

3400 DAGENAI OUEST FABREVILLE

8 UNITS

PMML

FOR SALE



Samuel Lapointe

Team Samuel & Jessika

Executive VP

Real Estate Broker | PMML

Partner

 450-512-7859



samuel.lapointe@pmml.ca



Jessika Anne Ledingham

Team Samuel & Jessika

Senior VP

Real Estate Broker | PMML

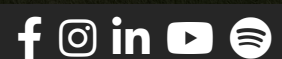
Partner

 514-549-8531



jessika-anne.leadingham@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

8-unit building (8 x 4½) well maintained over the years, ideally located in a sought-after area. Stable tenants and consistent rental income. Most units are in excellent condition. A solid asset for long-term investment.

HIGHLIGHTS

- ✓ Sought-after location
- ✓ Good management and maintenance
- ✓ Large parking area

ASKING PRICE :
\$1,560,000

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality to the risks and perils of the buyer

Responsibility for appliances

Tenant

Number of units

8



Number of Parking Spaces

8

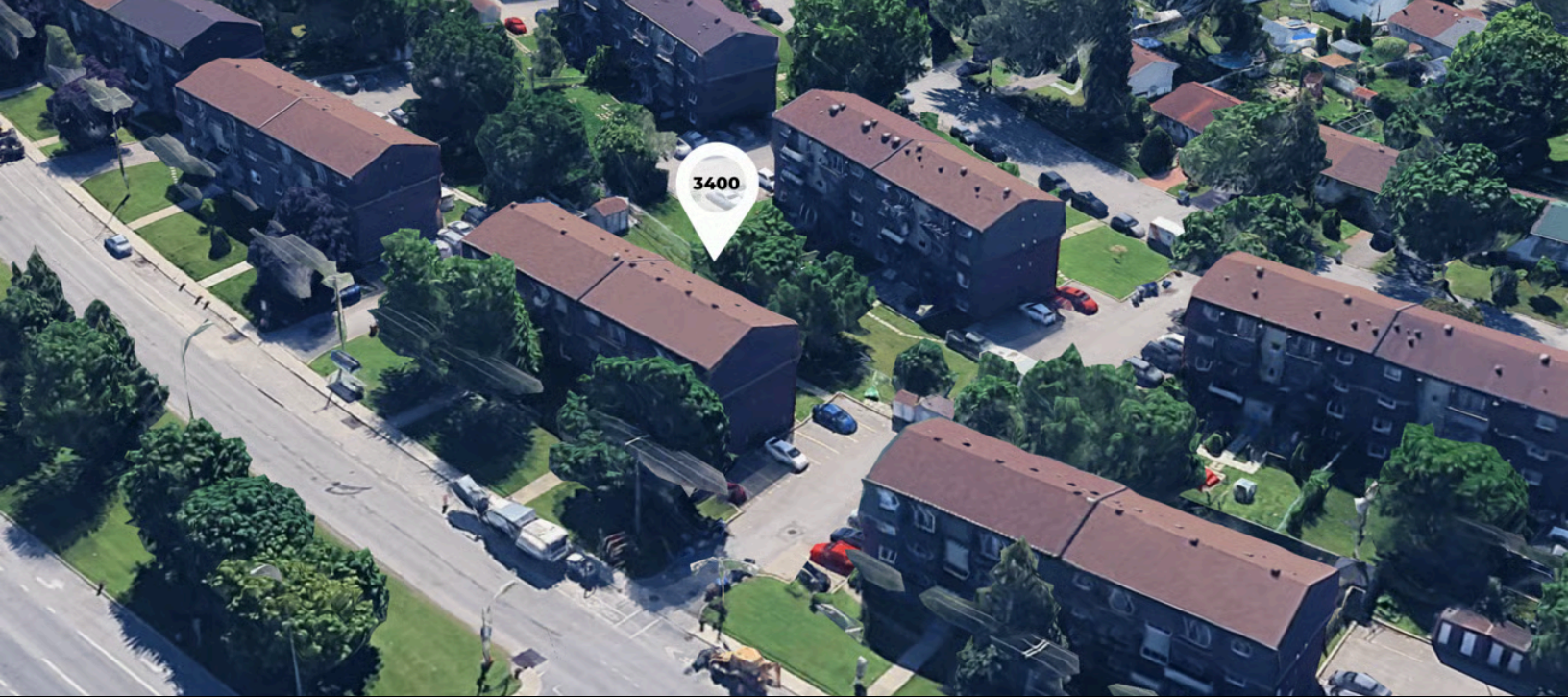
Hot Water System

Electric

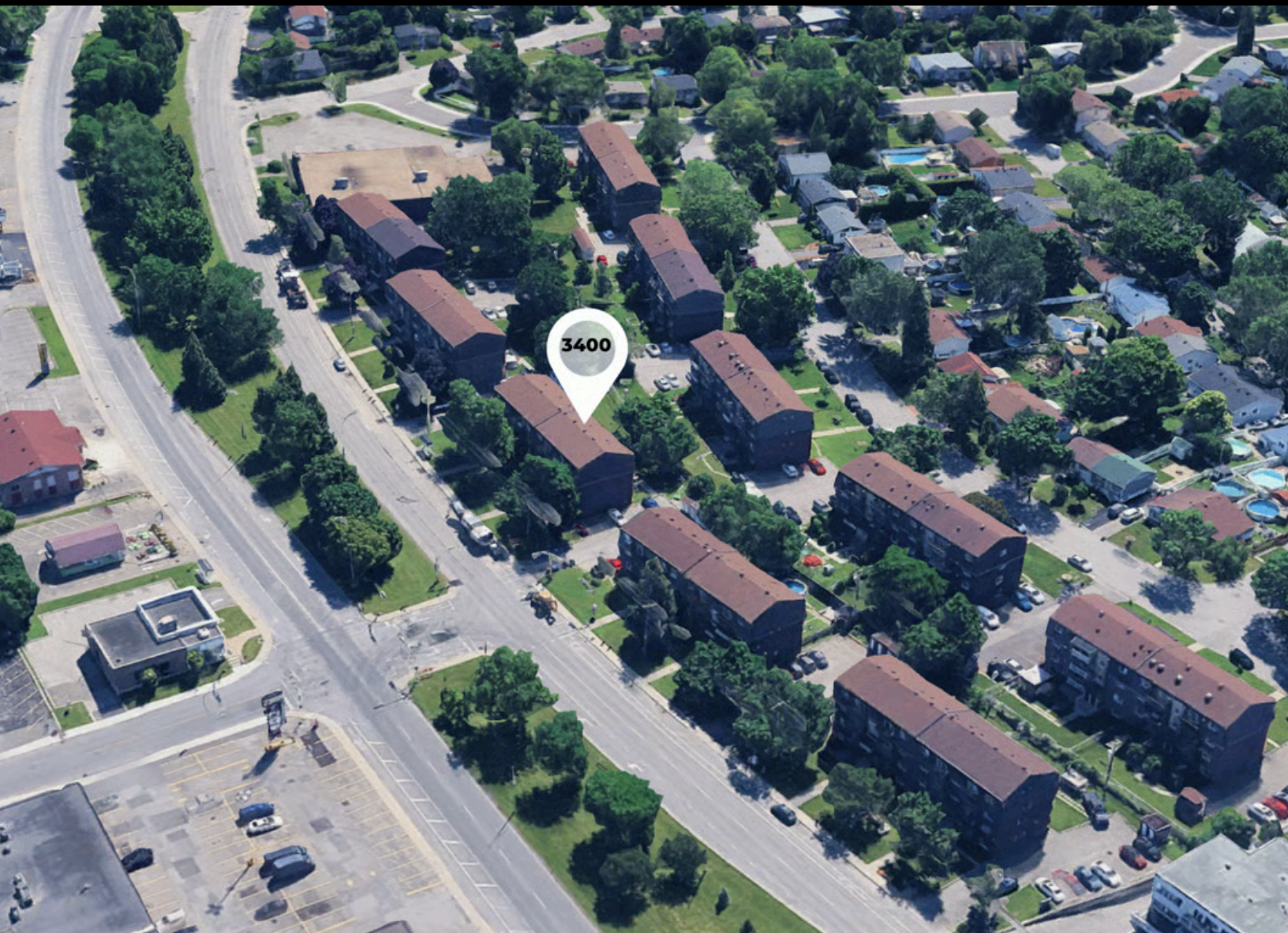


Heating System

Electric



3400 Dagenais Ouest, Fabreville



BUILDING DESCRIPTION

General Information

Cadastral number	1 060 953
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Total Municipal Assessment

Total Municipal Assessment	1 104 500 \$
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Municipal Land Assessment	440 500 \$
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Municipal Building Assessment	664 000 \$
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Construction

Number of Storeys	3
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Type of Building	Detached
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Type of Construction	To be verified
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Year of Construction	Unknown
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Electromechanical System

Fire System	Yes
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Building type

Laundry Room	No
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Washer/Dryer Inlet	Yes
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Appliance Responsibility	Tenant
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Heating Responsibility	Tenant
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Hot Water Responsibility	Tenant
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Parking

Type of Parking	Exterior
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Number of Parking Spaces	8
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Area

Land Surface Area	9 440 p.c.
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FEATURES

Plumbing

Copper / Cast iron / ABS

Condition of Balconies

Good (concrete)

Hot Water System

Electric

Electrical Panels

Circuit breaker

Environmental Report

Yes

Condition of Roof

2021 in Shingles

Intercom and Doorbell

Yes

Condition of Windows

Good

Exterior Siding

Bricks

Floor Covering

Ceramic / Vinyl

Condition of Doors

Good

Heating System

Electric

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$87,720	100 %	\$914
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$87,720		\$914
Vac. / Bad debt	\$2,632	3 %	\$27
EGR	\$85,088		\$886

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,829	4.5 %	\$479
Municipal Taxes	Current	\$12,105	14.2 %	\$1,513
School Taxes	Current	\$802	0.9 %	\$100
Insurance	Current	\$4,049	4.8 %	\$506
Electricity	Current	\$405	0.5 %	\$51
Heating				
Snow Removal	Current	\$1,196	1.4 %	\$150
Elevator				
Lawn	Current	\$396	0.5 %	\$50
Structural Reserve				
Janitor	Current	\$1,140	1.3 %	\$143
Maintenance	Normalised	\$5,600	6.6 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$851	1 %	\$106
Hydro-Solution	Current	\$1,000	1.2 %	\$125
Total Expenses		\$31,373	36.9 %	\$3,922
Net Revenue		\$53,715		\$6,714

FINANCING

	schl	conv
Maximum loan amount	\$994,456	\$622,398
Financing CAP	4.59 %	6.47 %
Debt coverage ratio	1.1	1.25
Interest Rate	3.89 %	4.89 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$53,715	\$53,715
Annual Mortgage Cost	\$51,992	\$42,972
Net cash after mortgage	\$1,723	\$10,743

RETURN ON INVESTMENT

Down Payment	\$565,544	\$937,602
Cash on cash return	0.3 %	1.1 %
Return on liquidity + capitalization	2.3 %	2.5 %
Total yearly return with appreciation of 2 %	7.83 %	5.87 %

CPU
195 000 \$

GIM
17,8

NIM
29

CAP
3,4 %

