

540 NOTRE-DAME LAVALTRIE

12 UNITS

PMML

FOR SALE



Amine Ménard

Team Amine Ménard

Executive VP

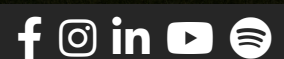
Real Estate Broker | PMML

Partner

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Residential building constructed in 2019, consisting of 12 units, including 2 × 5½, 3 × 4½, and 7 × 3½ units. The building is a detached structure, spread over three floors, and built with brick and wood. Each unit is equipped with washer/dryer hookups, with new kitchens and bathrooms at the time of construction.

Heating is provided by electric baseboards, with independent hot water tanks. Heating, hot water, and appliances are the responsibility of the tenants. Flooring consists of floating floors and ceramic tile.

The property features 23 outdoor parking spaces, an intercom system, a fire alarm system, and a janitorial/maintenance service agreement. The exterior cladding is composed of brick, fiber cement, and steel.

HIGHLIGHTS

- ✓ Located in a peaceful residential neighborhood close to elementary and secondary schools.
- ✓ The buildings face one of Lavaltrie's main thoroughfares, Notre-Dame Boulevard, providing easy access to essential shops and services.
- ✓ This is a rapidly growing area, with major commercial development nearby, including the arrival of Maxi, Pharmaprix, Super C, and Starbucks, enhancing the rental appeal.
- ✓ The building has shared parking at the rear with at least two spaces for 11 of the 12 tenants.
- ✓ Secure storage space for each tenant in the basement of the building.

ASKING PRICE :
\$3,100,000

ADDITIONAL INFORMATION

A snow removal contract has been awarded in the amount of \$18,212 for the entire 540-550-560 Notre-Dame property, and \$2,100 for lawn maintenance at 540 Notre-Dame.

Additional information may be provided by the listing broker following an accepted offer to purchase.

Responsibility for appliances

Tenants

Number of units

12

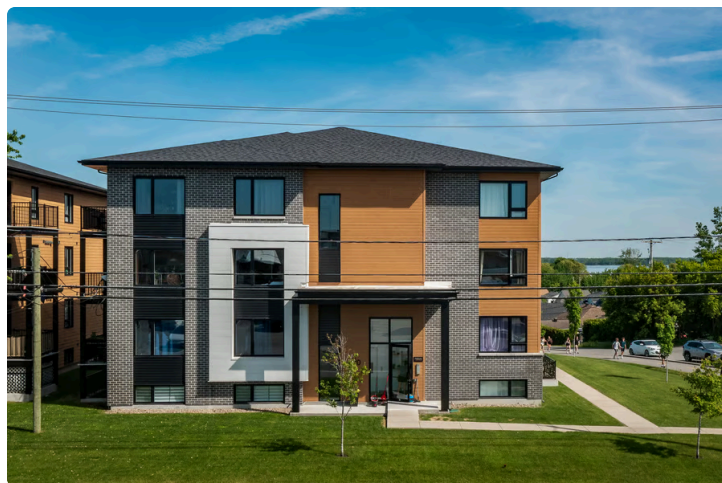


Number of Parking Spaces

22 spaces

Hot Water System

Independent tank



Heating System

Electric baseboard



540 Notre-Dame, Lavaltrie



BUILDING DESCRIPTION

General Information

Cadastral number 6 281 770

Total Municipal Assessment

Total Municipal Assessment 2 529 000 \$

Municipal Land Assessment 364 100 \$

Municipal Building Assessment 2 164 900 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 2019

Features

Plumbing Plastic, PEX

Condition of Roof New – Asphalt Shingles | 2019

Condition of Doors New | 2019

Condition of Balconies New | 2019

Condition of Windows New | 2019

Condition of Kitchens New | 2019

Electrical Panels Circuit breakers

Exterior Siding Brick, fiber cement, and steel

Condition of Bathrooms New | 2019

Floor Covering Floating floors and ceramic tile

Electromechanical System

Fire System Yes

Building type

Laundry Room N/A

Number of Units 2 x 5.5 + 3 x 4.5 + 7 x 3.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Outdoor

Number of Parking Spaces 22 spaces

Area

Land Surface Area 5599



FEATURES

Fenced

Oui

Condition of Doors

New | 2019

Intercom and Doorbell

Yes

Condition of Windows

New | 2019

Exterior Siding

Brick, fiber cement, and steel

Floor Covering

Floating floors and ceramic tile

Plumbing

Plastic, PEX

Condition of Balconies

New | 2019

Heating System

Electric baseboard

Condition of Kitchens

New | 2019

Condition of Bathrooms

New | 2019

Condition of Roof

New - Asphalt Shingles | 2019

Concierge Agreement

Yes

Hot Water System

Independent tank

Electrical Panels

Circuit breakers

Environmental Report

Updates required

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$203,196	100 %	\$1,411
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$203,196		\$1,411
Vac. / Bad debt	\$6,096	3 %	\$42
EGR	\$197,100		\$1,369

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$9,855	5 %	\$821
Municipal Taxes	Current	\$26,636	13.5 %	\$2,220
School Taxes	Current	\$1,869	0.9 %	\$156
Insurance	Current	\$4,278	2.2 %	\$357
Electricity	Current	\$1,238	0.6 %	\$103
Heating				
Snow Removal	Current	\$6,071	3.1 %	\$506
Elevator				
Lawn	Current	\$2,876	1.5 %	\$240
Structural Reserve				
Janitor	Normalised	\$4,800	2.4 %	\$400
Maintenance	Normalised	\$8,400	4.3 %	\$700
Appliances				
WiFi	Current	\$704	0.4 %	\$59
Heat Pump				
CHMC: Other Costs	Normalised	\$1,971	1 %	\$164
Internet	Current	\$1,172	0.6 %	\$98
Garbage	Current	\$3,999	2 %	\$333
Total Expenses		\$73,869	37.5 %	\$6,156
Net Revenue		\$123,231		\$10,269

FINANCING

	schl	Mortgage assumption
Maximum loan amount	\$1,956,443	\$1,739,231
Financing CAP	5.35 %	
Debt coverage ratio	1.3	
Interest Rate	3.8 %	1.77 %
Amortization	40 Years	30 Years
Term	5 Years	5 Years

TREASURY

	schl	Mortgage assumption
Net Revenue	\$123,231	\$123,231
Annual Mortgage Cost	\$100,900	\$66,744
Net cash after mortgage	\$22,331	\$56,487

RETURN ON INVESTMENT

Down Payment	\$1,143,557	\$1,360,769
Cash on cash return	2.0 %	4.2 %
Return on liquidity + capitalization	3.9 %	6.3 %
Total yearly return with appreciation of 2 %	9.37 %	10.89 %

CPU
258 300 \$

GIM
15,3

NIM
25,2

CAP
4 %



