

561 NOTRE-DAME LAVALTRIE

8 UNITS

PMML

FOR SALE



Amine Ménard

Team Amine Ménard

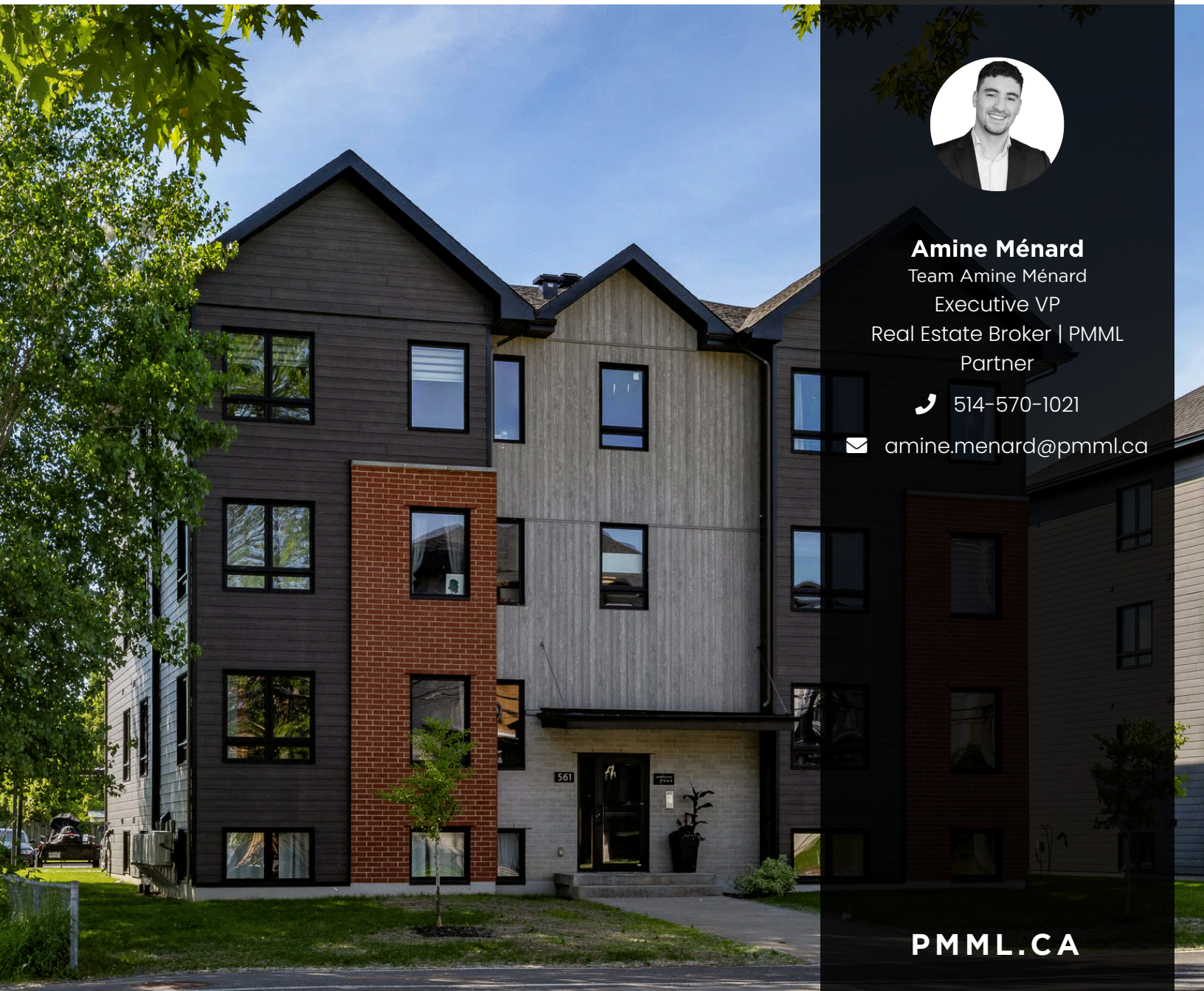
Executive VP

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Residential building constructed in 2022, consisting of 8 units: 6 × 5½ and 2 × 4½. The building has 3 floors and is built with brick and wood. Each unit is equipped with washer/dryer hookups, and the kitchens and bathrooms were new at the time of construction.

Heating is provided by electric baseboards, with independent hot water tanks. Tenants are responsible for heating, hot water, and appliances. The flooring is laminate and ceramic

HIGHLIGHTS

- ✓ The sale includes the assumption of the existing mortgage loan by the buyer (see additional information for details).
- ✓ Located in a quiet residential neighborhood, close to elementary and secondary schools. The building faces a major thoroughfare in Lavaltrie, Boulevard Notre-Dame, offering easy access to shops and essential services. It benefits from shared parking at the rear, including at least two spaces for 6 of the 8 tenants. Secure storage spaces are also available in the basement for each tenant.

ASKING PRICE :

\$2,800,000

ADDITIONAL INFORMATION

Interest rate: 3.95% until 05/16/2028

Monthly payment: \$7,426.72

Remaining balance: \$1,750,343.50

Amortization: 450 months.

Responsibility for appliances

Tenants

Number of units

8

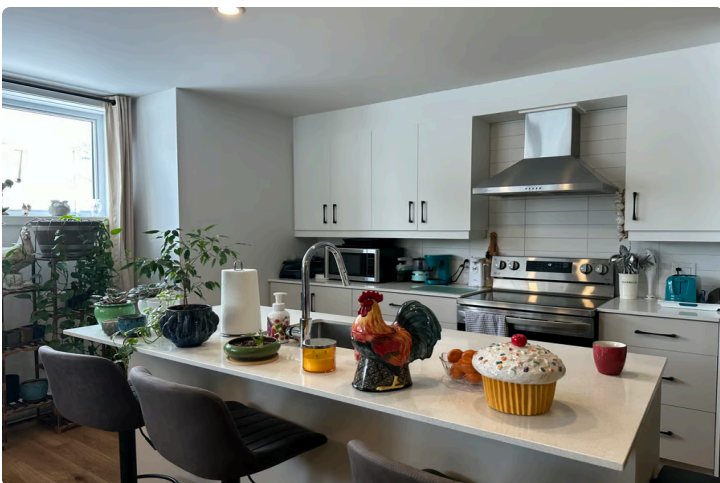


Number of Parking Spaces

14 spaces

Hot Water System

Independent tanks



Heating System

Electric baseboards



561 Notre-Dame, Lavaltrie



BUILDING DESCRIPTION

General Information

Cadastral number 6 431 679

Total Municipal Assessment

Total Municipal Assessment 1 967 800 \$

Municipal Land Assessment 300 200 \$

Municipal Building Assessment 1 667 600 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 2022

Features

Plumbing Plastic and PEX

Condition of Roof New - Asphalt shingles | 2022

Condition of Doors New | 2022

Condition of Balconies New | 2022

Condition of Windows New | 2022

Condition of Kitchens New | 2022

Electrical Panels Circuit breakers

Exterior Siding Brick, fiber cement, and steel

Condition of Bathrooms New | 2022

Floor Covering Floating and ceramic

Electromechanical System

Fire System Yes

Building type

Laundry Room N/A

Number of Units 6 x 5.5 + 2 x 4.5

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 14 spaces

Area

Land Surface Area 12,934 ft.sq



FEATURES

Plumbing

Plastic and PEX

Condition of Balconies

New | 2022

Heating System

Electric baseboards

Condition of Kitchens

New | 2022

Condition of Bathrooms

New | 2022

Condition of Roof

New - Asphalt shingles | 2022

Concierge Agreement

Yes

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Update to be done

Condition of Doors

New | 2022

Intercom and Doorbell

Yes

Condition of Windows

New | 2022

Exterior Siding

Brick, fiber cement, and steel

Floor Covering

Floating and ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$166,620	100 %	\$1,736
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$166,620		\$1,736
Vac. / Bad debt	\$4,999	3 %	\$52
EGR	\$161,621		\$1,684

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$7,273	4.5 %	\$909
Municipal Taxes	Current	\$19,951	12.3 %	\$2,494
School Taxes	Current	\$1,484	0.9 %	\$186
Insurance	Current	\$3,668	2.3 %	\$459
Electricity	Current	\$1,538	1 %	\$192
Heating				
Snow Removal	Current			
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	1.2 %	\$250
Maintenance	Normalised	\$5,600	3.5 %	\$700
Appliances				
WiFi	Current	\$469	0.3 %	\$59
Heat Pump				
CHMC: Other Costs	Normalised	\$1,616	1 %	\$202
Internet	Current	\$1,379	0.9 %	\$172
Co-Ownership Fees	Current	\$8,845	5.5 %	\$1,106
Total Expenses		\$53,823	33.3 %	\$6,728
Net Revenue		\$107,798		\$13,475

FINANCING

	schl	
Maximum loan amount	\$1,711,427	\$1,750,343
Financing CAP	5.35 %	
Debt coverage ratio	1.3	
Interest Rate	3.8 %	3.95 %
Amortization	40 Years	37 Years
Term	5 Years	5 Years

TREASURY

	schl	
Net Revenue	\$107,798	\$107,798
Annual Mortgage Cost	\$88,245	\$89,112
Net cash after mortgage	\$19,553	\$18,686

RETURN ON INVESTMENT

Down Payment	\$1,088,573	\$1,049,657
Cash on cash return	1.8 %	1.8 %
Return on liquidity + capitalization	3.6 %	4.3 %
Total yearly return with appreciation of 2 %	8.77 %	9.68 %

CPU
350 000 \$

GIM
16,8

NIM
26

CAP
3,9 %

