICE :

\$3,300,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Approximately \$1.6 M in renovations.

All 24 dwellings renovated.

Several dwellings are equipped with a heat pump.

Fire system

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants

Number of units

24



Number of Parking Spaces

24 spaces

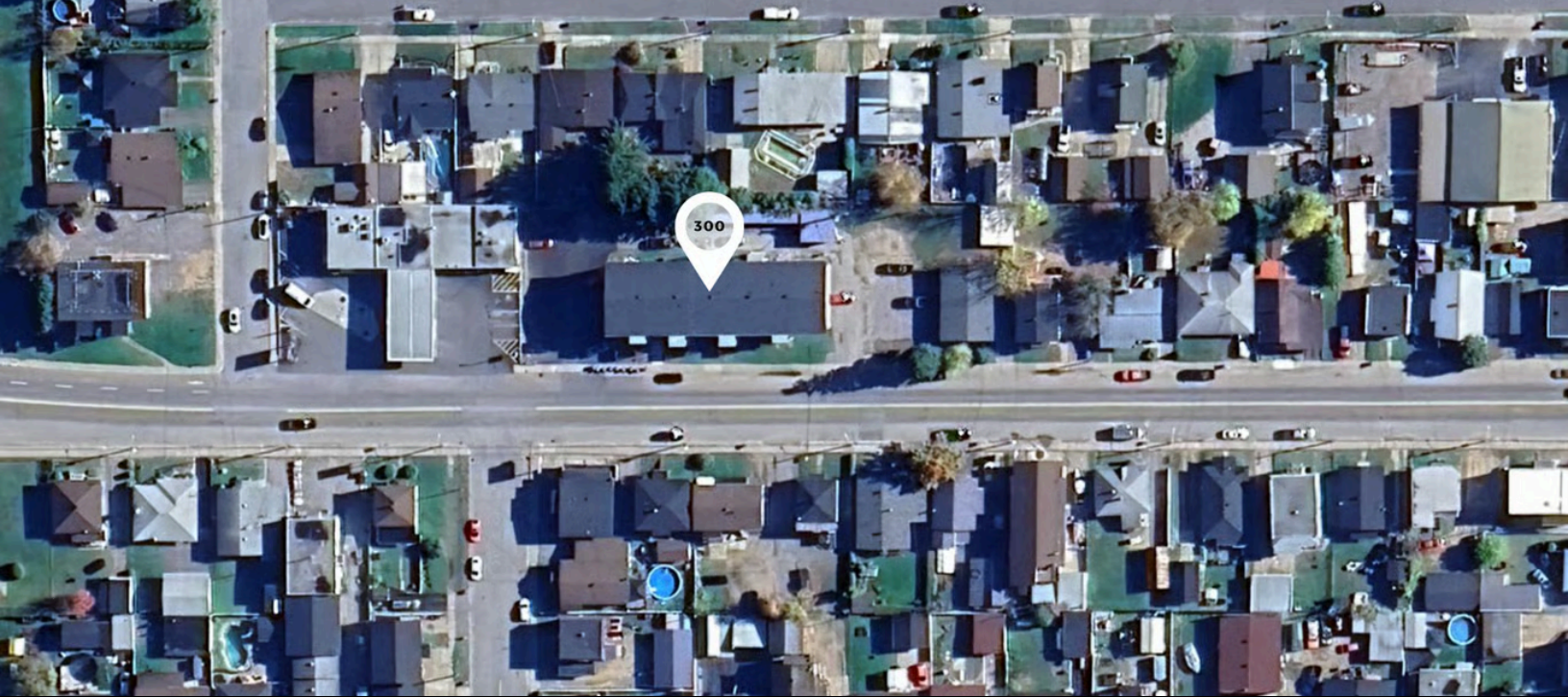
Hot Water System

Independent tanks

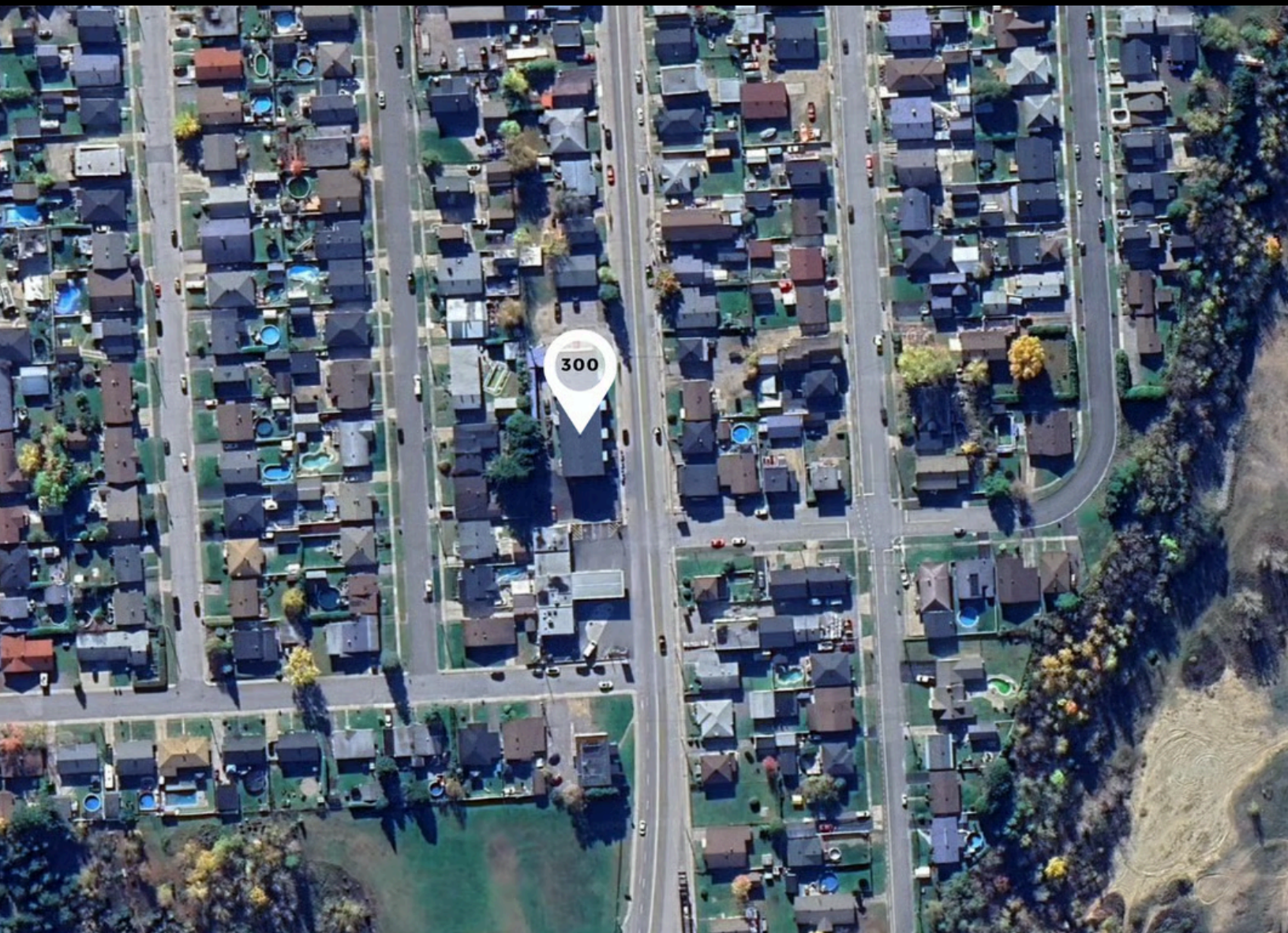


Heating System

Electric baseboards



300 Bostonnais, La Tuque



BUILDING DESCRIPTION

General Information

Cadastral number 6616190

Total Municipal Assessment

Total Municipal Assessment 1 070 300 \$

Municipal Land Assessment 61 000 \$

Municipal Building Assessment 1 009 300 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1970

Features

Plumbing Copper, PEX, ABS

Condition of Roof Good condition

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows Good condition

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good condition

Floor Covering Vinyl, Ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room Yes, free

Number of Rooms 8 x 5.5 + 7 x 4.5 + 9 x 3.5

Number of Units 24 units

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

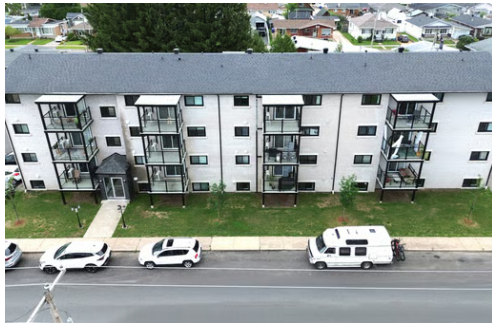
Parking

Type of Parking Outdoor

Number of Parking Spaces 24 spaces

Area

Land Surface Area 25 967 pi²



FEATURES

Fenced

No

Condition of Roof

Good condition

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Yes, Phase 1, 2 and 3

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

Yes

Condition of Windows

Good condition

Exterior Siding

Brick

Floor Covering

Vinyl, Ceramic

Plumbing

Copper, PEX, ABS

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$258,324	100 %	\$897
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$258,324		\$897
Vac. / Bad debt	\$7,750	3 %	\$27
EGR	\$250,574		\$870

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$12,529	5 %	\$522
Municipal Taxes	Current	\$31,753	12.7 %	\$1,323
School Taxes	Current	\$843	0.3 %	\$35
Insurance	Current	\$10,878	4.3 %	\$453
Electricity	Estimated	\$6,900	2.8 %	\$288
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$9,600	3.8 %	\$400
Maintenance	Normalised	\$16,800	6.7 %	\$700
Appliances				
WiFi	Current	\$1,440	0.6 %	\$60
Heat Pump				
CHMC: Other Costs	Normalised	\$2,506	1 %	\$104
Total Expenses		\$93,248	37.2 %	\$3,885
Net Revenue		\$157,326		\$6,555

FINANCING

Maximum loan amount	\$2,998,640	\$2,120,840	\$1,993,914
Financing CAP	4.98 %	6.31 %	5.92 %
Debt coverage ratio	1.1	1.3	1.25
Interest Rate	4.0 %	4.0 %	4.0 %
Amortization	45 Years	30 Years	25 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$157,326	\$157,326	\$157,326
Annual Mortgage Cost	\$152,399	\$128,002	\$125,861
Net cash after mortgage	\$4,927	\$29,323	\$31,465

RETURN ON INVESTMENT

Down Payment	\$301,360	\$1,179,160	\$1,306,086
Cash on cash return	1.6 %	2.5 %	2.4 %
Return on liquidity + capitalization	10.3 %	5.9 %	6.1 %
Total yearly return with appreciation of 2 %	32.2 %	11.45 %	11.11 %

CPU
137 500 \$

GIM
12,8

NIM
21

CAP
4,8 %

