

470 - 472 DESBIENS LA TUQUE

6 UNITS

PMML

FOR SALE



Maxim Devarennnes

Real Estate Broker

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A brick apartment building consisting of 6 rental units. Its location also allows residents to take advantage of the proximity to La Tuque's main services and amenities. This building represents an attractive opportunity to invest in a solid asset with good potential for optimization.

HIGHLIGHTS

- ✓ Potential for Optimization and Value Creation
- ✓ Affordable Investment in the Multifamily Housing Market
- ✓ Close to Services and Amenities

ASKING PRICE :
\$450,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

A few apartments that have been renovated in recent years

ADDITIONAL INFORMATION

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

Snow removal contract available on file

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

~6 spaces

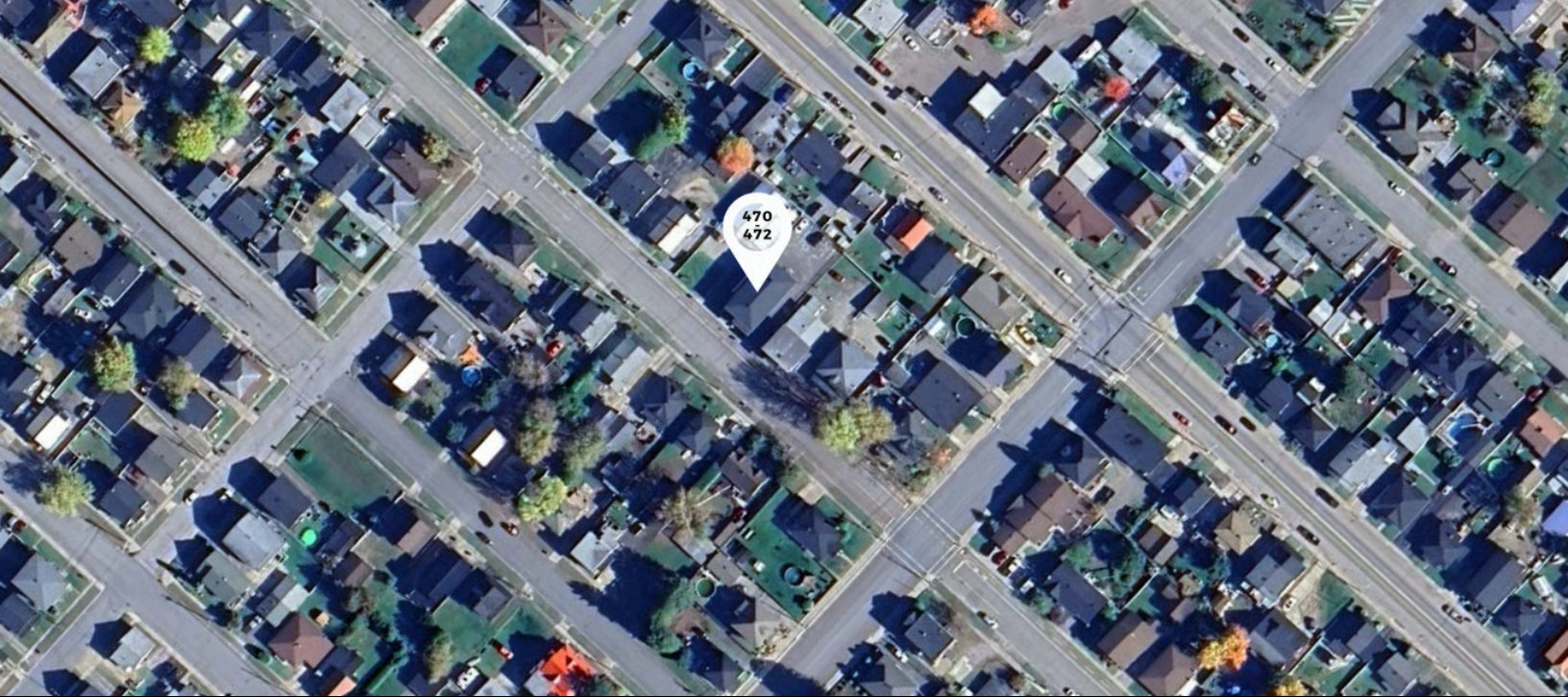
Hot Water System

Independent tanks

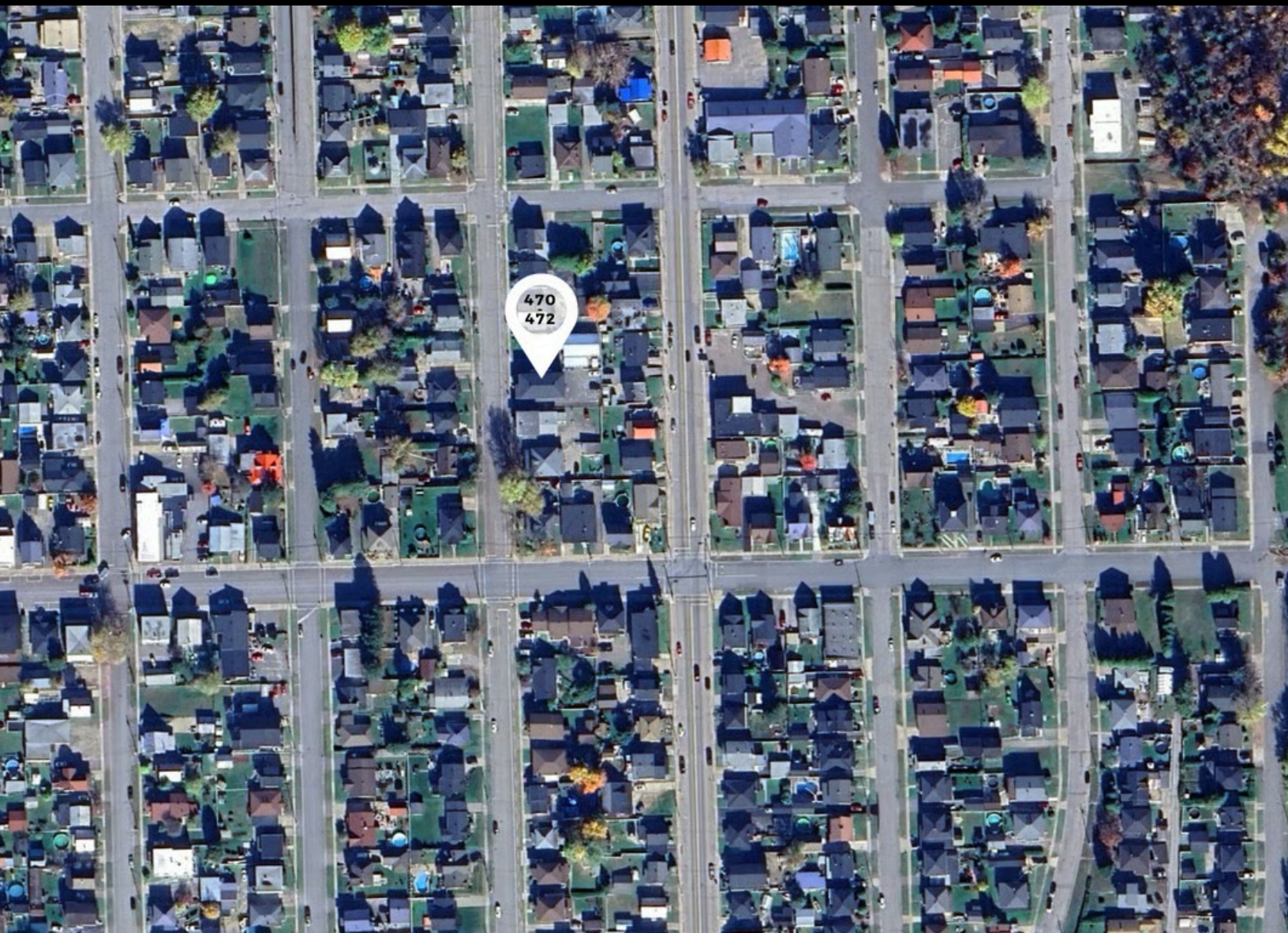


Heating System

Electric baseboard heaters



470 - 472 Desbiens, La Tuque



BUILDING DESCRIPTION

General Information

Cadastral number 5329200

Total Municipal Assessment

Total Municipal Assessment \$ 282 400

Municipal Land Assessment \$ 31 300

Municipal Building Assessment \$ 251 100

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1986

Features

Plumbing Copper, PEX, ABS

Condition of Roof Good condition

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows Good condition

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good condition

Floor Covering Vinyl, Ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 5 x 4.5 + 1 x 3.5

Number of Units 6 Unit

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Owner / Tenant

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces ~6 spaces

Area

Land Surface Area 6 242 sq. ft



FEATURES

Fenced

Yes

Condition of Roof

Good condition

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

No

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

No

Condition of Windows

Good condition

Exterior Siding

Brick

Floor Covering

Vinyl, Ceramic

Plumbing

Copper, PEX, ABS

Condition of Balconies

Good condition

Heating System

Electric baseboard heaters

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$50,292	100 %	\$699
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$50,292		\$699
Vac. / Bad debt	\$1,509	3 %	\$21
EGR	\$48,783		\$678

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$2,195	4.5 %	\$366
Municipal Taxes	Current	\$8,790	18 %	\$1,465
School Taxes	Current	\$207	0.4 %	\$35
Insurance	Current	\$4,471	9.2 %	\$745
Electricity	Estimated	\$2,343	4.8 %	\$391
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	3.1 %	\$250
Maintenance	Normalised	\$4,200	8.6 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$488	1 %	\$81
Total Expenses		\$24,194	49.6 %	\$4,032
Net Revenue		\$24,589		\$4,098

FINANCING

Maximum loan amount	\$427,500	\$382,500	\$321,934
Financing CAP	4.98 %	4.67 %	5.73 %
Debt coverage ratio	1.1	1.1	1.15
Interest Rate	4.0 %	4.0 %	4.5 %
Amortization	45 Years	40 Years	25 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$24,589	\$24,589	\$24,589
Annual Mortgage Cost	\$21,599	\$20,299	\$21,382
Net cash after mortgage	\$2,990	\$4,290	\$3,207

RETURN ON INVESTMENT

Down Payment	\$22,500	\$67,500	\$128,066
Cash on cash return	13.3 %	6.4 %	2.5 %
Return on liquidity + capitalization	29.7 %	12.6 %	8.1 %
Total yearly return with appreciation of 2 %	69.74 %	25.97 %	15.13 %

CPU
75 000 \$

GIM
9

NIM
18,3

CAP
5,5 %



