

560 NOTRE-DAME LAVALTRIE

12 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Detached residential building constructed in 2019, comprising 12 dwelling units, including 3 x 5.5 + 9 x 4.5 units. The building is spread over three storeys and is constructed primarily of brick with a wood structure.

Each unit is equipped with washer and dryer hookups, as well as new kitchens and bathrooms at the time of construction. Heating is provided by electric baseboard heaters, and each unit has an independent hot water tank. Heating, hot water, and appliances are the responsibility of the tenants.

Flooring consists of laminate (floating floors) and ceramic tile.

The property benefits from 23 outdoor parking spaces, an intercom system, a fire alarm system, and a concierge/maintenance service agreement.

The exterior cladding is composed of brick, fibre cement, and steel, offering durability and low maintenance.

HIGHLIGHTS

- ✓ Located in a quiet residential neighborhood, in close proximity to elementary and secondary schools.
- ✓ The buildings are situated along a major thoroughfare in Lavaltrie, Boulevard Notre-Dame, offering easy access to retail, services, and essential amenities.
- ✓ The property benefits from a shared rear parking area, providing at least two parking spaces for 7 of the 8 tenants.
- ✓ Each tenant has access to a secured storage space in the building's basement.

ASKING PRICE :
\$3,175,000

ADDITIONAL INFORMATION

A snow removal contract has been awarded in the amount of \$18,212 for all buildings located at 540–550–560 Notre-Dame Street, as well as a lawn maintenance contract in the amount of \$1900 for 560 Notre-Dame Street.

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

Responsibility for appliances

Tenants

Number of units

12



Number of Parking Spaces

24 spaces

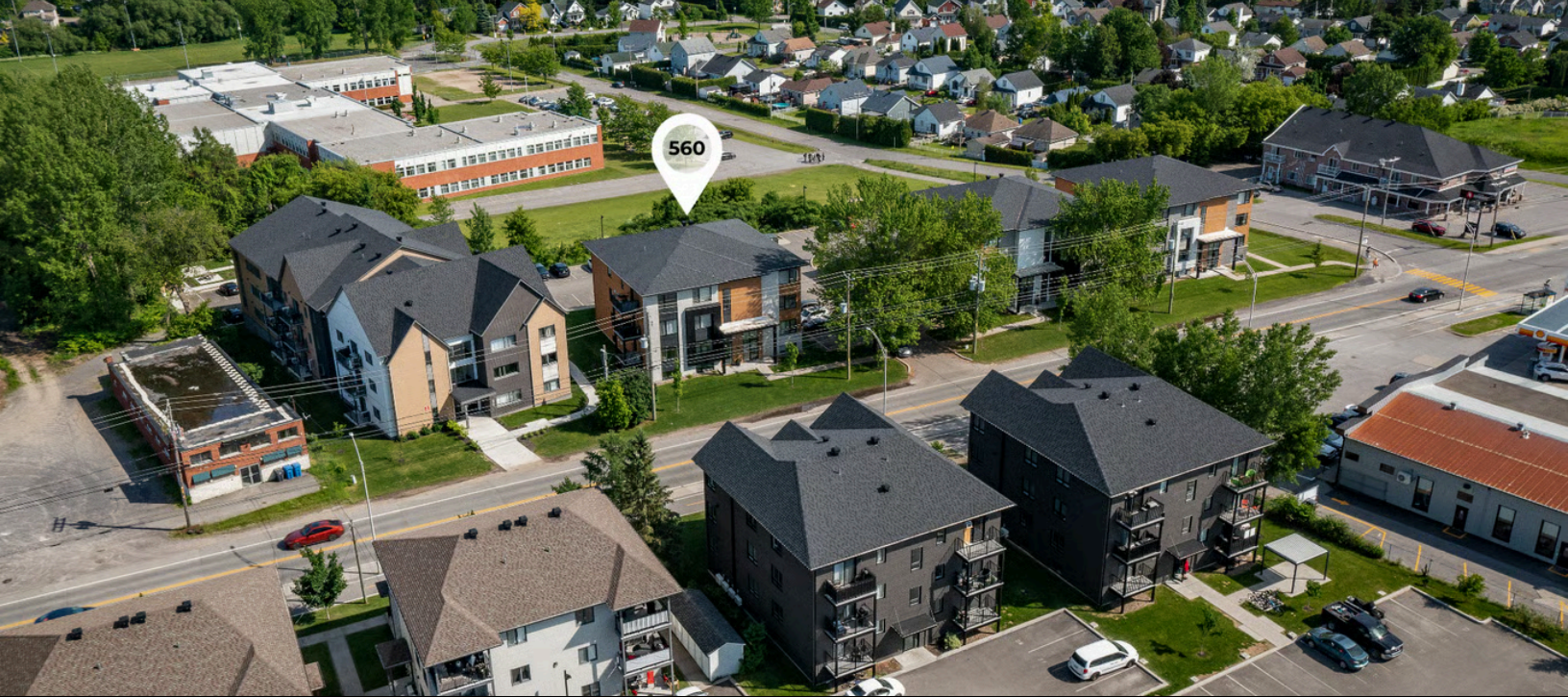
Hot Water System

Independent tanks



Heating System

Electric baseboards



560 Notre-Dame, Lavaltrie



BUILDING DESCRIPTION

General Information

Cadastral number 6 281 772

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 and ceramic

Electromechanical System

Fire System Yes

Building type

Laundry Room N/A

Number of Units 9 x 4.5 + 3 X 5.5

Washer/Dryer Inlet Yes, 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

Plumbing

Plastic, PEX

Condition of Balconies

New | 2019

Heating System

Electric baseboards

Condition of Kitchens

New | 2019

Condition of Bathrooms

New | 2019

Condition of Roof

New - Asphalt shingles | 2019

Concierge Agreement

Yes

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Update to be done

Condition of Doors

New | 2019

Intercom and Doorbell

Yes

Condition of Windows

New | 2019

Exterior Siding

Brick, fiber cement, and steel

Floor Covering

Floating and ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$210,192	100 %	\$1,460
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$210,192		\$1,460
Vac. / Bad debt	\$6,306	3 %	\$44
EGR	\$203,886		\$1,416

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$10,194	5 %	\$850
Municipal Taxes	Current	\$26,636	13.1 %	\$2,220
School Taxes	Current	\$1,869	0.9 %	\$156
Insurance	Current	\$4,276	2.1 %	\$356
Electricity	Current	\$1,774	0.9 %	\$148
Heating				
Snow Removal	Current	\$6,071	3 %	\$506
Elevator				
Lawn	Current	\$2,646	1.3 %	\$221
Structural Reserve				
Janitor	Normalised	\$4,800	2.4 %	\$400
Maintenance	Normalised	\$8,400	4.1 %	\$700
Appliances				
WiFi	Current	\$704	0.3 %	\$59
Heat Pump				
CHMC: Other Costs	Normalised	\$2,039	1 %	\$170
Internet	Current	\$1,103	0.5 %	\$92
Garbage	Current	\$3,999	2 %	\$333
Total Expenses		\$74,511	36.5 %	\$6,209
Net Revenue		\$129,375		\$10,781

FINANCING

	schl	Mortgage assumption
Maximum loan amount	\$2,053,985	\$1,729,582
Financing CAP	5.35 %	
Debt coverage ratio	1.3	
Interest Rate	3.8 %	4.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	Mortgage assumption
Net Revenue	\$129,375	\$129,375
Annual Mortgage Cost	\$105,926	\$109,175
Net cash after mortgage	\$23,449	\$20,200

RETURN ON INVESTMENT

Down Payment	\$1,121,015	\$1,445,418
Cash on cash return	2.1 %	1.4 %
Return on liquidity + capitalization	4.2 %	4.3 %
Total yearly return with appreciation of 2 %	9.89 %	8.65 %

CPU
264 600 \$

GIM
15,1

NIM
24,5

CAP
4,1 %



