

**425 - 433 ST-CHARLES
LA PRAIRIE**

5 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Located at 425-433 St-Charles Street in La Prairie, this five-unit building represents an excellent investment opportunity for a buyer seeking a high-performing property offering stable income and excellent potential for appreciation and optimization. The building comprises five fully rented units, offering a variety of rental types highly sought after in the market. Well-maintained over the years, the property benefits from excellent natural light thanks to windows on four sides. Its strategic location in a desirable family-friendly area of La Prairie ensures strong rental demand, close to services, schools, shops, public transportation, and major highways.

HIGHLIGHTS

Fully rented five-unit building generating potential gross income of \$61,668. This well-maintained detached building offers excellent natural light, stable tenants, and good medium- to long-term optimization potential. Located in a desirable area of La Prairie, close to schools, shops, public transportation, and major highways.

ASKING PRICE :
\$975,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Building regularly maintained over the years

PVC windows

Elastomeric membrane and asphalt shingle roofing

Several interior improvements made to some units

Partial modernization of some kitchens, bathrooms, and flooring

ADDITIONAL INFORMATION

All units are currently rented.

Rental income is distributed across several unit types.

Residential zoning.

Occupancy as per leases.

Sale made without legal warranty of quality, at the buyer's risk.

Responsibility for appliances

Tenant

Number of units

5



Number of Parking Spaces

4 spaces

Hot Water System

Independent tanks



Heating System

Electric baseboards



425 - 433 St-Charles, La Prairie



BUILDING DESCRIPTION

General Information

Cadastral number 1 916 818

Total Municipal Assessment

Total Municipal Assessment 935 700 \$

Municipal Land Assessment 332 800 \$

Municipal Building Assessment 602 900 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1950

Features

Plumbing ABS, Cast iron

Condition of Roof Asphalt shingles, elastomeric membrane

Condition of Doors Good condition

Condition of Balconies Fiberglass front balconies

Condition of Windows Made of PVC, sliding and guillotine type

Condition of Kitchens Standard / Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Standard / Good condition

Floor Covering Ceramic and floating

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 21

Number of Units 1 x 6 ½, 1 x 5 ½, 1 x 4 ½, 2 x 3 ½

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Exterior

Number of Parking Spaces 4 spaces

Area

Land Surface Area 4 315 sq. ft.



FEATURES

Fenced

Yes (backyard)

Condition of Roof

Asphalt shingles, elastomeric membrane

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

Doorbells

Condition of Windows

Made of PVC, sliding and guillotine type

Exterior Siding

Brick

Floor Covering

Ceramic and floating

Plumbing

ABS, Cast iron

Condition of Balconies

Fiberglass front balconies

Heating System

Electric baseboards

Condition of Kitchens

Standard / Good condition

Condition of Bathrooms

Standard / Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$61,668	100 %	\$1,028
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$61,668		\$1,028
Vac. / Bad debt	\$1,850	3 %	\$31
EGR	\$59,818		\$997

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$2,692	4.5 %	\$538
Municipal Taxes	Current	\$9,715	16.2 %	\$1,943
School Taxes	Current	\$614	1 %	\$123
Insurance				
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,250	2.1 %	\$250
Maintenance	Normalised	\$3,500	5.9 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$598	1 %	\$120
Total Expenses		\$18,369	30.7 %	\$3,674
Net Revenue		\$41,449		\$8,290

FINANCING

	schl	conv
Maximum loan amount	\$588,369	\$494,906
Financing CAP	5.99 %	6.28 %
Debt coverage ratio	1.1	1.2
Interest Rate	5.0 %	5.0 %
Amortization	30 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$41,449	\$41,449
Annual Mortgage Cost	\$39,933	\$34,541
Net cash after mortgage	\$1,516	\$6,908

RETURN ON INVESTMENT

Down Payment	\$386,631	\$480,094
Cash on cash return	0.4 %	1.4 %
Return on liquidity + capitalization	2.8 %	3.6 %
Total yearly return with appreciation of 2 %	7.84 %	7.64 %

CPU
195 000 \$

GIM
15,8

NIM
23,5

CAP
4,3 %









