

430 - 460 DE BOURGES LAVAL-DES-RAPIDES

32 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Isolated

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Real estate portfolio in a prime location. Residential portfolio of 32 units (spread across four different cadastral parcels), consisting exclusively of spacious 4½ apartments, located in a rapidly growing area of Laval. This portfolio offers both immediate returns and long-term growth potential.

HIGHLIGHTS

- ✓ Very well-maintained building, several renovations over time. Several units renovated to modern standards.
- ✓ Close to all amenities. Large number of shops and local services within a 10-minute walk.
- ✓ Close to highways 15, 440, and 19, and Boulevard de la Concorde.
- ✓ Close to Montmorency Station, De la Concorde Station, the commuter train station, Concorde Station, and Vimont Station.
- ✓ Excellent opportunity for optimization and future value creation.

ASKING PRICE :
\$9,140,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Windows and doors completely replaced in 2017 (aluminum)

Rear balcony and front balcony to create an attractive living space (2024-2025)

14 completely renovated units

Several partially renovated units (kitchen, bathroom, painting)

ADDITIONAL INFORMATION

Cameras at entrances

Number of lockers - All units have outdoor storage space

Unit layout - 32 large 4.5-room open-plan units

The seller will provide supporting documents for the major works carried out in 2025 so that they can be taken into account for the 2026 increase notices.

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

Responsibility for appliances

Tenants

Number of units

32

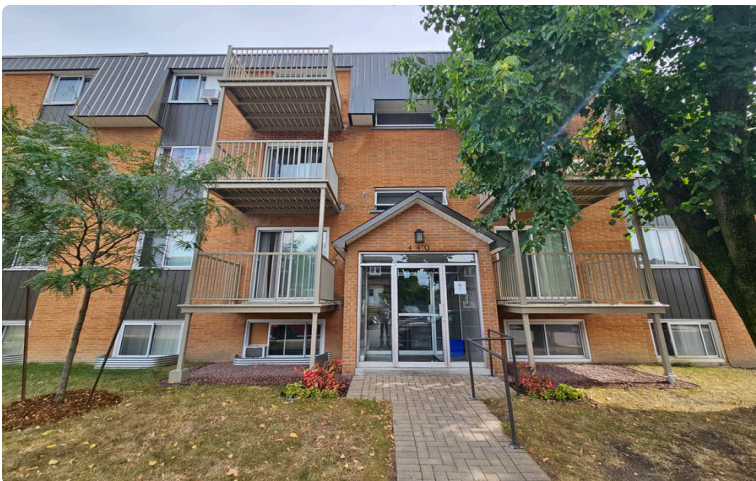


Number of Parking Spaces

32 parking spaces

Hot Water System

Independent reservoir

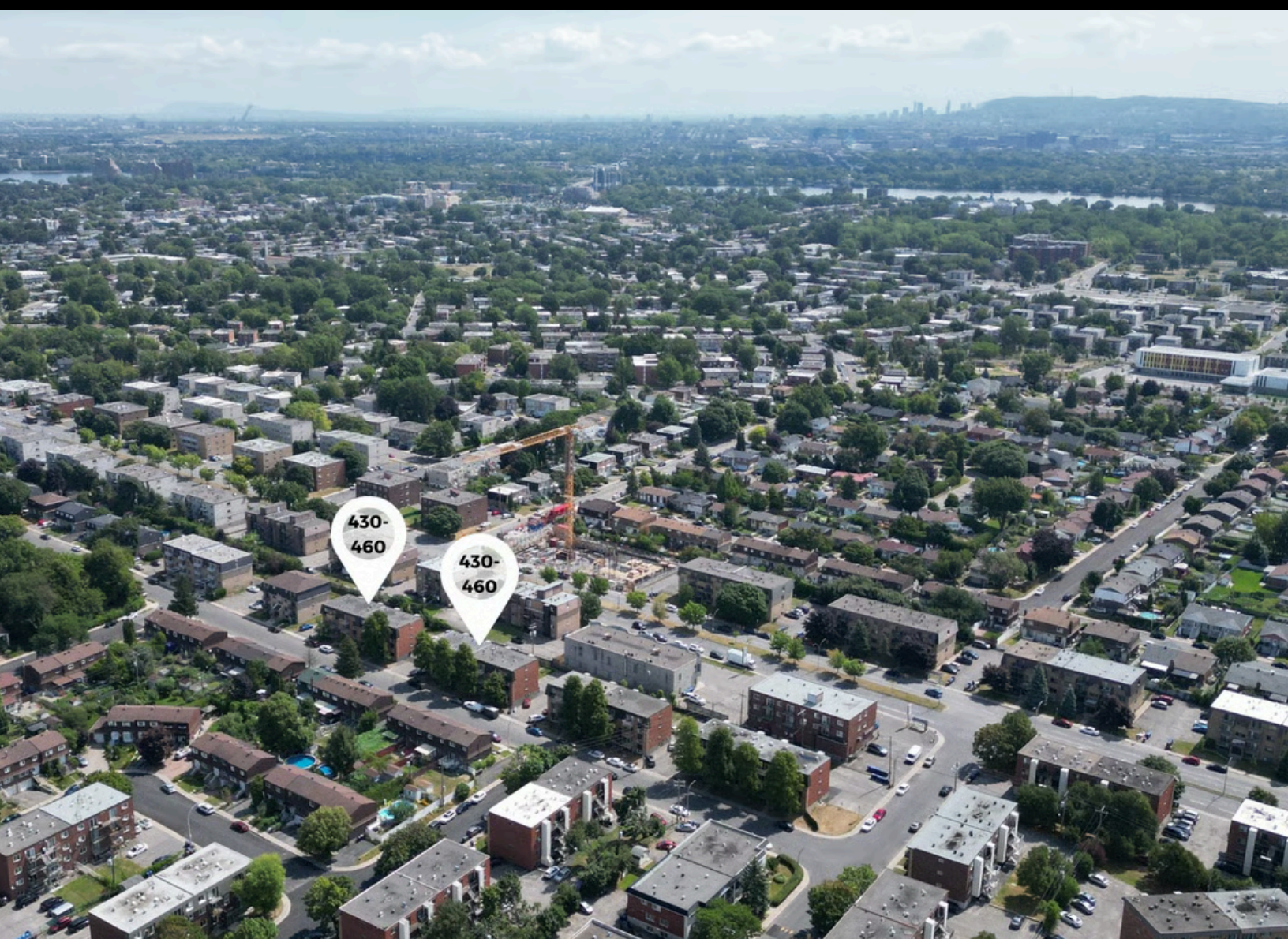


Heating System

Electric baseboard heaters



430 - 460 de Bourges, Laval-des-Rapides



BUILDING DESCRIPTION

General Information

Cadastral number 1 405 208, 1 405 203 et autres

Total Municipal Assessment

Total Municipal Assessment	5 327 600
Municipal Land Assessment	1 599 400
Municipal Building Assessment	3 728 200

Construction

Number of Storeys	3
Type of Building	Isolated
Type of Construction	Brick and wood
Year of Construction	1976

Features

Plumbing	Good condition
Condition of Roof	To be verified
Condition of Doors	Very good condition
Condition of Balconies	Renovation of front and rear balconies
Condition of Windows	Very good condition
Condition of Kitchens	Good condition and several renovated
Electrical Panels	Circuit breakers
Exterior Siding	Brick
Condition of Bathrooms	Good condition and several renovated
Floor Covering	Good condition and several renovated

Electromechanical System

Fire System To be verified

Building type

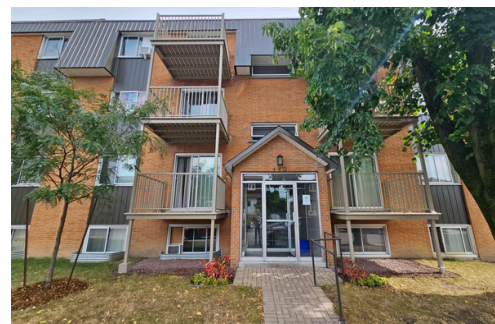
Washer/Dryer Inlet	Yes, in all accommodations
Appliance Responsibility	Tenants
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

Parking

Type of Parking	Exterior
Number of Parking Spaces	32 parking spaces

Area

Land Surface Area	2 701,6
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FEATURES

Plumbing

Good condition

Condition of Balconies

Renovation of front and rear balconies

Heating System

Electric baseboard heaters

Condition of Kitchens

Good condition and several renovated

Condition of Bathrooms

Good condition and several renovated

Condition of Roof

To be verified

Concierge Agreement

Yes

Hot Water System

Independent reservoir

Electrical Panels

Circuit breakers

Environmental Report

Yes, an update is required.

Condition of Doors

Very good condition

Intercom and Doorbell

Intercom and doorbell

Condition of Windows

Very good condition

Exterior Siding

Brick

Floor Covering

Good condition and several renovated

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$497,844	100 %	\$1,296
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$497,844		\$1,296
Vac. / Bad debt	\$14,935	3 %	\$39
EGR	\$482,909		\$1,258

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Real	\$20,524	4.3 %	\$641
Municipal Taxes	Current	\$50,508	10.5 %	\$1,578
School Taxes	Current	\$3,733	0.8 %	\$117
Insurance	Current	\$16,971	3.5 %	\$530
Electricity	Current	\$1,988	0.4 %	\$62
Heating				
Snow Removal	Current	\$4,669	1 %	\$146
Elevator				
Lawn				
Structural Reserve				
Janitor	Current	\$6,880	1.4 %	\$215
Maintenance	Normalised	\$22,400	4.6 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$4,829	1 %	\$151
Internet	Current	\$8,126	1.7 %	\$254
Camera	Current	\$815	0.2 %	\$25
Total Expenses		\$141,443	29.3 %	\$4,420
Net Revenue		\$341,466		\$10,671

FINANCING

	schl	conv
Maximum loan amount	\$7,127,174	\$4,039,654
Financing CAP	4.07 %	6.34 %
Debt coverage ratio	1.1	1.25
Interest Rate	3.68 %	4.68 %
Amortization	50 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$341,466	\$341,466
Annual Mortgage Cost	\$331,897	\$273,173
Net cash after mortgage	\$9,569	\$68,293

RETURN ON INVESTMENT

Down Payment	\$2,012,826	\$5,100,346
Cash on cash return	0.5 %	1.3 %
Return on liquidity + capitalization	3.2 %	3.1 %
Total yearly return with appreciation of 2 %	12.27 %	6.64 %

CPU
285 600 \$

GIM
18,4

NIM
26,8

CAP
3,7 %





