

437 MONSEIGNEUR-DUBOIS SAINT-JÉRÔME

6 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A 6-unit apartment building (6 x 5½) offering excellent potential for optimization. One unit has been renovated and updated, and another has been refreshed, presenting a great opportunity to increase income in the medium term. Situated on a large lot and in a prime location, this building represents a great opportunity for an investor.

HIGHLIGHTS

- ✓ Strong short-term value-add potential
- ✓ Excellent location
- ✓ 1 minute from Highway 15

ASKING PRICE :
\$1,095,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

1 renovated and modernized unit

1 refreshed unit

ADDITIONAL INFORMATION

Front and rear balconies need to be replaced

Roof is over 20 years old

Window sills and some lintels need to be replaced

Windows need to be replaced

Eligible for CMHC MLI Select financing

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

Responsibility for appliances

Tenant

Number of units

6



Number of Parking Spaces

6 spots

Hot Water System

Electric

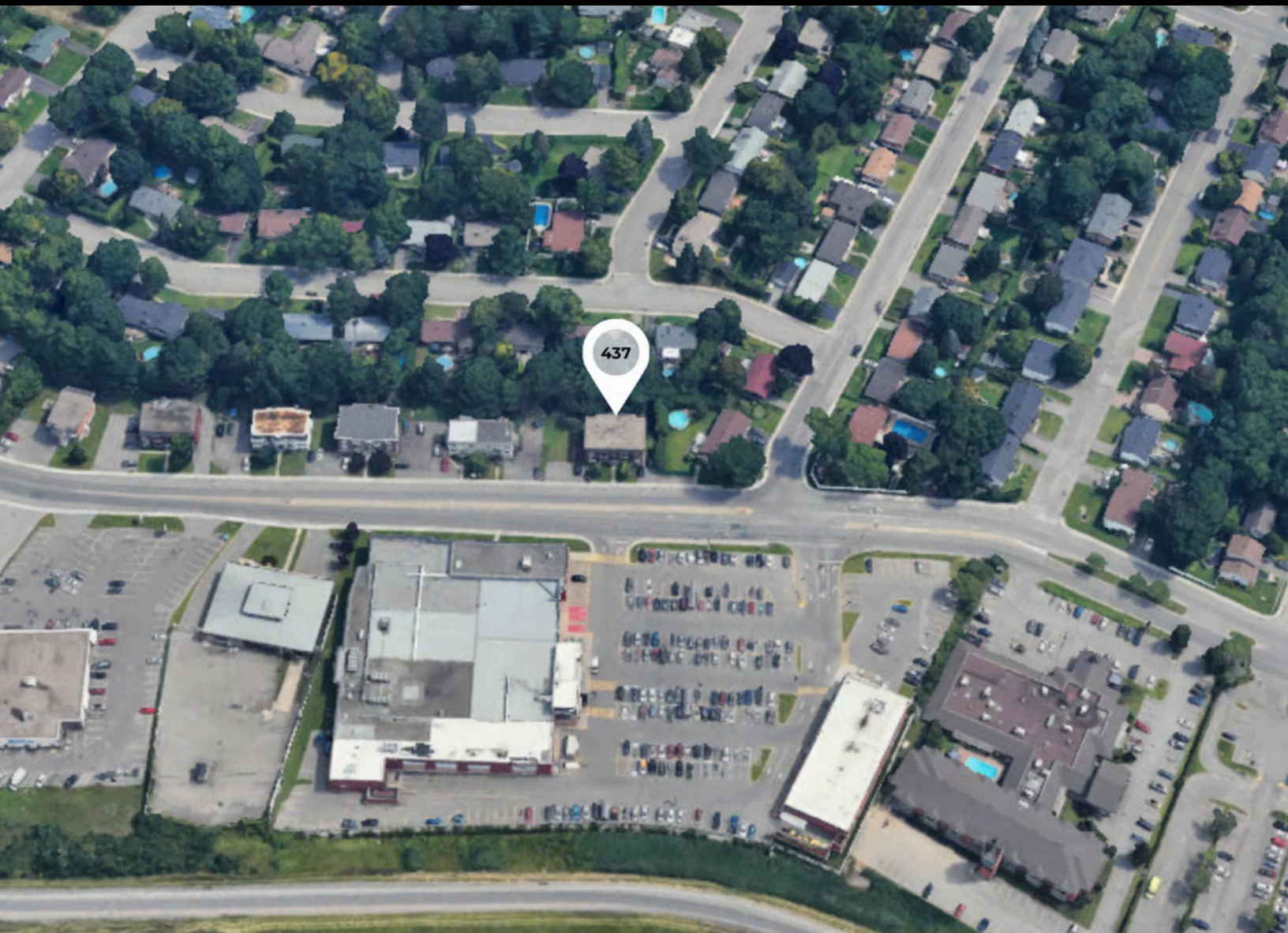


Heating System

Electric



437 Monseigneur-Dubois, Saint-Jérôme



BUILDING DESCRIPTION

General Information

Cadastral number	2 139 468
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Total Municipal Assessment

Total Municipal Assessment	978 500 \$
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Municipal Land Assessment	226 800 \$
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Municipal Building Assessment	751 700 \$
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Construction

Number of Storeys	2
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Type of Building	Detached
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Type of Construction	Brick and wood
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Year of Construction	1968
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Building type

Laundry Room	N/A
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Number of Units	6 x 5.5
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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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There is a service contract for the lawn, which will be available along with the other documents during the due diligence process.

Parking

Type of Parking	Exterior
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Number of Parking Spaces	6 spots
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Area

Land Surface Area	11 500 sq ft
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FEATURES

Fenced

No

Condition of Roof

over 20 years old

Concierge Agreement

No

Hot Water System

Electric

Electrical Panels

Breaker and fuse for service

Environmental Report

N/A

Internet and Telecom

No

Condition of Doors

To be replace

Intercom and Doorbell

No

Condition of Windows

To be replaced

Exterior Siding

Brick

Floor Covering

Parquetry - Floating - Ceramic

Plumbing

Cast iron - Pex. - Copper

Condition of Balconies

To be redone

Heating System

Electric

Condition of Kitchens

2 renovated - 4 to be refreshed

Condition of Bathrooms

2 renovated - 4 to be refreshed

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$70,236	100 %	\$976
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$70,236		\$976
Vac. / Bad debt	\$2,107	3 %	\$29
EGR	\$68,129		\$946

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,066	4.5 %	\$511
Municipal Taxes	Current	\$9,744	14.3 %	\$1,624
School Taxes	Current	\$629	0.9 %	\$105
Insurance	Current	\$5,743	8.4 %	\$957
Electricity	Current	\$337	0.5 %	\$56
Heating				
Snow Removal	Current	\$1,196	1.8 %	\$199
Elevator				
Lawn	Current			
Structural Reserve				
Janitor	Normalised	\$1,500	2.2 %	\$250
Maintenance	Normalised	\$4,200	6.2 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$681	1 %	\$114
Total Expenses		\$27,097	39.8 %	\$4,516
Net Revenue		\$41,032		\$6,839

FINANCING

	schl	conv
Maximum loan amount	\$720,777	\$514,835
Financing CAP	4.84 %	5.98 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.25 %	4.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$41,032	\$41,032
Annual Mortgage Cost	\$39,624	\$34,194
Net cash after mortgage	\$1,408	\$6,839

RETURN ON INVESTMENT

Down Payment	\$374,223	\$580,165
Cash on cash return	0.4 %	1.2 %
Return on liquidity + capitalization	2.4 %	3.2 %
Total yearly return with appreciation of 3.31 %	12.07 %	9.4 %

CPU
182 500 \$

GIM
15,6

NIM
26,7

CAP
3,8 %



