

**3615 - 3619 MANCE
SAINT-HUBERT**

5 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

5-unit building (1 x 5.5 + 4 x 3.5) turnkey, having undergone major renovations. All units have been redone, balconies, roof (2020), French drain, parking, etc. Energy costs are the tenants' responsibility. Large lot and two large back terraces. Parking for 4-6 cars. Prime location, a few minutes from Taschereau Boulevard.

HIGHLIGHTS

- ✓ 2 minutes from Taschereau Boulevard
- ✓ A few minutes from Charles-Lemoyne Hospital

ASKING PRICE :

\$1,349,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Complete renovation of all apartments with high-end materials. Roof redone, 100% of doors, patio door and windows changed, French drain, shed (roof redone), front/back balcony and railings, landscaping, parking paving

ADDITIONAL INFORMATION

The SELLER does not provide a legal warranty of quality to the buyer, the latter not, however, waiving the legal warranties given by previous owners and received by the SELLER upon his acquisition of the building, which are hereby assigned to the buyer. Furthermore, the buyer waives any recourse against the SELLER for any information he may have omitted to disclose in good faith.

Responsibility for appliances

Tenants

Number of units

5



Number of Parking Spaces

4 to 6 spaces

Hot Water System

Independent tanks

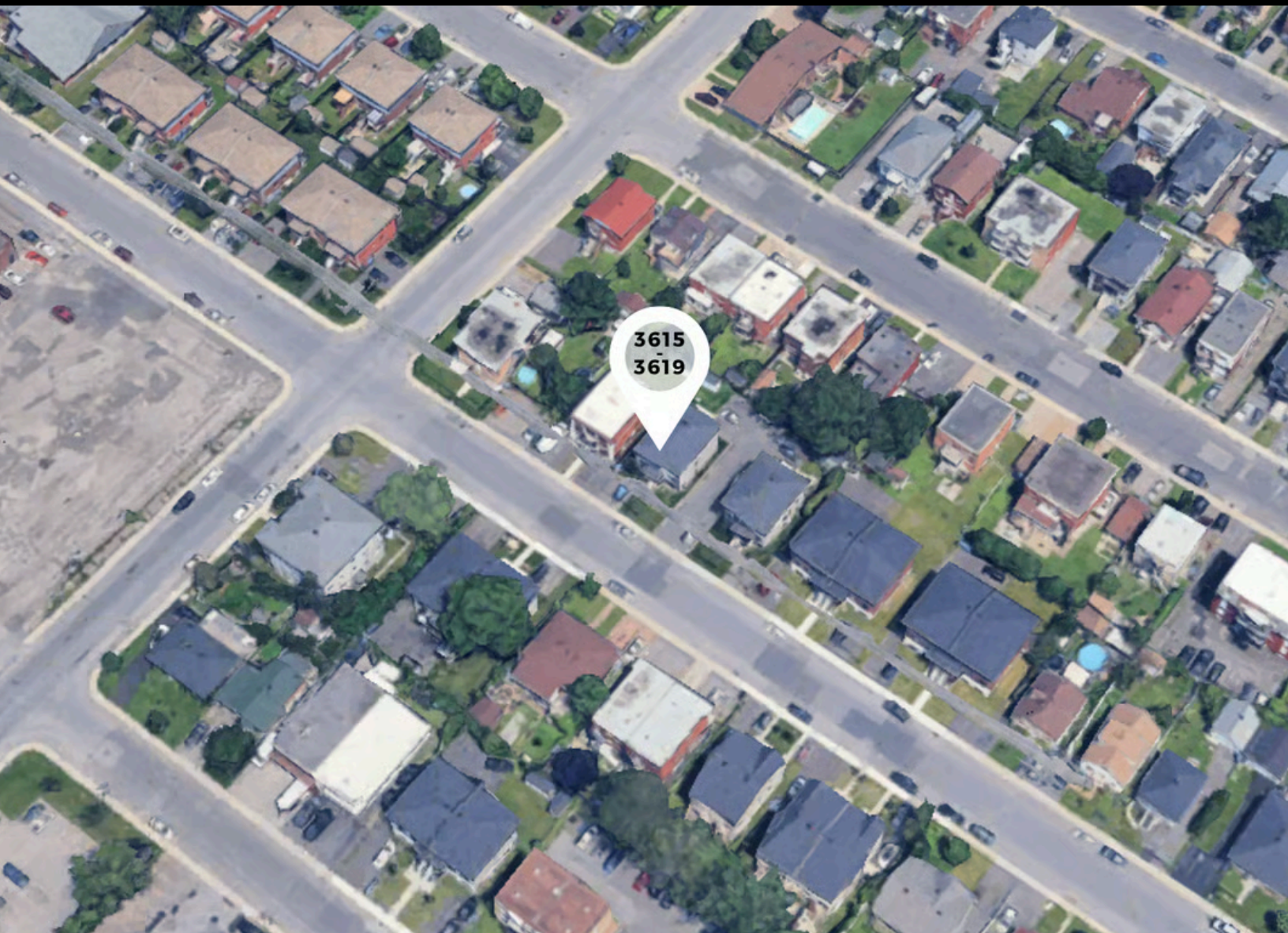


Heating System

Electric baseboards



3615 - 3619 Mance, Saint-Hubert



BUILDING DESCRIPTION

General Information

Cadastral number 2 797 106

Total Municipal Assessment

Total Municipal Assessment 827 600 \$

Municipal Land Assessment 232 300 \$

Municipal Building Assessment 595 300 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1979

Features

Plumbing Pex and copper

Condition of Roof Replaced in 2020

Condition of Doors Very good condition

Condition of Balconies Fiberglass/ very good condition

Condition of Windows Very good condition

Condition of Kitchens Very good condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Very good condition

Floor Covering Wood, ceramic, etc.

Electromechanical System

Fire System Smoke detectors in units

Building type

Laundry Room No

Number of Rooms 17

Number of Units 1 x 5.5 + 4 x 3.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Outdoor

Number of Parking Spaces 4 to 6 spaces

Area

Land Surface Area 4,994 sq. ft.



FEATURES

Fenced

Yes

Condition of Roof

Replaced in 2020

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Condition of Bathrooms

Very good condition

Internet and Telecom

Wifiplex

Condition of Doors

Very good condition

Intercom and Doorbell

Doorbell

Condition of Windows

Very good condition

Exterior Siding

Brick

Environmental Report

No

Plumbing

Pex and copper

Condition of Balconies

Fiberglass/ very good condition

Heating System

Electric baseboards

Condition of Kitchens

Very good condition

Distance from fire station and hydrant

50 meters

Floor Covering

Wood, ceramic, etc.

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$84,732	100 %	\$1,412
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$84,732		\$1,412
Vac. / Bad debt	\$2,542	3 %	\$42
EGR	\$82,190		\$1,370

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,699	4.5 %	\$740
Municipal Taxes	Current	\$5,553	6.8 %	\$1,111
School Taxes	Current	\$564	0.7 %	\$113
Insurance	Current	\$4,014	4.9 %	\$803
Electricity				
Heating				
Snow Removal	Current	\$1,230	1.5 %	\$246
Elevator				
Lawn	Current	\$574	0.7 %	\$115
Structural Reserve				
Janitor	Normalised	\$1,250	1.5 %	\$250
Maintenance	Normalised	\$3,500	4.3 %	\$700
Appliances				
WiFi	Current	\$293	0.4 %	\$59
Heat Pump	Current	\$950	1.2 %	\$190
CHMC: Other Costs	Normalised	\$822	1 %	\$164
Internet	Current	\$1,517	1.8 %	\$303
Total Expenses		\$23,965	29.2 %	\$4,793
Net Revenue		\$58,225		\$11,645

FINANCING

Maximum loan amount	\$1,015,463
Financing CAP	4.87 %
Debt coverage ratio	1.1
Interest Rate	4.0 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$58,225
Annual Mortgage Cost	\$55,876
Net cash after mortgage	\$2,348

RETURN ON INVESTMENT

Down Payment	\$333,537
Cash on cash return	0.7 %
Return on liquidity + capitalization	3.8 %
Total yearly return with appreciation of 2 %	11.91 %

CPU
269 800 \$

GIM
15,9

NIM
23,2

CAP
4,3 %





