

**55 JUMONVILLE
HULL**
8 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Attention investors! This 8-unit, 2-bedroom apartment building meets strong rental demand and ensures stable income. Units are currently unheated and unlit. Includes 8 parking spaces. Roof and windows replaced in 2019. Excellent profitability with potential for further revenue growth. The building was completely rebuilt in 2019. A rare find on the market.

HIGHLIGHTS

- ✓ Certified appraisal report available.
- ✓ Financing available through APH Select energy-efficient financing.
- ✓ The building was completely rebuilt in 2019 to current building standards.
- ✓ Each unit has its own washer/dryer hookups, a highly desirable feature for tenants.

ASKING PRICE :
\$2,150,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Major renovation of the building in 2019

ADDITIONAL INFORMATION

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

Responsibility for appliances

According to leases

Number of units

8



Number of Parking Spaces

8 spots

Hot Water System

Hot water tank

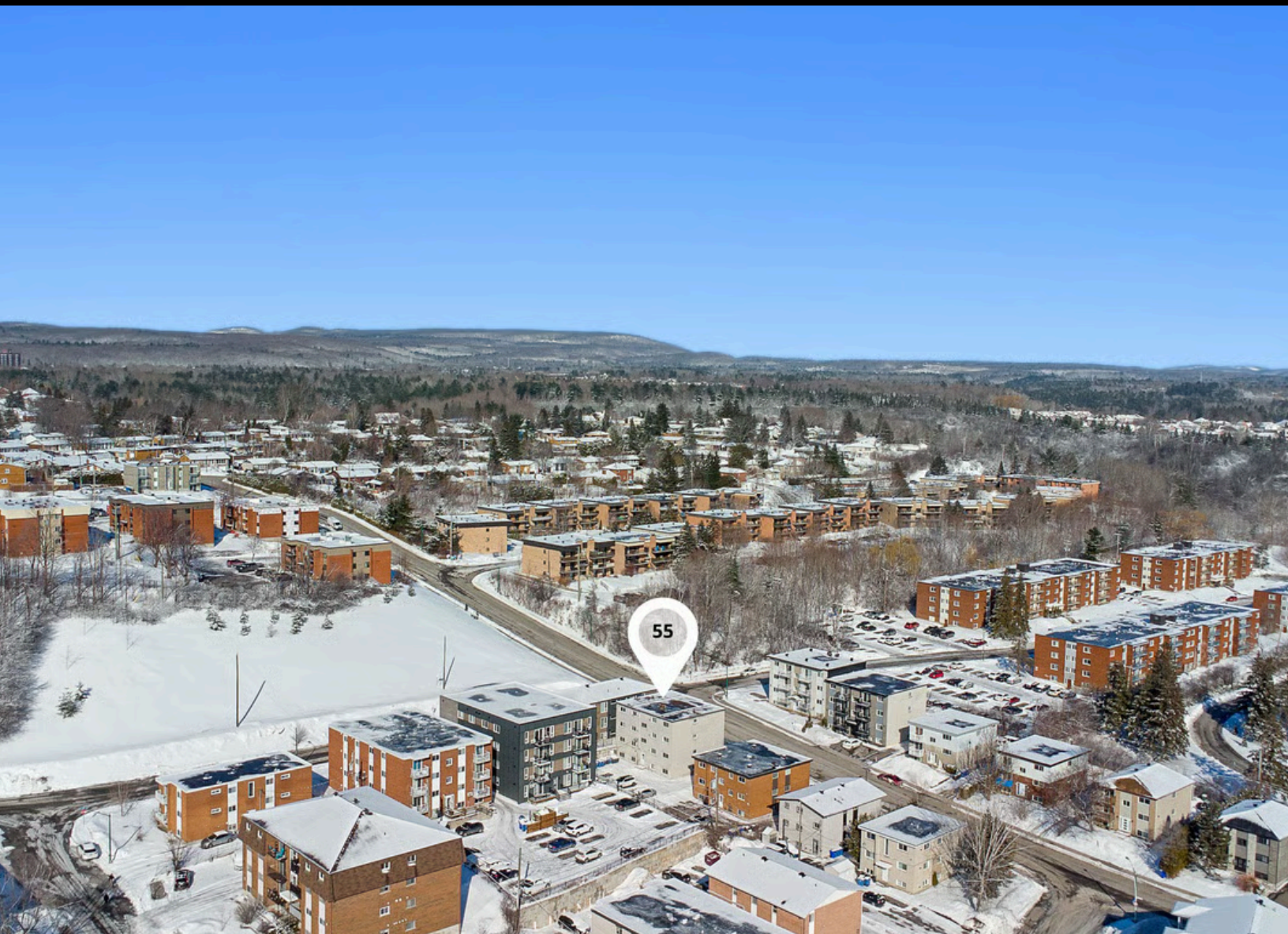


Heating System

Electric baseboards



55 Jumonville, Hull



BUILDING DESCRIPTION

General Information

Cadastral number 1 089 251

Total Municipal Assessment

Total Municipal Assessment 1 299 600 \$

Municipal Land Assessment 331 300 \$

Municipal Building Assessment 968 300 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1969

Features

Plumbing PVC

Condition of Roof Elastomeric membrane - 2019

Condition of Doors Good

Condition of Balconies Good

Condition of Windows PVC, sliding

Condition of Kitchens Good Condition

Electrical Panels Breaker

Exterior Siding Brick

Condition of Bathrooms Good Condition

Floor Covering Laminated floor, ceramic

Electromechanical System

Fire System Up to code

Building type

Laundry Room No

Number of Units 8 x 4.5

Washer/Dryer Inlet Yes

Appliance Responsibility According to leases

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Outdoor

Number of Parking Spaces 8 spots

Area

Land Surface Area 6 563 sq.ft.



FEATURES

Plumbing

PVC

Condition of Balconies

Good

Heating System

Electric baseboards

Condition of Kitchens

Good Condition

Condition of Bathrooms

Good Condition

Condition of Roof

Elastomeric membrane - 2019

Concierge Agreement

No

Hot Water System

Hot water tank

Electrical Panels

Breaker

Environmental Report

Phase 1 - 2019

Condition of Doors

Good

Intercom and Doorbell

Yes

Condition of Windows

PVC, sliding

Exterior Siding

Brick

Floor Covering

Laminated floor, ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$140,400	100 %	\$1,463
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$140,400		\$1,463
Vac. / Bad debt	\$4,212	3 %	\$44
EGR	\$136,188		\$1,419

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$6,128	4.5 %	\$766
Municipal Taxes	Current	\$13,448	9.9 %	\$1,681
School Taxes	Current	\$937	0.7 %	\$117
Insurance	Current	\$6,843	5 %	\$855
Electricity	Current	\$575	0.4 %	\$72
Heating				
Snow Removal	Current	\$960	0.7 %	\$120
Elevator				
Lawn	Current	\$450	0.3 %	\$56
Structural Reserve				
Janitor	Normalised	\$2,000	1.5 %	\$250
Maintenance	Normalised	\$5,600	4.1 %	\$700
Appliances				
WiFi	Current	\$469	0.3 %	\$59
Heat Pump				
CHMC: Other Costs	Normalised	\$1,362	1 %	\$170
Eau Chaude	Current	\$2,024	1.5 %	\$253
Total Expenses		\$40,796	30.0 %	\$5,100
Net Revenue		\$95,392		\$11,924

FINANCING

	schl
Maximum loan amount	\$1,776,540
Financing CAP	4.00 %
Debt coverage ratio	1.1
Interest Rate	3.85 %
Amortization	40 Years
Term	5 Years

TREASURY

	schl
Net Revenue	\$95,392
Annual Mortgage Cost	\$91,539
Net cash after mortgage	\$3,853

RETURN ON INVESTMENT

Down Payment	\$373,460
Cash on cash return	1.0 %
Return on liquidity + capitalization	6.5 %
Total yearly return with appreciation of 2 %	17.97 %

CPU
268 800 \$

GIM
15,3

NIM
22,5

CAP
4,4 %

