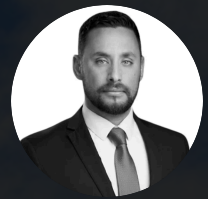


36 TASSÉ HULL

16 UNITS

PMML

FOR SALE



Elias Toth

VP

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

TURNKEY! 16-unit building, carefully managed by the same owners for 27 years. The property has benefited from significant renovations and capital expenditures in recent years, including the roof, foundation, windows, and patio doors. The majority of units have also been rmodernized. Fully rented, with stable tenants and low turnover, the building generates solid income while offering potential for rent optimization in the medium term.

HIGHLIGHTS

- ✓ Ideal for a busy investor looking for an asset in good condition that is easy to manage.
- ✓ Well-maintained building, stable tenants, renovated units.
- ✓ Key renovations (roof, foundation, windows and patio doors) already completed, reducing capital expenditures in the short and medium term.
- ✓ Central area, close to shops, highways and public transit.
- ✓ 5-6 minutes from the bridges to Ottawa.

ASKING PRICE :

\$3,800,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2015 - Excavation and foundation membrane: Excavation around the building and installation of a waterproofing membrane on three sides of the foundation.

2019 - Roof: Complete roof replacement.

2019 - Replacement of all windows and patio doors.

2020 - Installation of 16 heat pumps + Fire-rated door for mechanical room.

2021 - Electrical system inspection - Master electrician certificate available.

2021-2025 - 11/16 units renovated in 5 years - 16/16 in the last 15 years: floors, paint, moldings.

2021-2025 - 16/16 bathrooms renovated (vanity countertop, ceramic floor, including ceramic on bathtub walls).

ADDITIONAL INFORMATION

Key renovations (roof, foundation, windows and patio doors) already completed, reducing capital expenditures in the short and medium term.

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

Responsibility for appliances

Tenant

Number of units

16



Number of Parking Spaces

17

Hot Water System

Individual

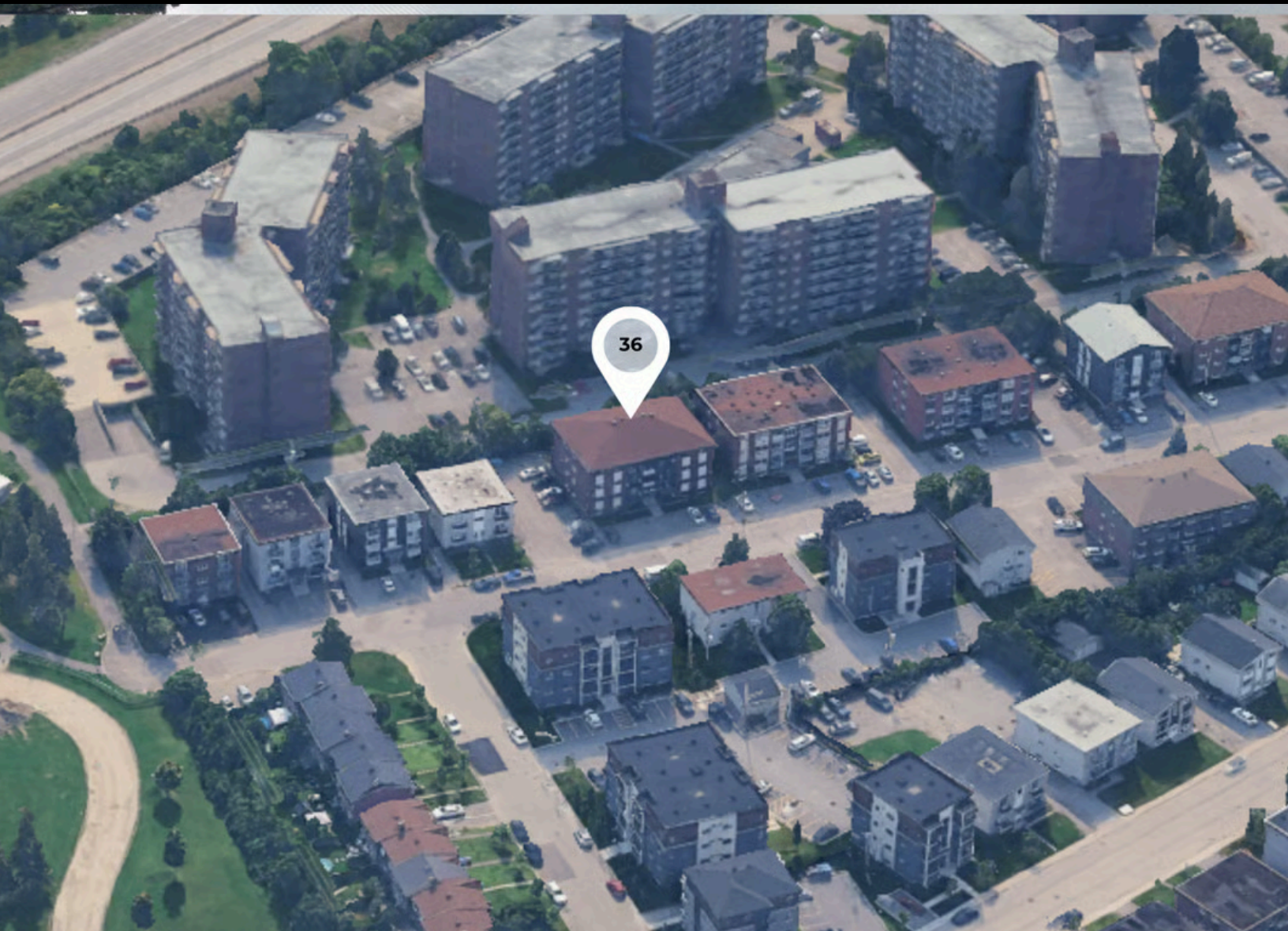


Heating System

Electric baseboards | 16 Heat pumps (2020)



36 Tassé, Hull



BUILDING DESCRIPTION

General Information

Cadastral number 1 089 405

Total Municipal Assessment

Total Municipal Assessment \$2,368,600

Municipal Land Assessment \$401,100

Municipal Building Assessment \$1,967,500

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1971

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

Features

Plumbing Copper, PEX and ABS

Condition of Roof 2019

Condition of Doors Entirely replaced in 2019

Condition of Balconies Good condition

Condition of Windows Entirely replaced in 2019

Condition of Kitchens Good condition

Electrical Panels Breakers

Exterior Siding Brick, Aluminum

Condition of Bathrooms All bathrooms have been renovated within the last 5 years

Floor Covering Floors redone in 12 of the 16 units

Electromechanical System

Fire System Yes, compliant

Building type

Laundry Room Space present - Used as storage by the owner

Number of Rooms 15 x 4.5 - 1 x 3.5

Number of Units 16

Washer/Dryer Inlet Yes in each apartment

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

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

Parking

Type of Parking Outdoor

Number of Parking Spaces 17

Area

Land Surface Area 11,984 sq. ft.



FEATURES

Plumbing

Copper, PEX and ABS

Condition of Balconies

Good condition

Heating System

Electric baseboards | 16 Heat pumps (2020)

Condition of Kitchens

Good condition

Condition of Bathrooms

All bathrooms have been renovated within the last 5 years

Condition of Roof

2019

Concierge Agreement

Yes

Hot Water System

Individual

Electrical Panels

Breakers

Floor Covering

Floors redone in 12 of the 16 units

Condition of Doors

Entirely replaced in 2019

Intercom and Doorbell

Yes

Condition of Windows

Entirely replaced in 2019

Exterior Siding

Brick, Aluminum

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$237,180	100 %	\$1,235
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$237,180		\$1,235
Vac. / Bad debt	\$7,115	3 %	\$37
EGR	\$230,065		\$1,198

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$11,503	5 %	\$719
Municipal Taxes	Current	\$24,763	10.8 %	\$1,548
School Taxes	Current	\$1,851	0.8 %	\$116
Insurance	Current	\$8,520	3.7 %	\$533
Electricity	Current	\$582	0.3 %	\$36
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$6,400	2.8 %	\$400
Maintenance	Normalised	\$11,200	4.9 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$2,301	1 %	\$144
Alarme	Current	\$992	0.4 %	\$62
Total Expenses		\$68,112	29.6 %	\$4,257
Net Revenue		\$161,953		\$10,122

FINANCING

SCHL

Maximum loan amount	\$2,183,212	\$2,950,076	\$3,086,831
Financing CAP	6.31 %	4.67 %	4.98 %
Debt coverage ratio	1.3	1.1	1.1
Interest Rate	4.0 %	4.0 %	4.0 %
Amortization	30 Years	40 Years	45 Years
Term	5 Years	5 Years	5 Years

TREASURY

SCHL

Net Revenue	\$161,953	\$161,953	\$161,953
Annual Mortgage Cost	\$131,692	\$155,433	\$155,766
Net cash after mortgage	\$30,260	\$6,520	\$6,187

RETURN ON INVESTMENT

Down Payment	\$1,616,788	\$849,924	\$713,169
Cash on cash return	1.9 %	0.8 %	0.9 %
Return on liquidity + capitalization	4.4 %	4.6 %	4.6 %
Total yearly return with appreciation of 2 %	9.1 %	13.53 %	15.27 %

CPU
237 500 \$

GIM
16

NIM
23,5

CAP
4,3 %

