

630 DE CLORIDAN TERREBONNE

6 UNITS

PMML

FOR SALE



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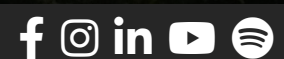
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PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Semi-detached building with 6 units located in a sought-after area of Terrebonne. Built in 1980 and very well maintained over time, it offers large, spacious units. Erected on a vast lot of approximately 12,774 sq. ft., this building offers excellent optimization potential.

HIGHLIGHTS

- ✓ Near Highway 25
- ✓ Near Galeries de Terrebonne
- ✓ Near Rivière des Mille-Îles
- ✓ Well-served area, facilitating travel

ASKING PRICE :
\$1,200,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

One unit refreshed
Roof redone in 2022

ADDITIONAL INFORMATION

Spacious units of approximately 1,000 sq. ft

Very well-maintained building

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

Responsibility for appliances

Tenant

Number of units

6



Number of Parking Spaces

6

Hot Water System

Independent tanks



Heating System

Electric baseboards



630 de Cloridan, Terrebonne



BUILDING DESCRIPTION

General Information

Cadastral number 2439721

Total Municipal Assessment

Total Municipal Assessment 911 200 \$

Municipal Land Assessment 423 500 \$

Municipal Building Assessment 487 700 \$

Construction

Number of Storeys 3

Type of Building Semi-detached

Type of Construction Brick and wood

Year of Construction 1980

Features

Plumbing Copper / ABS / Cast iron / Pex

Condition of Roof 2022

Condition of Doors Glass doors

Condition of Balconies Concrete, wood and metal railings

Condition of Windows Sliding PVC windows

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick, masonry stone

Condition of Bathrooms Good condition

Floor Covering Parquetry / Ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 22

Number of Units 6 x 4.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Sold without legal warranty of quality

Parking

Type of Parking Outdoor

Number of Parking Spaces 6

Area

Land Surface Area 12,774 sq. ft.



FEATURES

Fenced

No

Condition of Roof

2022

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Condition of Bathrooms

Good condition

Internet and Telecom

Yes

Condition of Doors

Glass doors

Intercom and Doorbell

Yes

Condition of Windows

Sliding PVC windows

Exterior Siding

Brick, masonry stone

Environmental Report

N/A

Plumbing

Copper / ABS / Cast iron / Pex

Condition of Balconies

Concrete, wood and metal railings

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Distance from fire station and hydrant

N/A

Floor Covering

Parquetry / Ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$69,492	100 %	\$965
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Potentiel			
Total Revenues	\$69,492		\$965
Vac. / Bad debt	\$2,085	3 %	\$29
EGR	\$67,407		\$936

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,033	4.5 %	\$506
Municipal Taxes	Current	\$10,682	15.8 %	\$1,780
School Taxes	Current	\$654	1 %	\$109
Insurance	Current	\$4,866	7.2 %	\$811
Electricity	Current	\$2,566	3.8 %	\$428
Heating				
Snow Removal	Current	\$800	1.2 %	\$133
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	2.2 %	\$250
Maintenance	Normalised	\$4,200	6.2 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$674	1 %	\$112
Total Expenses		\$28,975	43.0 %	\$4,829
Net Revenue		\$38,432		\$6,405

FINANCING

Maximum loan amount	\$675,094
Financing CAP	4.84 %
Debt coverage ratio	1.1
Interest Rate	4.25 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$38,432
Annual Mortgage Cost	\$37,116
Net cash after mortgage	\$1,316

RETURN ON INVESTMENT

Down Payment	\$524,906
Cash on cash return	0.3 %
Return on liquidity + capitalization	1.6 %
Total yearly return with appreciation of 5 %	13.02 %

CPU
200 000 \$

GIM
17,3

NIM
31,2

CAP
3,2 %

