

5497 - 5499 DE LA SONATE CHARNY / ST-ROMUALD

16 UNITS

PMML

FOR SALE



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Real Estate Broker

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Located in a peaceful, well-established residential neighborhood in Charny, this 16-unit apartment building represents an excellent opportunity for investors seeking a well-located rental property. Its location offers quick access to the bridges connecting Québec City and Lévis, as well as to a wide range of shops, schools, parks, and services. Benefiting from strong rental demand in the area, this property is an attractive investment in a market known for its vitality and sustained growth.

HIGHLIGHTS

- ✓ Part of the building was constructed in 2016
- ✓ Opportunity to optimize the portion built in 1965
- ✓ Prime location

ASKING PRICE :
\$3,925,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Balconies

Soffits and agricultural drainage in the older section

Replacement of doors and windows in the older section

Thermopompes

ADDITIONAL INFORMATION

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

The SELLER requires that any offer to purchase submitted in connection with the property be accompanied by a deposit equal to three percent (3%) of the offered purchase price.

This deposit must be paid into the escrow account of the notary designated in the offer to purchase, within the time period specified therein. The deposit shall constitute a down payment on the purchase price and will be applied toward it upon the signing of the deed of sale.

Responsibility for appliances

Tenant

Number of units

16



Number of Parking Spaces

25

Hot Water System

Independent tanks



Heating System

Electric baseboard heaters, Thermopompes



5497 - 5499 de la Sonate, Charny / St-Romuald



BUILDING DESCRIPTION

General Information

Cadastral number 2 381 721

Total Municipal Assessment

Total Municipal Assessment \$1 861 700

Municipal Land Assessment \$446 100

Municipal Building Assessment \$1 415 600

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1965 / 2016

Features

Plumbing Copper, PEX, ABS

Condition of Roof In very good condition

Condition of Doors Excellent

Condition of Balconies Excellent

Condition of Windows Excellent

Condition of Kitchens Good condition

Electrical Panels Circuit Breakers

Exterior Siding Brick, Stone, and Canexel

Condition of Bathrooms Good condition

Floor Covering Ceramic and floating

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 4 x 5.5 + 11 x 4.5 + 1 x 3.5

Number of Units 16

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Exterior

Number of Parking Spaces 25

Area

Land Surface Area 20 007 sq.ft



FEATURES

Fenced

No

Condition of Roof

In very good condition

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit Breakers

Environmental Report

2010 / 2016

Internet and Telecom

Yes

Condition of Doors

Excellent

Intercom and Doorbell

New part only

Condition of Windows

Excellent

Exterior Siding

Brick, Stone, and Canexel

Floor Covering

Ceramic and floating

Plumbing

Copper, PEX, ABS

Condition of Balconies

Excellent

Heating System

Electric baseboard heaters,
Thermopomps

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$257,100	100 %	\$1,339
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$257,100		\$1,339
Vac. / Bad debt	\$7,713	3 %	\$40
EGR	\$249,387		\$1,299

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$12,469	5 %	\$779
Municipal Taxes	Current	\$27,033	10.8 %	\$1,690
School Taxes	Current	\$1,531	0.6 %	\$96
Insurance	Current	\$6,296	2.5 %	\$394
Electricity	Current	\$2,799	1.1 %	\$175
Heating				
Snow Removal	Current	\$1,954	0.8 %	\$122
Elevator				
Lawn	Current	\$1,242	0.5 %	\$78
Structural Reserve				
Janitor	Normalised	\$6,400	2.6 %	\$400
Maintenance	Normalised	\$11,200	4.5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$2,494	1 %	\$156
Internet	Current	\$1,297	0.5 %	\$81
Total Expenses		\$74,715	30.0 %	\$4,670
Net Revenue		\$174,672		\$10,917

FINANCING

Maximum loan amount	\$2,191,614	\$2,692,260	\$3,030,152
Financing CAP	5.98 %	5.51 %	
Debt coverage ratio	1.2	1.3	
Interest Rate	4.5 %	4.0 %	3.09 %
Amortization	25 Years	40 Years	40 Years
Term	5 Years	5 Years	1 Years

TREASURY

Net Revenue	\$174,672	\$174,672	\$174,672
Annual Mortgage Cost	\$145,560	\$139,320	\$138,864
Net cash after mortgage	\$29,112	\$35,352	\$35,808

RETURN ON INVESTMENT

Down Payment	\$1,733,386	\$1,232,740	\$894,848
Cash on cash return	1.7 %	2.9 %	4.0 %
Return on liquidity + capitalization	4.5 %	5.2 %	8.9 %
Return on liquidity + cap. + appreciation	9.0 %	11.6 %	17.7 %

CPU
245 300 \$

GIM
15,3

NIM
22,5

CAP
4,5 %





