

32 DAZÉ SAINTE-AGATHE-DES-MONTS

24 UNITS

PMML

FOR SALE



Jessika Anne Ledingham

Team Samuel & Jessika

Executive VP

Real Estate Broker | PMML

Partner

📞 514-549-8531

✉️ jessika-anne.ledingham@pmml.ca



Samuel Lapointe

Team Samuel & Jessika

Executive VP

Real Estate Broker | PMML

Partner

📞 450-512-7859

✉️ samuel.lapointe@pmml.ca

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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Prime acquisition opportunity in the Laurentians! This well-located 24-unit building in Sainte-Agathe offers clear optimization potential for the savvy investor.

The diverse unit mix caters to a wide range of tenants: 1 bachelor, 1 one-bedroom, 7 two-bedroom, 10 three-bedroom, and 5 four-bedroom units.

A solid asset with clear value-add levers — ideal for growing your real estate portfolio in the Laurentians.

HIGHLIGHTS

- ✓ Hot water conversion opportunity
- ✓ Additional unit potential
- ✓ Strong demographic growth
- ✓ True optimization potential

ASKING PRICE :

\$3,900,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

- Alarm system: Complete upgrade to meet current standards at a cost of \$15,530.82
 - Housing units: Renovation of 16 housing units.
 - Plumbing: Major repairs (budget of \$5,000) and installation of a new 100-gallon hot water tank (\$6,000).
 - Miscellaneous equipment: Installation of new electric meters, an intercom system (\$500), and surveillance cameras (\$11,854).
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ADDITIONAL INFORMATION

The building has undergone several capital improvements in recent years, significantly reducing short-term maintenance needs. In addition, some units have yet to be converted to individual hot water systems, a direct value-add that will allow this expense to be passed on to tenants and increase the net return shortly after acquisition.

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

Responsibility for appliances

Tenant

Number of units

24

Number of Parking Spaces

26 spaces

Hot Water System

100-gallon tanks

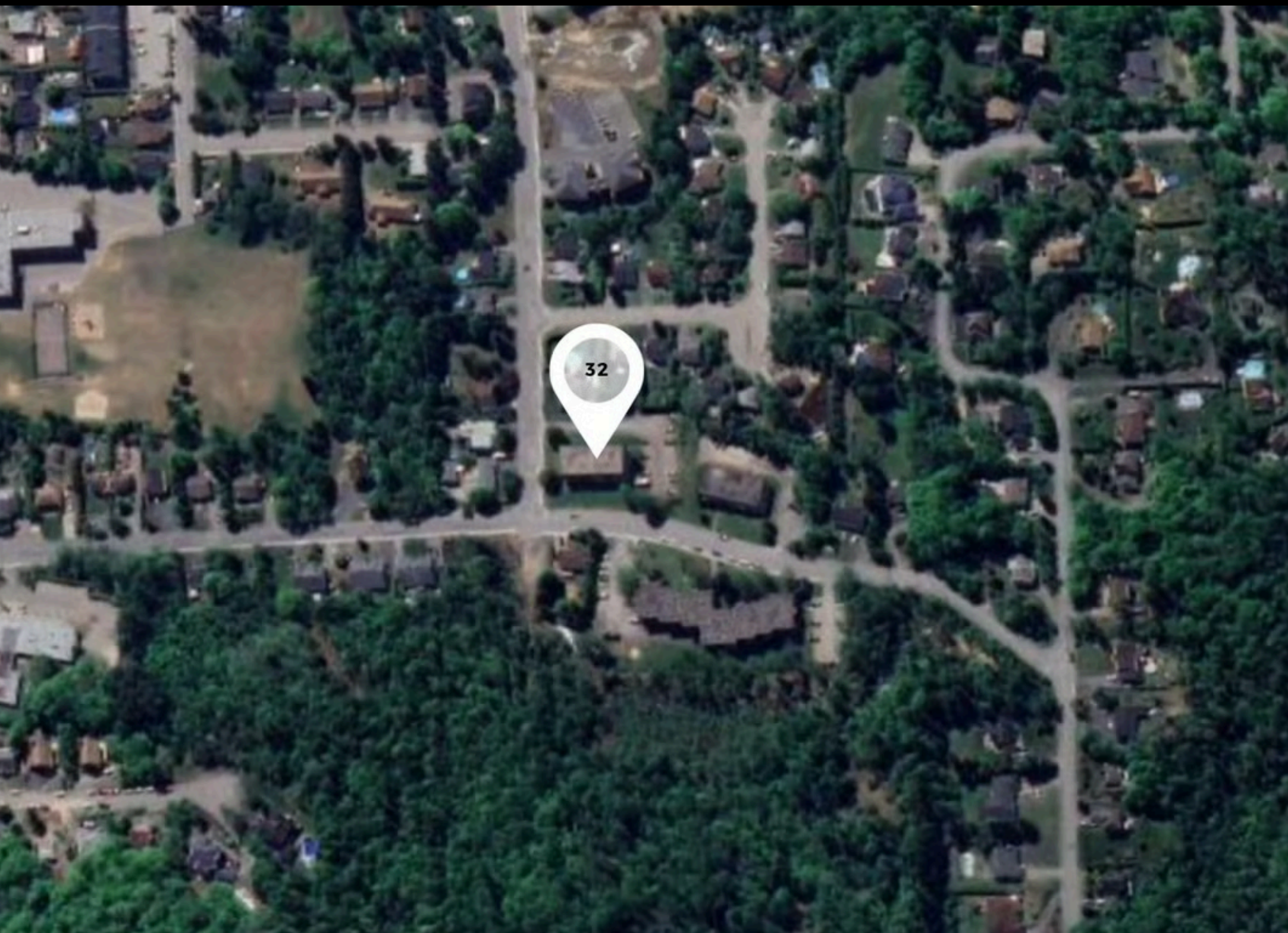
Heating System

Electric baseboard heaters





32 Dazé, Sainte-Agathe-des-Monts



BUILDING DESCRIPTION

General Information

Cadastral number 5 581 032

Total Municipal Assessment

Total Municipal Assessment 2 746 700 \$

Municipal Land Assessment 268 600 \$

Municipal Building Assessment 2 478 100 \$

Construction

Number of Storeys 33

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1974

Electromechanical System

Fire System Yes

Building type

Laundry Room Yes

Number of Units 1 x 1½ - 1 x 2½ - 7 x 3½ - 10 x 4½ - 5 x 5½

Washer/Dryer Inlet Yes

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant (16) Owner (8)

This sale is made without legal warranty of quality at the buyers risks.

Parking

Type of Parking Exterior

Number of Parking Spaces 26 spaces

Area

Land Surface Area 39 520 sq.ft.



FEATURES

Internet and Telecom

N/A

Condition of Doors

Patio doors (18) replaced in 2016

Intercom and Doorbell

Intercom | New system

Condition of Windows

Windows: 50 windows were replaced between 2018 and 2019.

Exterior Siding

Brick

Floor Covering

Floating / Ceramic / Vinyl

Plumbing

Copper / ABS / Refurbished

Condition of Balconies

The railings on the 18 balconies were replaced in 2016

Heating System

Electric baseboard heaters

Condition of Kitchens

Partial renovations

Condition of Bathrooms

Partial renovations

Condition of Roof

Roof shingles replaced in 2016

Concierge Agreement

Yes, on-site

Hot Water System

100-gallon tanks

Electrical Panels

Circuit Breakers | New Meters

Environmental Report

Update needed

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$283,884	100 %	\$986
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$283,884		\$986
Vac. / Bad debt	\$8,517	3 %	\$30
EGR	\$275,367		\$956

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$13,768	5 %	\$574
Municipal Taxes	Current	\$47,753	17.3 %	\$1,990
School Taxes	Current	\$1,986	0.7 %	\$83
Insurance	Current	\$8,642	3.1 %	\$360
Electricity	Current	\$5,105	1.9 %	\$213
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$9,600	3.5 %	\$400
Maintenance	Normalised	\$16,800	6.1 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$2,754	1 %	\$115
Total Expenses		\$106,408	38.6 %	\$4,434
Net Revenue		\$168,959		\$7,040

FINANCING

	schl	conv
Maximum loan amount	\$2,967,947	\$2,035,142
Financing CAP	4.84 %	6.23 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.25 %	4.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$168,959	\$168,959
Annual Mortgage Cost	\$163,539	\$135,168
Net cash after mortgage	\$5,420	\$33,792

RETURN ON INVESTMENT

Down Payment	\$932,053	\$1,864,858
Cash on cash return	0.6 %	1.8 %
Return on liquidity + capitalization	3.9 %	4.2 %
Total yearly return with appreciation of 2 %	12.28 %	8.43 %

CPU
162 500 \$

GIM
13,7

NIM
23,1

CAP
4,3 %



