

66 THORNTON SUD COATICOOK

6 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Six-unit income property located in a quiet area of Coaticook. An excellent investment opportunity offering significant value-add potential through revenue optimization and rental income growth. Energy costs are shared between the owner and the tenants. Ideally situated near schools, shops, and essential services, the property is also just minutes from Coaticook Gorge Park and several of the region's renowned tourist attractions. Current annual rental income is \$64,800.

HIGHLIGHTS

- ✓ Large lot with on-site parking for tenants.
- ✓ Mechanical room and electrical room.
- ✓ Dedicated storage spaces for tenants.
- ✓ Located just 2.2 km from La Frontalière High School, the property also benefits from its proximity to several other educational institutions.
- ✓ The roof replacement will be completed by the current owner.

ASKING PRICE :
\$990,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Installation of three water heaters (2022).

Electrical service entrance upgraded (2022).

Yard grading completed (2026).

Vinyl balcony structures refurbished (2026).

ADDITIONAL INFORMATION

According to the 2020 certificate of location, no easement is registered in the land register. However, certain elements are mentioned, notably the overhang of electrical and telephone wires as well as the presence of hedges and occupations near the boundaries of the land.

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

About 9 spaces

Hot Water System

3 water heaters 60 gallon electric

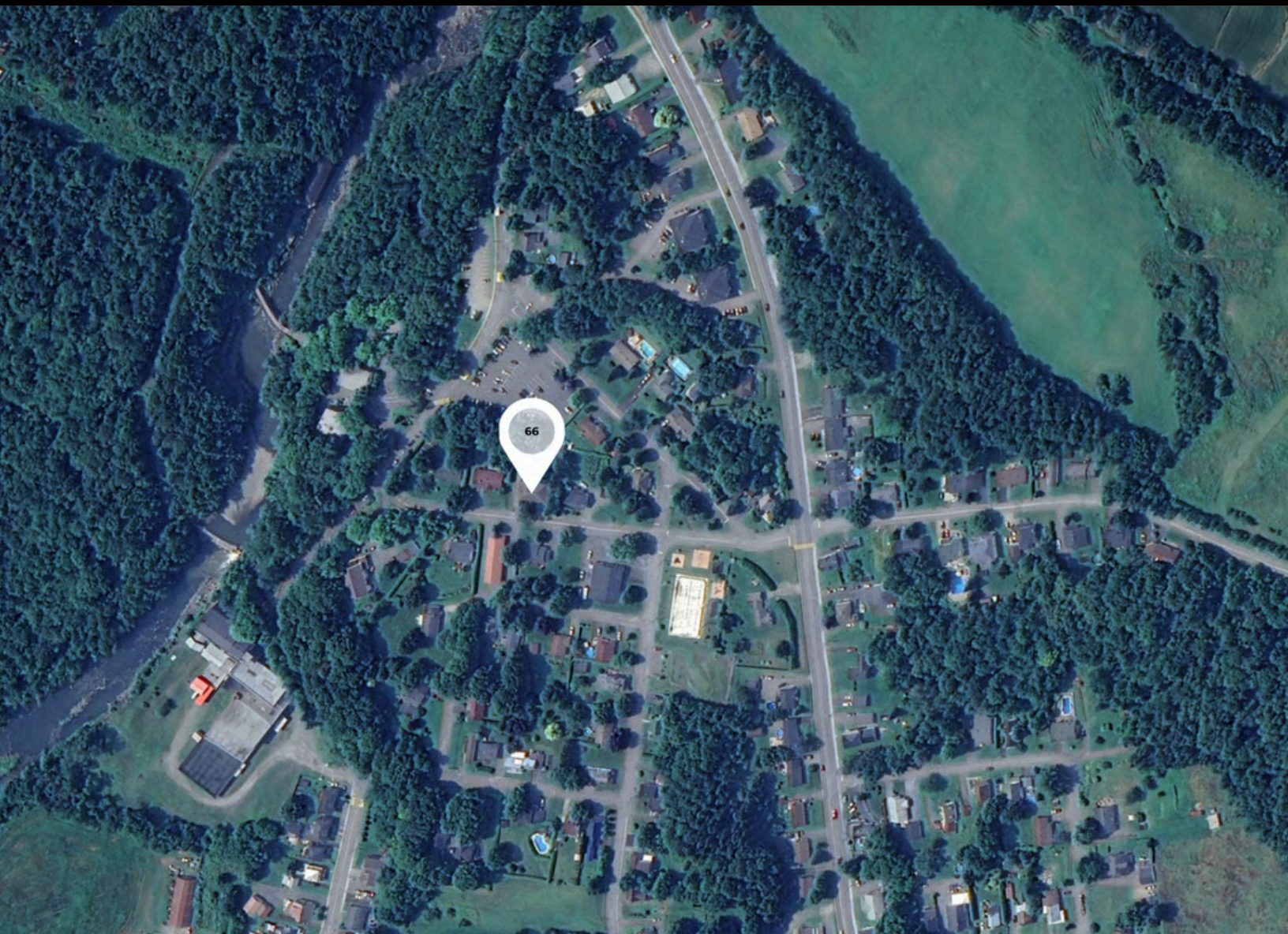


Heating System

Electric baseboards



66 Thornton Sud, Coaticook



BUILDING DESCRIPTION

General Information

Cadastral number 3 310 215

Total Municipal Assessment

Total Municipal Assessment 525 800 \$

Municipal Land Assessment 71 300 \$

Municipal Building Assessment 454 500 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1973

Features

Plumbing Copper/ABS

Condition of Roof Asphalt shingles - 15-20 years - Replacement to be completed by the current owner.

Condition of Doors Average condition

Condition of Balconies Structure renovated in 2026

Condition of Windows 20 years

Condition of Kitchens Average condition to good condition

Electrical Panels Circuit breakers

Exterior Siding Brick and wood

Condition of Bathrooms Average condition to good condition

Floor Covering Vinyl, floating floor and ceramic - renovated floors in units 4 and 6.

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 27

Number of Units 4 x 5.5 + 1 x 4.5 + 1 x 3.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Owner

Parking

Type of Parking Gravel exterior

Number of Parking Spaces About 9 spaces

Area

Land Surface Area 15 273 sq. ft.



FEATURES

Fenced

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Condition of Roof

Asphalt shingles - 15-20 years -
Replacement to be completed by
the current owner.

Concierge Agreement

No

Hot Water System

3 water heaters 60 gallon electric

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

No

Condition of Doors

Average condition

Intercom and Doorbell

To be verified

Condition of Windows

20 years

Exterior Siding

Brick and wood

Floor Covering

Vinyl, floating floor and ceramic -
renovated floors in units 4 and 6.

Plumbing

Copper/ABS

Condition of Balconies

Structure renovated in 2026

Heating System

Electric baseboards

Condition of Kitchens

Average condition to good
condition

Condition of Bathrooms

Average condition to good
condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$64,800	100 %	\$900
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$64,800		\$900
Vac. / Bad debt	\$1,944	3 %	\$27
EGR	\$62,856		\$873

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$2,829	4.5 %	\$471
Municipal Taxes	Current	\$8,622	13.7 %	\$1,437
School Taxes	Current	\$365	0.6 %	\$61
Insurance	Current	\$3,335	5.3 %	\$556
Electricity	Current	\$1,651	2.6 %	\$275
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	2.4 %	\$250
Maintenance	Normalised	\$4,200	6.7 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$629	1 %	\$105
Total Expenses		\$23,130	36.8 %	\$3,855
Net Revenue		\$39,726		\$6,621

FINANCING

	schl	conv
Maximum loan amount	\$692,832	\$483,755
Financing CAP	4.87 %	6.16 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.3 %	4.8 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$39,726	\$39,726
Annual Mortgage Cost	\$38,454	\$33,105
Net cash after mortgage	\$1,271	\$6,621

RETURN ON INVESTMENT

Down Payment	\$297,168	\$506,245
Cash on cash return	0.4 %	1.3 %
Return on liquidity + capitalization	2.8 %	3.3 %
Total yearly return with appreciation of 2 %	9.5 %	7.26 %

CPU
165 000 \$

GIM
15,3

NIM
24,9

CAP
4 %



