

74 SAINT-JACQUES SAINTE-AGATHE-DES-MONTS

16 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Construction 2021 - Very recent building with 16 apartments 4 x 5.5 + 8 x 4.5 + 4 x 3.5. The units have been 100% occupied since delivery. Quick access to Highway 15 and very close to everyday services. Ste-Agathe-des-Monts is a major town in the Laurentians, with a dynamic economy.

HIGHLIGHTS

- ✓ Construction 2021
- ✓ Contemporary design and well-equipped home
- ✓ Quick access to Highway 15 and proximity to services
- ✓ Average rent under \$1.39/sq.ft.

ASKING PRICE :
\$4,495,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Construction 2021
Superior soundproofing
Exterior storage unit on balcony

ADDITIONAL INFORMATION

The sale is made with legal warranty of quality and title.

Responsibility for appliances

Tenants

Number of units

16



Number of Parking Spaces

28; 2 spots with charging stations

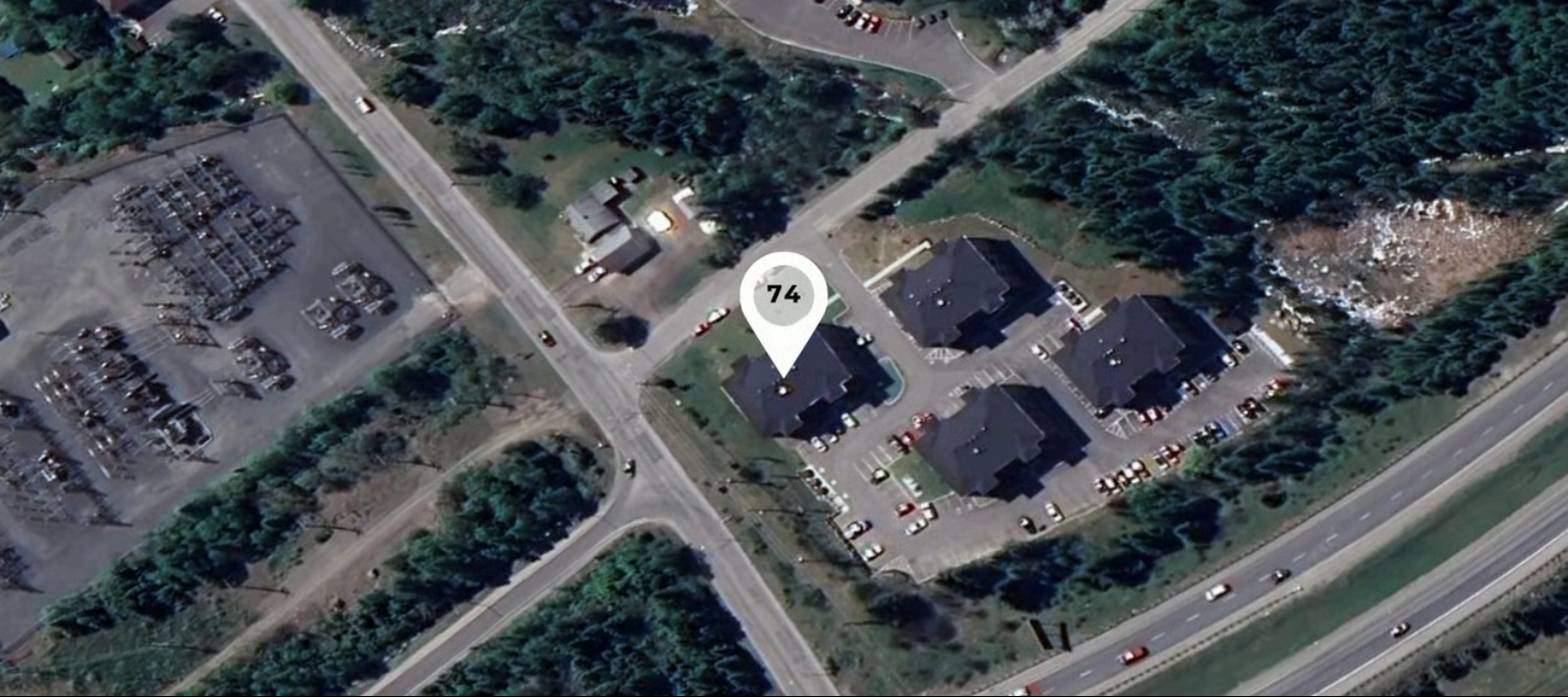
Hot Water System

Independent electric tanks

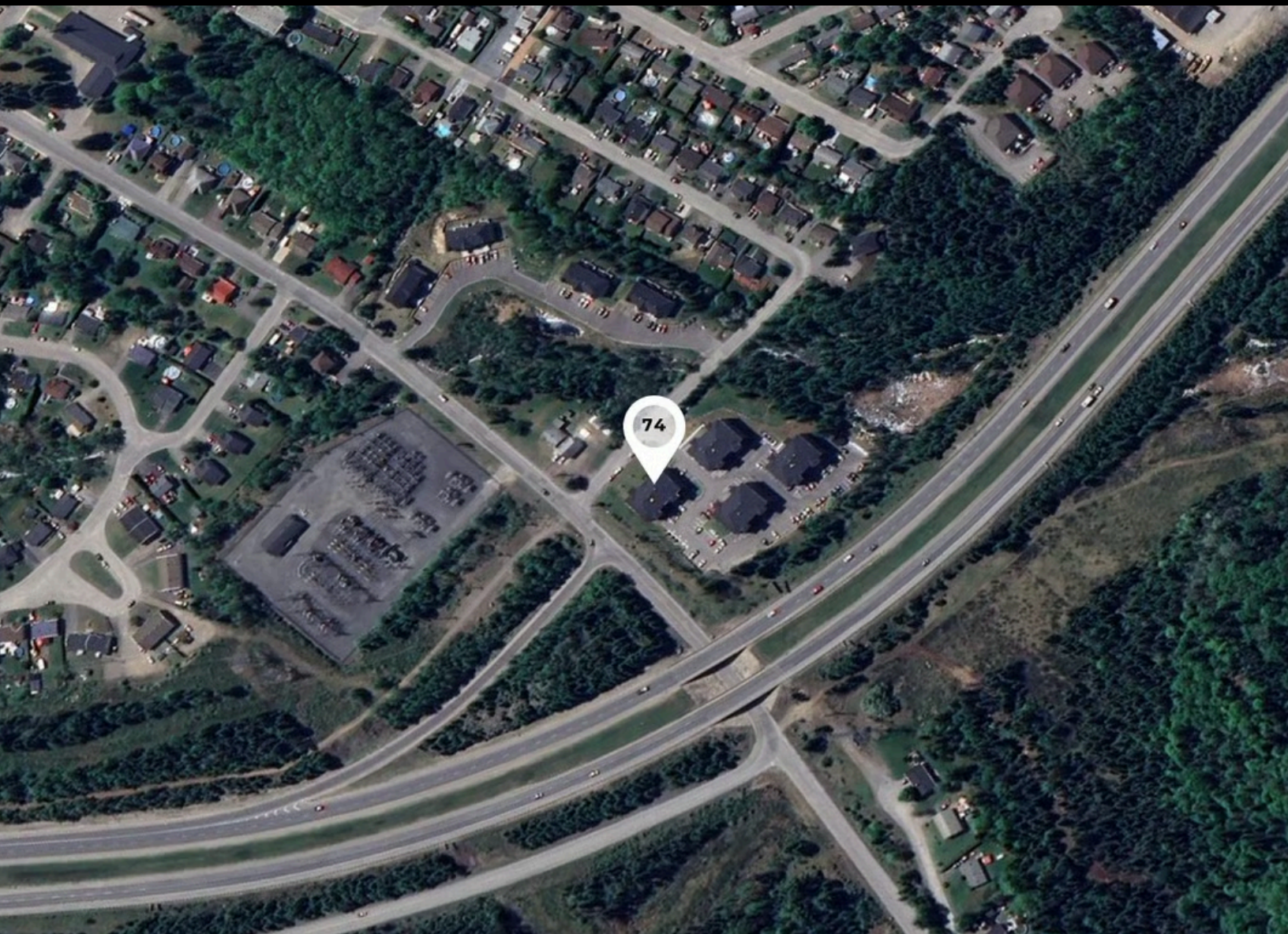


Heating System

Electric baseboards; Wall-mounted air conditioning



74 Saint-Jacques, Sainte-Agathe-des-Monts



BUILDING DESCRIPTION

General Information

Cadastral number 6 340 414, 6 240 457-P

Total Municipal Assessment

Total Municipal Assessment	1 954 000 \$
Municipal Land Assessment	68 400 \$
Municipal Building Assessment	1 885 600 \$

Construction

Number of Storeys	3
Type of Building	Detached
Type of Construction	Brick and wood
Year of Construction	2021
Horizontal co-ownership	

Features

Plumbing	Pex and ABS
Condition of Roof	New; shingles
Condition of Doors	New
Condition of Balconies	Aluminum and aluminum railings
Condition of Windows	New
Condition of Kitchens	Central island; quartz countertop; melamine cabinets
Electrical Panels	100 amp panels; copper wiring
Exterior Siding	Brick, stone block, steel
Condition of Bathrooms	Separate bath and shower; vanity with quartz countertop
Floor Covering	Ceramic tiles and floating floors

Electromechanical System

Fire System Conform

Building type

Laundry Room	N/A
Washer/Dryer Inlet	In all units; 12 of 16 units with laundry room
Appliance Responsibility	Tenants
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

Parking

Type of Parking	Asphalt exterior
Number of Parking Spaces	28; 2 spots with charging stations

Area

Land Surface Area 30 929 sq.ft



FEATURES

Plumbing

Pex and ABS

Condition of Balconies

Aluminum and aluminum railings

Heating System

Electric baseboards; Wall-mounted air conditioning

Condition of Kitchens

Central island; quartz countertop; melamine cabinets

Condition of Bathrooms

Separate bath and shower; vanity with quartz countertop

Condition of Roof

New; shingles

Concierge Agreement

Yes

Hot Water System

Independent electric tanks

Electrical Panels

100 amp panels; copper wiring

Environmental Report

Yes

Condition of Doors

New

Intercom and Doorbell

Intercom

Condition of Windows

New

Exterior Siding

Brick, stone block, steel

Floor Covering

Ceramic tiles and floating floors

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$282,840	100 %	\$1,473
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$282,840		\$1,473
Vac. / Bad debt	\$8,485	3 %	\$44
EGR	\$274,355		\$1,429

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$13,718	5 %	\$857
Municipal Taxes	Current	\$45,630	16.6 %	\$2,852
School Taxes	Current	\$1,765	0.6 %	\$110
Insurance	Current	\$7,012	2.6 %	\$438
Electricity	Current	\$1,788	0.7 %	\$112
Heating				
Snow Removal	Current	\$1,407	0.5 %	\$88
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$6,400	2.3 %	\$400
Maintenance	Normalised	\$11,200	4.1 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$2,744	1 %	\$171
Internet	Current	\$1,645	0.6 %	\$103
Système D'alarme	Current	\$2,520	0.9 %	\$158
Total Expenses		\$95,828	34.9 %	\$5,989
Net Revenue		\$178,527		\$11,158

FINANCING

Maximum loan amount	\$3,113,587
Financing CAP	4.87 %
Debt coverage ratio	1.1
Interest Rate	4.3 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$178,527
Annual Mortgage Cost	\$162,297
Net cash after mortgage	\$16,230

RETURN ON INVESTMENT

Down Payment	\$1,381,413
Cash on cash return	1.2 %
Return on liquidity + capitalization	3.4 %
Total yearly return with appreciation of 2 %	9.87 %

CPU
280 900 \$

GIM
15,9

NIM
25,2

CAP
4 %





