

# 6-6D LANCTOT SAINT-CONSTANT

5 UNITS

# PMML

FOR SALE



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PMML.CA



## BUILDING TYPE

Detach

## BUILDING CATEGORY

Low Rise

## PROPERTY DESCRIPTION

Located at 6-6D Lanctôt Street in Saint-Constant, this QUINTUPLEX represents an excellent investment opportunity for a buyer seeking a property that offers stable income along with strong long-term appreciation potential. The building features 5 fully rented units, offering a variety of highly sought-after rental layouts on the market. Strategically located near major highways, commuter rail services, and all essential amenities, the property benefits from a location that supports strong rental demand and excellent income stability.

## HIGHLIGHTS

Fully leased fiveplex except for one vacant bachelor unit (2½), generating potential gross revenues of \$56,328. Detached brick building offering more than 9 parking spaces, 4 outdoor storage sheds, and excellent value-add potential. Stable tenants, with heating and hot water paid by the tenants. Located in a sought-after area of Saint-Constant, close to the commuter train, services, and Highway 132.

ASKING PRICE :  
**\$834,000**

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

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Renovated balconies

Roof replaced / in good condition (2008)

Regular maintenance carried out over the years

General improvements and upkeep of the units

Partial upgrades to certain interior finishes

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## ADDITIONAL INFORMATION

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4 out of 5 units are currently rented; 1 unit is vacant

Rental income diversified across multiple unit types

Certificate of location available

Occupancy according to existing leases

\$10 fee for garbage collection (not included in the lease)

Sale made without legal warranty of quality, at the buyer's own risk and peril

## Responsibility for appliances

Tenant

## Number of units

5



## Number of Parking Spaces

9 espaces

## Hot Water System

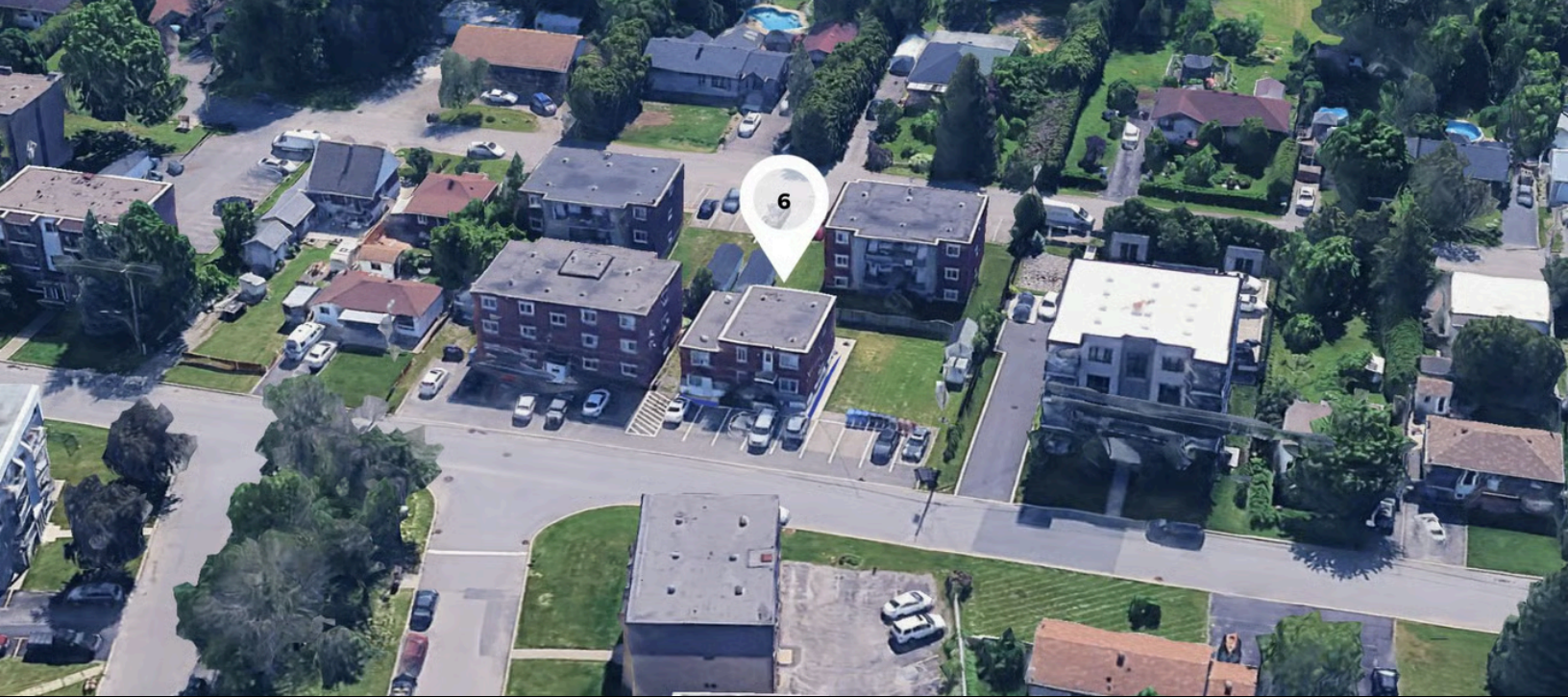
Independant tanks



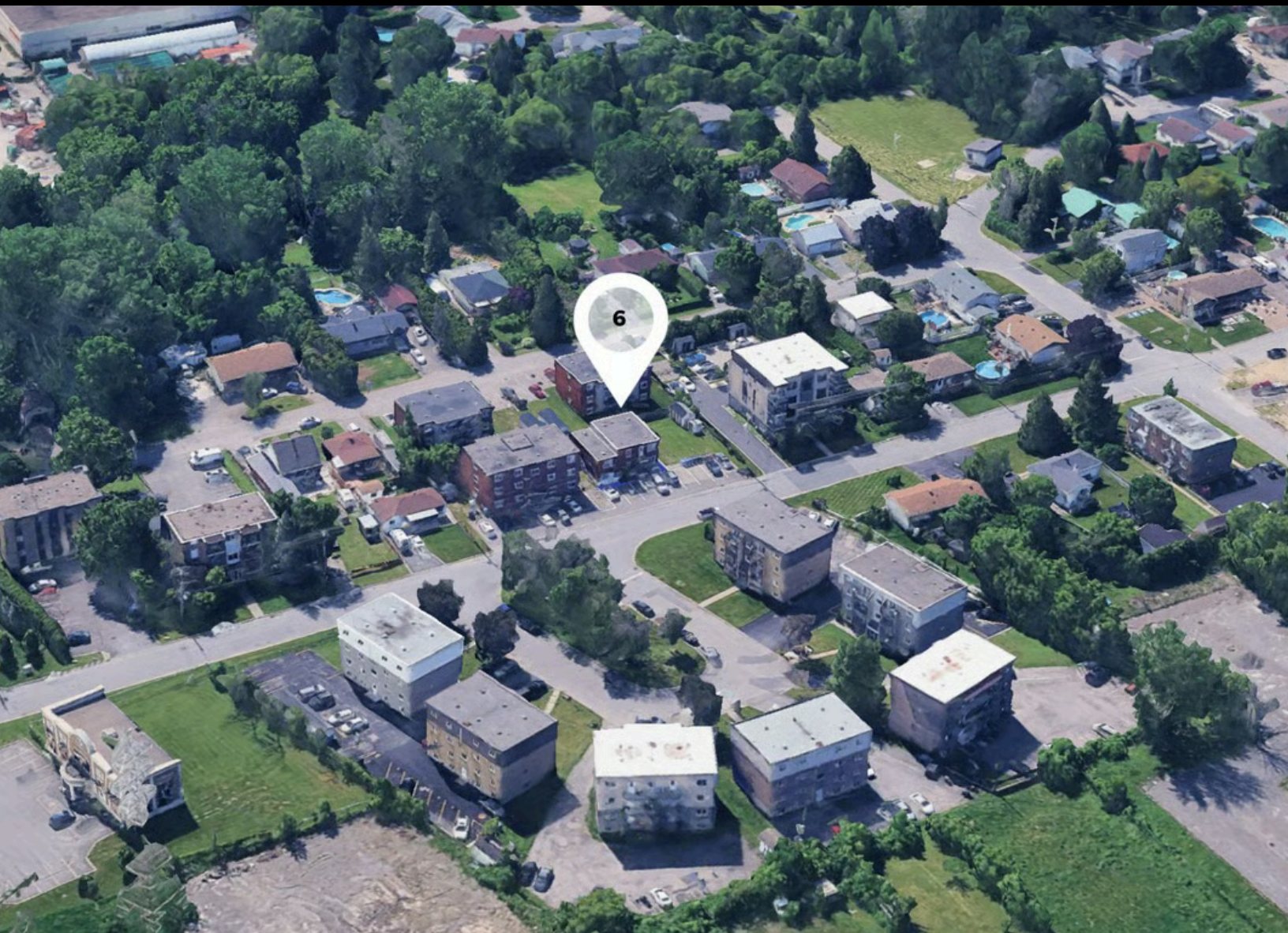
## Heating System

Electric baseboards





6-6D Lanctot, Saint-Constant





# BUILDING DESCRIPTION

## General Information

Cadastral number 2 178 130

## Total Municipal Assessment

Total Municipal Assessment 761 900 \$

Municipal Land Assessment 359 100 \$

Municipal Building Assessment 402 800 \$

## Construction

Number of Storeys 2

Type of Building Detach

Type of Construction Brick and wood

Year of Construction 1963

## Features

Plumbing PEX/ABS

Condition of Roof Good condition (2008)

Condition of Doors Good shape

Condition of Balconies Upper one is renovated

Condition of Windows Good shape

Condition of Kitchens Standard, bon état

Electrical Panels Breakers

Exterior Siding Brick

Condition of Bathrooms Standard, bon état

Floor Covering Ceramic, Vinyle

## Electromechanical System

Fire System Detectors de smoke

## Building type

Laundry Room N/A

Number of Rooms 15

Number of Units 1 x 5.5 + 2 x 4.5 + 1 x 3.5 + 1 x 2.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

## Parking

Type of Parking Exterior

Number of Parking Spaces 9 espaces

## Area

Land Surface Area 7 206 pi²



## FEATURES

### **Fenced**

To be verified

### **Condition of Doors**

Good shape

### **Intercom and Doorbell**

No

### **Condition of Windows**

Good shape

### **Exterior Siding**

Brick

### **Floor Covering**

Ceramic, Vinyl

### **Plumbing**

PEX/ABS

### **Condition of Balconies**

Upper one is renovated

### **Heating System**

Electric baseboards

### **Condition of Kitchens**

Standard, bon état

### **Condition of Bathrooms**

Standard, bon état

### **Condition of Roof**

Good condition (2008)

### **Concierge Agreement**

No

### **Hot Water System**

Independent tanks

### **Electrical Panels**

Breakers

### **Environmental Report**

N/A

## REVENUE

|                       | yearly          | % / GR | RPU (m)      |
|-----------------------|-----------------|--------|--------------|
| Residential           | \$56,328        | 100 %  | \$939        |
| Affordable Res.       |                 |        |              |
| Commercial            |                 |        |              |
| Lockers               |                 |        |              |
| Parking               |                 |        |              |
| Laundry               |                 |        |              |
| <b>Total Revenues</b> | <b>\$56,328</b> |        | <b>\$939</b> |
| Vac. / Bad debt       | \$1,690         | 3 %    | \$28         |
| <b>EGR</b>            | <b>\$54,638</b> |        | <b>\$911</b> |

## EXPENSES

|                       | Calc.      | yearly          | % OF EGR      | CPU (y)        |
|-----------------------|------------|-----------------|---------------|----------------|
| Administration        | Normalised | \$2,459         | 4.5 %         | \$492          |
| Municipal Taxes       | Current    | \$7,402         | 13.5 %        | \$1,480        |
| School Taxes          | Current    | \$494           | 0.9 %         | \$99           |
| Insurance             | Current    | \$3,863         | 7.1 %         | \$773          |
| Electricity           |            |                 |               |                |
| Heating               |            |                 |               |                |
| Snow Removal          | Current    | \$1,861         | 3.4 %         | \$372          |
| Elevator              |            |                 |               |                |
| Lawn                  |            |                 |               |                |
| Structural Reserve    |            |                 |               |                |
| Janitor               | Normalised | \$1,250         | 2.3 %         | \$250          |
| Maintenance           | Normalised | \$3,500         | 6.4 %         | \$700          |
| Appliances            |            |                 |               |                |
| WiFi                  |            |                 |               |                |
| Heat Pump             |            |                 |               |                |
| CHMC: Other Costs     | Normalised | \$546           | 1 %           | \$109          |
| <b>Total Expenses</b> |            | <b>\$21,375</b> | <b>39.1 %</b> | <b>\$4,275</b> |
| <b>Net Revenue</b>    |            | <b>\$33,263</b> |               | <b>\$6,653</b> |



## FINANCING

|                     |           |
|---------------------|-----------|
| Maximum loan amount | \$588,524 |
| Financing CAP       | 4.80 %    |
| Debt coverage ratio | 1.1       |
| Interest Rate       | 4.2 %     |
| Amortization        | 40 Years  |
| Term                | 5 Years   |

## TREASURY

|                         |          |
|-------------------------|----------|
| Net Revenue             | \$33,263 |
| Annual Mortgage Cost    | \$32,122 |
| Net cash after mortgage | \$1,141  |

### RETURN ON INVESTMENT

|                                              |           |
|----------------------------------------------|-----------|
| Down Payment                                 | \$245,476 |
| Cash on cash return                          | 0.5 %     |
| Return on liquidity + capitalization         | 3.0 %     |
| Total yearly return with appreciation of 2 % | 9.79 %    |

CPU  
166 800 \$

GIM  
14,8

NIM  
25,1

CAP  
4 %













