

550 NOTRE-DAME LAVALTRIE

12 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Residential building constructed in 2019, comprising 12 units: 3 five-and-a-half (5½) units and 9 four-and-a-half (4½) units. The building is detached, spread over three storeys, and built of 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 individual hot water tanks. Responsibility for heating, hot water, and appliances lies with the tenants. Flooring consists of floating floors and ceramic tile.

The property includes 24 outdoor parking spaces, an intercom system, and a fire alarm system. The roof, balconies, doors, and windows were installed in 2019.

HIGHLIGHTS

- ✓ Located in a peaceful residential neighborhood, close to elementary and secondary schools. The building faces one of Lavaltrie's main thoroughfares, Notre-Dame Boulevard, offering easy access to shops and essential services.
- ✓ This is a rapidly growing area, with major commercial development nearby, including the arrival of Maxi, Pharmaprix, Super C, and Starbucks, enhancing its rental appeal.
- ✓ It benefits from shared parking at the rear, with at least two spaces for seven of the eight tenants. Secure storage spaces are also available in the basement for each tenant.

ASKING PRICE :
\$3,300,000

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 \$1,550 for lawn maintenance at 550 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

24 spaces

Hot Water System

Independent tank



Heating System

Electric baseboard



550 Notre-Dame, Lavaltrie



BUILDING DESCRIPTION

General Information

Cadastral number 6 281 771

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 3 x 5.5 + 9 x 4.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 24 spaces

Area

Land Surface Area 5,599 sq.ft



FEATURES

Fenced

No

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	\$208,104	100 %	\$1,445
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$208,104		\$1,445
Vac. / Bad debt	\$6,243	3 %	\$43
EGR	\$201,861		\$1,402

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$10,093	5 %	\$841
Municipal Taxes	Current	\$26,636	13.2 %	\$2,220
School Taxes	Current	\$1,869	0.9 %	\$156
Insurance	Current	\$4,397	2.2 %	\$366
Electricity	Current	\$1,100	0.5 %	\$92
Heating				
Snow Removal	Current	\$6,071	3 %	\$506
Elevator				
Lawn	Current	\$2,244	1.1 %	\$187
Structural Reserve				
Janitor	Normalised	\$4,800	2.4 %	\$400
Maintenance	Normalised	\$8,400	4.2 %	\$700
Appliances				
WiFi	Current	\$704	0.3 %	\$59
Heat Pump				
CHMC: Other Costs	Normalised	\$2,019	1 %	\$168
Internet	Current	\$1,103	0.5 %	\$92
Garbage	Current	\$3,999	2 %	\$333
Total Expenses		\$73,435	36.4 %	\$6,120
Net Revenue		\$128,426		\$10,702

FINANCING

	schl	Mortgage assumption
Maximum loan amount	\$2,038,922	\$1,844,448
Financing CAP	5.35 %	
Debt coverage ratio	1.3	
Interest Rate	3.8 %	1.99 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	Mortgage assumption
Net Revenue	\$128,426	\$128,426
Annual Mortgage Cost	\$105,150	\$72,624
Net cash after mortgage	\$23,276	\$55,802

RETURN ON INVESTMENT

Down Payment	\$1,261,078	\$1,455,552
Cash on cash return	1.8 %	3.8 %
Return on liquidity + capitalization	3.7 %	6.7 %
Total yearly return with appreciation of 2 %	8.96 %	11.19 %

CPU
275 000 \$

GIM
15,9

NIM
25,7

CAP
3,9 %



