

571 NOTRE-DAME LAVALTRIE

8 UNITS

PMML

FOR SALE



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BUILDING TYPE

Isolated

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Residential building constructed in 2022, comprising 8 units, consisting of 6 x 5½ and 2 x 4½. The property is spread over three floors and features brick and wood construction. Each unit is equipped with washer/dryer hookups, with kitchens and bathrooms completed at the time of construction.

Heating is provided by electric baseboards, with independent hot water tanks for each unit. Responsibility for heating, hot water, and appliances lies with the tenants, contributing to an efficient operating expense structure. Flooring throughout the building consists of floating floors and ceramic tile.

The property offers 14 outdoor parking spaces, as well as an intercom system and fire safety equipment. The roof, balconies, doors, and windows all date from 2022, reflecting a recent construction with consistent building components.

Given the modern construction, unit mix, and tenant-paid utilities, the property presents potential for future revenue growth, supported by ongoing demand for well-located, newer residential assets in the area.

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 :
\$2,650,000

ADDITIONAL INFORMATION

Mortgage assumption with Desjardins:

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



571 Notre-Dame, Lavaltrie



BUILDING DESCRIPTION

General Information

Cadastral number 6 431 680

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 Isolated

Type of Construction Brick and wood

Year of Construction 2022

Features

Plumbing Plastic / PEX

Condition of Roof Asphalt shingles - 2022

Condition of Doors Construction 2022

Condition of Balconies Construction 2022

Condition of Windows Construction 2022

Condition of Kitchens Construction 2022

Electrical Panels Circuit breakers

Exterior Siding Brick, fiber cement, and steel

Condition of Bathrooms Construction 2022

Floor Covering Floating and ceramic

Electromechanical System

Fire System Smoke detectors

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 sq.ft



FEATURES

Plumbing

Plastic / PEX

Condition of Balconies

Construction 2022

Heating System

Electric baseboards

Condition of Kitchens

Construction 2022

Condition of Bathrooms

Construction 2022

Condition of Roof

Asphalt shingles - 2022

Concierge Agreement

Yes

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Update to be done

Condition of Doors

Construction 2022

Intercom and Doorbell

Yes

Condition of Windows

Construction 2022

Exterior Siding

Brick, fiber cement, and steel

Floor Covering

Floating and ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$154,716	100 %	\$1,612
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$154,716		\$1,612
Vac. / Bad debt	\$4,641	3 %	\$48
EGR	\$150,075		\$1,563

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$6,753	4.5 %	\$844
Municipal Taxes	Current	\$19,951	13.3 %	\$2,494
School Taxes	Current	\$1,484	1 %	\$186
Insurance	Current	\$3,688	2.5 %	\$461
Electricity	Current	\$1,292	0.9 %	\$162
Heating				
Snow Removal	Current			
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	1.3 %	\$250
Maintenance	Normalised	\$5,600	3.7 %	\$700
Appliances				
WiFi	Current	\$469	0.3 %	\$59
Heat Pump				
CHMC: Other Costs	Normalised	\$1,501	1 %	\$188
Internet	Current	\$1,379	0.9 %	\$172
Co-Ownership Fees	Current	\$8,845	5.9 %	\$1,106
Total Expenses		\$52,962	35.3 %	\$6,620
Net Revenue		\$97,112		\$12,139

FINANCING

	schl	conv
Maximum loan amount	\$1,166,436	\$1,113,154
Financing CAP	7.08 %	6.54 %
Debt coverage ratio	1.3	1.25
Interest Rate	5.0 %	5.0 %
Amortization	30 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$97,112	\$97,112
Annual Mortgage Cost	\$79,149	\$77,690
Net cash after mortgage	\$17,964	\$19,423

RETURN ON INVESTMENT

Down Payment	\$1,483,564	\$1,536,846
Cash on cash return	1.2 %	1.3 %
Return on liquidity + capitalization	2.5 %	2.8 %
Total yearly return with appreciation of 2 %	6.02 %	6.22 %

CPU
331 300 \$

GIM
17,1

NIM
27,3

CAP
3,7 %



