

729 - 739 SAINT-CHARLES MARIEVILLE

9 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Nine-unit property offering strong optimization potential, comprised of 1 x 5.5, 7 x 4.5, and 1 x 3.5 units. Well maintained over the years, it presents an excellent value-add opportunity. Ideal for investors seeking strategic growth, with access to attractive APH Select financing options.

HIGHLIGHTS

- ✓ Close to all essential services
- ✓ 4 km from Route 112
- ✓ 3 km from Highway 10

ASKING PRICE :
\$1,425,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Windows

Fiberglass balconies

Concrete sidewalk

Exterior cladding (Canoxel)

Exterior staircase (2025)

Hot water tanks

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants

Number of units

9



Number of Parking Spaces

12 spots

Hot Water System

Independent tanks

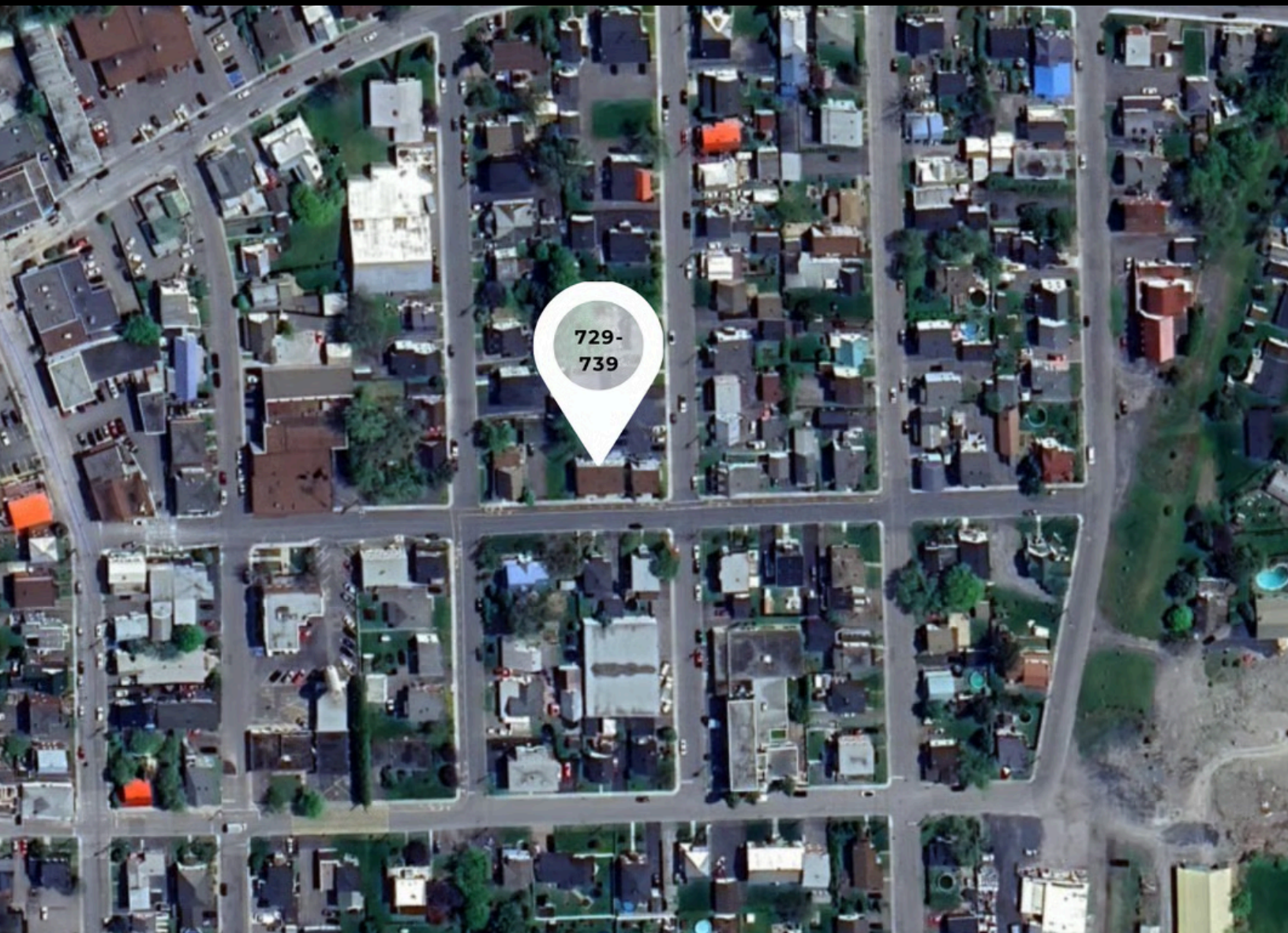


Heating System

Electric baseboards



729 - 739 Saint-Charles, Marieville



BUILDING DESCRIPTION

General Information

Cadastral number 5 664 929

Total Municipal Assessment

Total Municipal Assessment 1 016 700 \$

Municipal Land Assessment 207 600 \$

Municipal Building Assessment 809 100 \$

Construction

Number of Storeys 2

Year of Construction Triplex - 1990 |
Quadruplex 1946 |
Duplex 1942

Features

Plumbing ABS

Condition of Roof 2016 - Flat roof and asphalt shingles

Condition of Doors Good condition

Condition of Balconies Fiber glass

Condition of Windows Changed (2016)

Condition of Kitchens Standard

Electrical Panels Circuit breaker and fuse

Exterior Siding Canoxel

Condition of Bathrooms Standard

Floor Covering Laminated, ceramic

Electromechanical System

Fire System standard smoke detector

Building type

Laundry Room No

Number of Rooms 36

Number of Units 1 x 5.5 + 7 x 4.5 + 1 x 3.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 12 spots

Area

Land Surface Area 12 164 sqft



FEATURES

Fenced

No

Condition of Roof

2016 - Flat roof and asphalt shingles

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breaker and fuse

Environmental Report

Update required - Phase 1 2016 available

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

No

Condition of Windows

Changed (2016)

Exterior Siding

Canexel

Floor Covering

Laminated, ceramic

Plumbing

ABS

Condition of Balconies

Fiber glass

Heating System

Electric baseboards

Condition of Kitchens

Standard

Condition of Bathrooms

Standard

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$101,184	100 %	\$937
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$101,184		\$937
Vac. / Bad debt	\$3,036	3 %	\$28
EGR	\$98,148		\$909

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,417	4.5 %	\$491
Municipal Taxes	Current	\$16,235	16.5 %	\$1,804
School Taxes	Current	\$649	0.7 %	\$72
Insurance	Current	\$3,512	3.6 %	\$390
Electricity	Current			
Heating				
Snow Removal	Current	\$851	0.9 %	\$95
Elevator				
Lawn	Current	\$598	0.6 %	\$66
Structural Reserve				
Janitor	Normalised	\$2,250	2.3 %	\$250
Maintenance	Normalised	\$6,300	6.4 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$981	1 %	\$109
Pelouse	Current			
Total Expenses		\$35,793	36.5 %	\$3,977
Net Revenue		\$62,355		\$6,928

FINANCING

	schl	conv
Maximum loan amount	\$1,188,497	\$722,192
Financing CAP	4.46 %	6.48 %
Debt coverage ratio	1.1	1.3
Interest Rate	4.0 %	4.5 %
Amortization	45 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$62,355	\$62,355
Annual Mortgage Cost	\$60,492	\$47,966
Net cash after mortgage	\$1,863	\$14,390

RETURN ON INVESTMENT

Down Payment	\$236,503	\$702,808
Cash on cash return	0.8 %	2.0 %
Return on liquidity + capitalization	5.2 %	4.3 %

CPU
158 300 \$

GIM
14,1

NIM
22,9

CAP
4,4 %



