

**64 - 66 BRODEUR
HULL**
9 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

PROPERTY DESCRIPTION

Well maintained 9 unit property in Gatineau, Hull. This building is composed of 7 x 2 bedrooms and 1 x 1 bedroom. Includes 9 outdoor parking spaces. Located in a strategic location just walking distance from Boulevard Saint-Joseph and boulevard des Allumettières. Rare occasion, do not miss your chance!

HIGHLIGHTS

- ✓ Walking distance from Boulevard Saint-Joseph and boulevard des Allumettières
- ✓ Less than 10 minutes from Ottawa
- ✓ 3 minutes from the Hull Hospital
- ✓ Walking distance from the famous Gatineau Park

ASKING PRICE :
\$1,800,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof: roughly 1998-2000

Windows: roughly 2009-2010

Balconies: June 2022 (we have invoices, company: Balcon2000)

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants

Number of units

9



Number of Parking Spaces

9

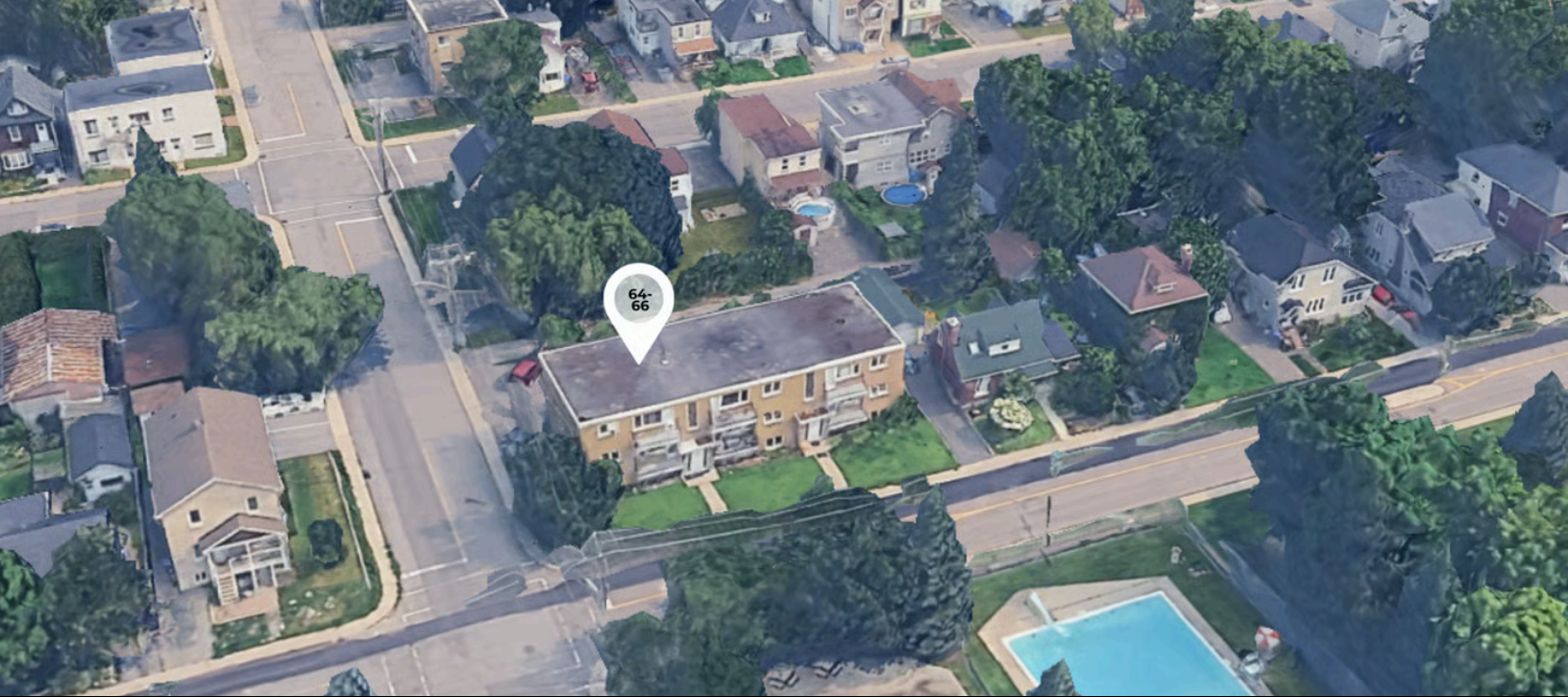
Hot Water System

Hot water tanks

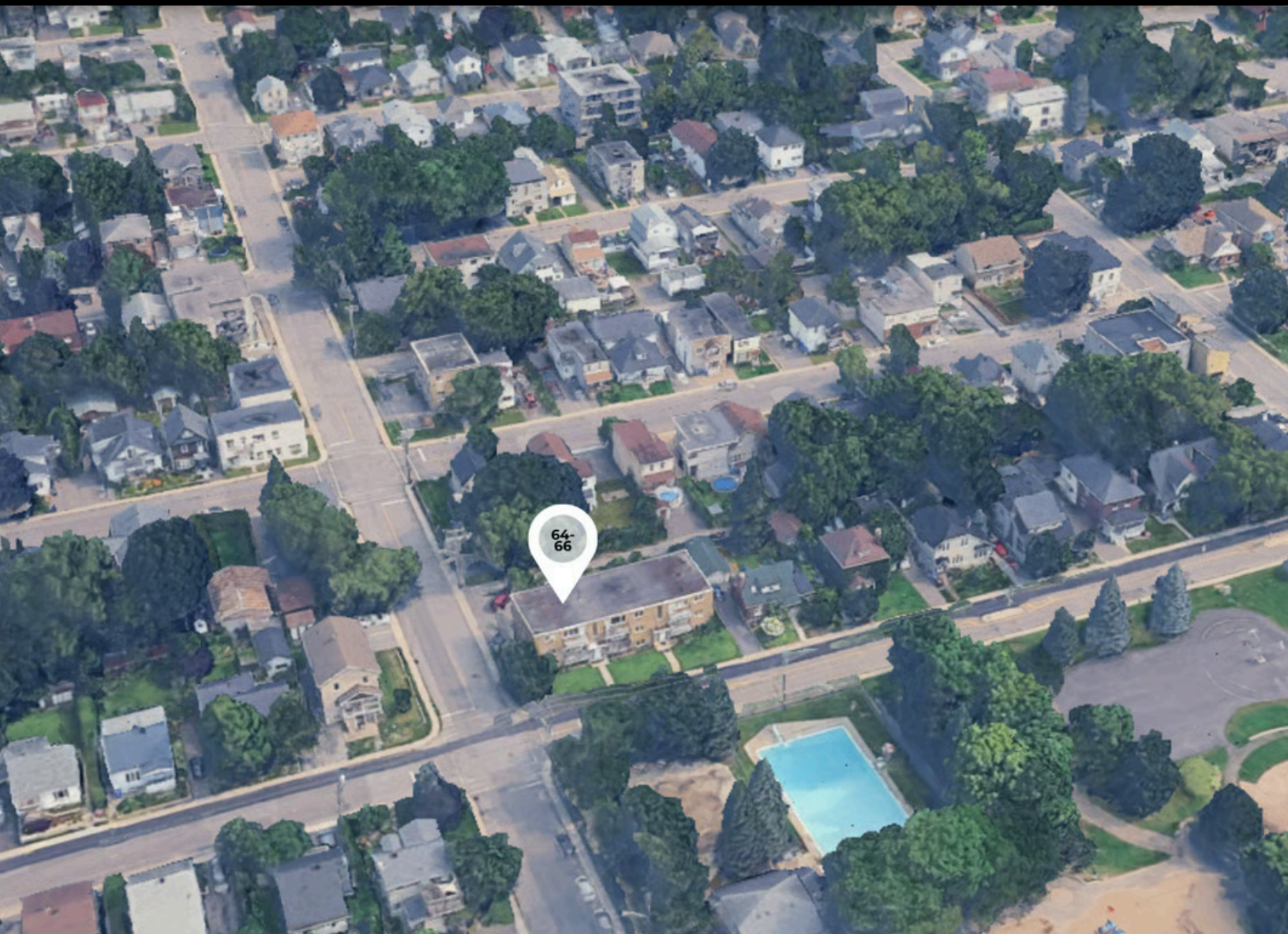


Heating System

Boiler Baseboard Heaters (GAS)



64 - 66 Brodeur, Hull



BUILDING DESCRIPTION

General Information

Cadastral number 1085101

Total Municipal Assessment

Total Municipal Assessment 1 177 100 \$

Municipal Land Assessment 355 000 \$

Municipal Building Assessment 822 100 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1959

Features

Plumbing Pex and copper

Condition of Roof Good

Condition of Doors Good

Condition of Balconies Good

Condition of Windows Good

Condition of Kitchens Good

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good

Floor Covering To be verified

Electromechanical System

Fire System Yes

Building type

Laundry Room Yes

Number of Units 9

Washer/Dryer Inlet No

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 9

Area

Land Surface Area 850.25 m2



FEATURES

Fenced

No

Condition of Roof

Good

Concierge Agreement

No

Hot Water System

Hot water tanks

Electrical Panels

Circuit breakers

Environmental Report

Yes

Internet and Telecom

Yes

Condition of Doors

Good

Intercom and Doorbell

Yes

Condition of Windows

Good

Exterior Siding

Brick

Floor Covering

To be verified

Plumbing

Pex and copper

Condition of Balconies

Good

Heating System

Boiler Baseboard Heaters (GAS)

Condition of Kitchens

Good

Condition of Bathrooms

Good

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$139,272	100 %	\$1,290
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$139,272		\$1,290
Vac. / Bad debt	\$4,178	3 %	\$39
EGR	\$135,094		\$1,251

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$6,079	4.5 %	\$675
Municipal Taxes	Current	\$12,494	9.2 %	\$1,388
School Taxes	Current	\$855	0.6 %	\$95
Insurance	Current	\$6,000	4.4 %	\$667
Electricity	Current	\$773	0.6 %	\$86
Heating	Current	\$9,148	6.8 %	\$1,016
Snow Removal	Current	\$1,190	0.9 %	\$132
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,250	1.7 %	\$250
Maintenance	Normalised	\$6,300	4.7 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,351	1 %	\$150
Total Expenses		\$46,440	34.4 %	\$5,160
Net Revenue		\$88,654		\$9,850

FINANCING

	schl	conv
Maximum loan amount	\$1,195,101	\$1,123,579
Financing CAP	6.31 %	5.92 %
Debt coverage ratio	1.3	1.25
Interest Rate	4.0 %	4.0 %
Amortization	30 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$88,654	\$88,654
Annual Mortgage Cost	\$72,091	\$70,923
Net cash after mortgage	\$16,563	\$17,731

RETURN ON INVESTMENT

Down Payment	\$604,899	\$676,421
Cash on cash return	2.7 %	2.6 %
Return on liquidity + capitalization	6.4 %	6.6 %
Total yearly return with appreciation of 2 %	12.39 %	11.91 %

CPU
200 000 \$

GIM
12,9

NIM
20,3

CAP
4,9 %



