

307 SAINT-ANDRÉ GATINEAU

8 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

8-unit income property in Gatineau, well located in a high-demand area. Stable revenues with excellent potential for optimization. Well-maintained building with several improvements over the years. Parking available. Ideal for an investor looking to increase profitability. Close to services, schools, and public transportation. A great opportunity!

HIGHLIGHTS

- ✓ 2 minutes from Maloney boulevard
- ✓ Potential for optimization
- ✓ Well maintained
- ✓ Steps away from the famous parc Sanscartier

ASKING PRICE :
\$1,160,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

New kitchen cabinets and roof redone 8 years ago

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants

Number of units

8



Number of Parking Spaces

15

Hot Water System

Independant tanks



Heating System

Electricity (baseboards)



307 Saint-André, Gatineau



BUILDING DESCRIPTION

General Information

Cadastral number	1 935 355
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Total Municipal Assessment

Total Municipal Assessment	809 200 \$
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Municipal Land Assessment	290 100 \$
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Municipal Building Assessment	519 100 \$
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Construction

Number of Storeys	2
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Type of Building	Detached
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Type of Construction	Brick and wood
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Year of Construction	1930
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N/A

Electromechanical System

Fire System	Smoke detectors
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Building type

Laundry Room	No
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Number of Units	8
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Washer/Dryer Inlet	In each unit
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Appliance Responsibility	Tenants
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Heating Responsibility	Tenants except for the two bachelors
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Hot Water Responsibility	Tenants except for the two bachelors
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Parking

Type of Parking	Outdoor
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Number of Parking Spaces	15
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Area

Land Surface Area	3 320 sqft
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FEATURES

Fenced

No

Condition of Roof

Good condition, 8 years old

Concierge Agreement

No

Hot Water System

Independant tanks

Electrical Panels

Circuit breakers

Environmental Report

No

Internet and Telecom

No

Condition of Doors

Good

Intercom and Doorbell

Doorbell at the entrance

Condition of Windows

Good

Exterior Siding

Brick and vinyl

Floor Covering

Floating wood and ceramic

Plumbing

Copper and plastic

Condition of Balconies

Good

Heating System

Electricity (baseboards)

Condition of Kitchens

Good

Condition of Bathrooms

Good

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$70,260	100 %	\$732
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$70,260		\$732
Vac. / Bad debt	\$2,108	3 %	\$22
EGR	\$68,152		\$710

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,067	4.5 %	\$383
Municipal Taxes	Current	\$8,960	13.1 %	\$1,120
School Taxes	Current	\$619	0.9 %	\$77
Insurance	Current	\$6,040	8.9 %	\$755
Electricity	Current	\$1,613	2.4 %	\$202
Heating				
Snow Removal	Current	\$1,550	2.3 %	\$194
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	2.9 %	\$250
Maintenance	Normalised	\$5,600	8.2 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$682	1 %	\$85
Total Expenses		\$30,130	44.2 %	\$3,766
Net Revenue		\$38,022		\$4,753

FINANCING

	schl	conv
Maximum loan amount	\$680,463	\$448,917
Financing CAP	4.75 %	6.35 %
Debt coverage ratio	1.1	1.25
Interest Rate	3.7 %	4.7 %
Amortization	35 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$38,022	\$38,022
Annual Mortgage Cost	\$36,648	\$30,417
Net cash after mortgage	\$1,373	\$7,604

RETURN ON INVESTMENT

Down Payment	\$479,537	\$711,083
Cash on cash return	0.3 %	1.1 %
Return on liquidity + capitalization	2.4 %	2.4 %
Total yearly return with appreciation of 2 %	7.28 %	5.7 %

CPU
145 000 \$

GIM
16,5

NIM
30,5

CAP
3,3 %





