FOR SALE

PMML

487 - 489 18E AVENUE | LA GUADELOUPE

7 UNITS

Maxim Devarennes
Real Estate Broker
581-994-5100
maxim.devarennes@pmml.ca

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BUILDING TYPE	BUILDING CATEGORY
Detached	Low Rise

PROPERTY DESCRIPTION

7-unit multi-residential building located at 487-489, 18th Avenue in La Guadeloupe, offering an interesting opportunity for an investor looking to acquire a rental asset in the Beauce region. The property currently offers potential for increased income following improvements made to the building. A property to consider for an investor seeking a multi-dwelling building with existing income and optimization potential.

HIGHLIGHTS

- Potential for increased income
- Located in a quiet area
- Recent exterior work and improvements
- Outdoor storage spaces

ASKING PRICE :

$750,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Exterior facades
Sheet metal roof
Doors and windows
Balconies
Truss for each entrance

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality, at the buyer's risk and peril

A snow removal contract is available in the file

Responsibility for appliances
Tenants

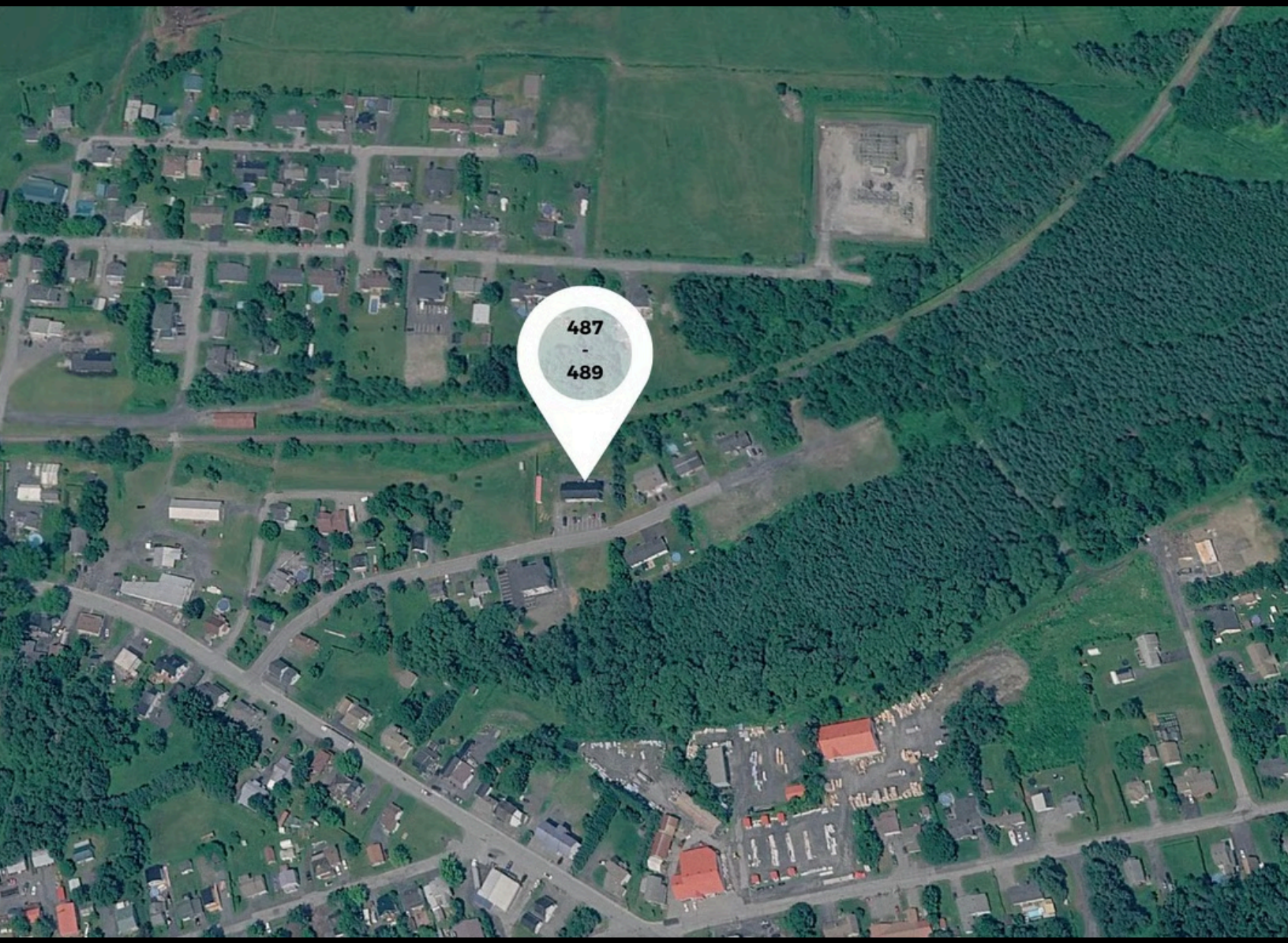
Number of units
7

Number of Parking Spaces
~16 spaces

Hot Water System
Independent tanks

Heating System
Electric baseboards

487 - 489 18e Avenue, La Guadeloupe



BUILDING DESCRIPTION

General Information

Cadastral number	5666503

Total Municipal Assessment

Total Municipal Assessment	433 400 $
Municipal Land Assessment	53 300 $
Municipal Building Assessment	380 100 $

Construction

Number of Storeys	2
Type of Building	Detached
Type of Construction	Wood
Year of Construction	1981

Electromechanical System

Fire System	Smoke detectors

Building type

Laundry Room	No
Number of Rooms	7 units
Number of Units	1 x 5.5 + 6 x 4.5
Washer/Dryer Inlet	Yes
Appliance Responsibility	Tenants
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

Parking

Type of Parking	Outdoor
Number of Parking Spaces	~16 spaces

Area

Land Surface Area	28 712 pi2

FEATURES

Fenced

No

Condition of Roof

Good condition - Sheet metal

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Phase 1

Internet and Telecom

No

Condition of Doors

Good condition

Intercom and Doorbell

No

Condition of Windows

Good condition

Exterior Siding

Fiber cement and steel

Floor Covering

Floating, Vinyl

Plumbing

Copper, PEX, ABS

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	$52,200	100 %	$621
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$52,200**		**$621**
Vac. / Bad debt	$1,566	3 %	$19
EGR	**$50,634**		**$603**

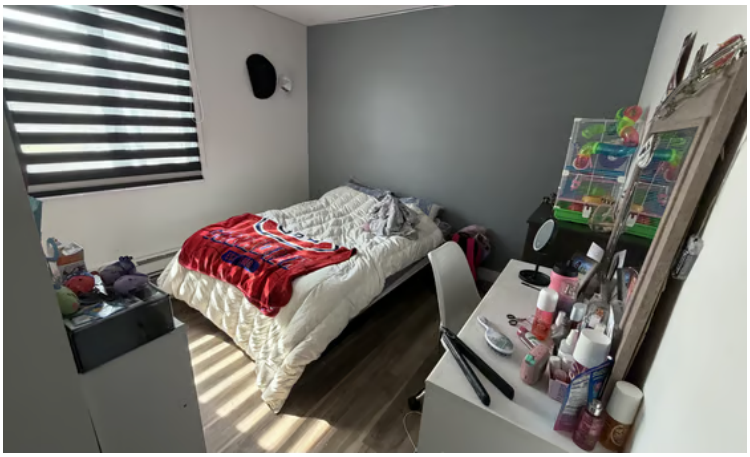
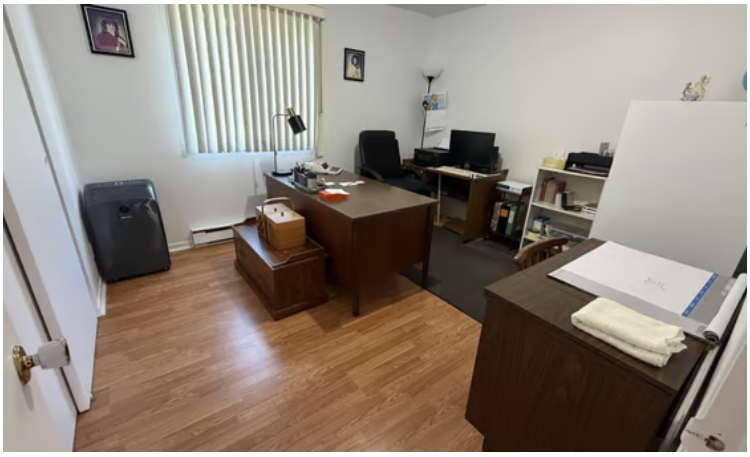
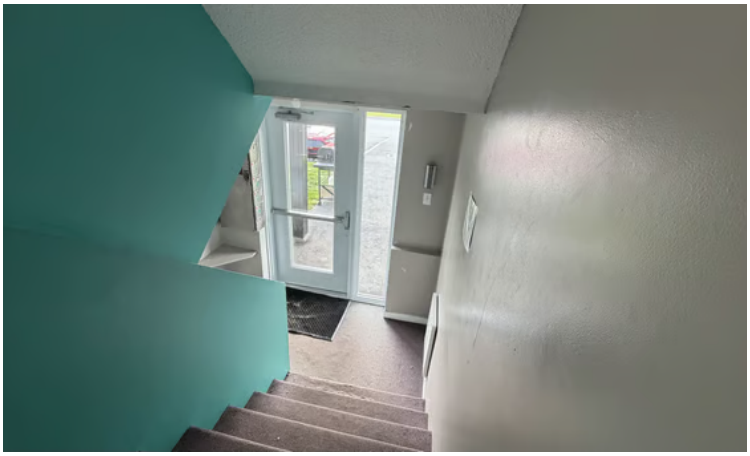
EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$2,279	4.5 %	$326
Municipal Taxes	Current	$9,214	18.2 %	$1,316
School Taxes	Current	$252	0.5 %	$36
Insurance	Current	$5,940	11.7 %	$849
Electricity	Current	$255	0.5 %	$36
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$1,750	3.5 %	$250
Maintenance	Normalised	$4,900	9.7 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$506	1 %	$72
Garbage	Current	$662	1.3 %	$95
Total Expenses		**$25,758**	**50.9 %**	**$3,680**
Net Revenue		**$24,876**		**$3,554**

FINANCING

	schl	conv
Maximum loan amount	$440,135	$299,637
Financing CAP	4.80 %	6.23 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.2 %	4.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	$24,876	$24,876
Annual Mortgage Cost	$24,105	$19,901
Net cash after mortgage	$771	$4,975
RETURN ON INVESTMENT		
Down Payment	$309,865	$450,363
Cash on cash return	0.2 %	1.1 %
Return on liquidity + capitalization	1.8 %	2.6 %
Total yearly return with appreciation of 2 %	6.59 %	5.92 %

CPU	GIM	NIM	CAP
107 100 $	14,4	30,2	3,3 %