

52 - 62 DE MARTIGNY E. SAINT-JÉRÔME

6 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Outstanding investment opportunity in Saint-Jérôme! This sixplex consists of six bright 4½ units, offering comfort and strong appeal to tenants. Located in a sought-after area close to services, shops, and major roadways, the property provides stable and secure rental income, making it an ideal choice for investors.

HIGHLIGHTS

- ✓ Strategic location offering quick access to Highway 15, facilitating travel to the Greater Metropolitan Area.
- ✓ Immediate proximity to essential services, including shops, schools, CEGEP, hospital, public transportation, and the commuter train.
- ✓ Area characterized by strong rental demand.

ASKING PRICE :
\$1,175,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof – 2015

Hot water tanks – 2005

Plumbing – 2005

Main heating system – 2005

Electrical installation – 2005 (complete)

ADDITIONAL INFORMATION

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

Unit 62 is vacant; the seller has prevailed.

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

3 Spaces

Hot Water System

Independent tanks



Heating System

Electric baseboards



52 - 62 de Martigny E., Saint-Jérôme



BUILDING DESCRIPTION

General Information

Cadastral number 2 141 688

Total Municipal Assessment

Total Municipal Assessment 627 000 \$

Municipal Land Assessment 154 800 \$

Municipal Building Assessment 472 200 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Wood structure

Year of Construction 1920

Features

Plumbing to be verified

Condition of Roof Good condition - 2015

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows Good condition

Condition of Kitchens Good condition

Electrical Panels Circuit breakers
(Separate electrical meter for each unit)

Exterior Siding Vinyl / aluminum /
brick-stone (mixed)

Condition of Bathrooms Good condition

Floor Covering Wood / Ceramic

Electromechanical System

Fire System To be verified

Building type

Laundry Room N/A

Washer/Dryer Inlet In each apartment

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 3 Spaces

Area

Land Surface Area 4 629 sq. ft.



FEATURES

Plumbing

to be verified

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

Condition of Roof

Good condition - 2015

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers (Separate electrical meter for each unit)

Environmental Report

N/A

Condition of Doors

Good condition

Intercom and Doorbell

Yes, doorbell.

Condition of Windows

Good condition

Exterior Siding

Vinyl / aluminum / brick-stone (mixed)

Floor Covering

Wood / Ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$82,956	100 %	\$1,152
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$82,956		\$1,152
Vac. / Bad debt	\$2,489	3 %	\$35
EGR	\$80,467		\$1,118

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,621	4.5 %	\$604
Municipal Taxes	Current	\$8,470	10.5 %	\$1,412
School Taxes	Current	\$777	1 %	\$130
Insurance	Current	\$5,012	6.2 %	\$835
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.9 %	\$250
Maintenance	Normalised	\$4,200	5.2 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$805	1 %	\$134
Pelouse / Entretien Extérieur	Current	\$674	0.8 %	\$112
Total Expenses		\$25,059	31.1 %	\$4,176
Net Revenue		\$55,409		\$9,235

FINANCING

	schl	conv
Maximum loan amount	\$998,750	\$731,497
Financing CAP	4.62 %	5.68 %
Debt coverage ratio	1.1	1.2
Interest Rate	3.5 %	4.0 %
Amortization	35 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$55,409	\$55,409
Annual Mortgage Cost	\$52,413	\$46,174
Net cash after mortgage	\$2,996	\$9,235

RETURN ON INVESTMENT

Down Payment	\$176,250	\$443,503
Cash on cash return	1.7 %	2.1 %
Return on liquidity + capitalization	10.7 %	6.0 %
Total yearly return with appreciation of 2 %	24 %	11.32 %

CPU
195 800 \$

GIM
14,2

NIM
21,2

CAP
4,7 %









