

7492 - 7510 DES ÉTOURNEAUX LA BAIE

10 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Magnificent building constructed in 2025, comprising 10 residential units, located on Étourneaux Street in La Baie. Each 4½ apartment offers a well-designed open-concept layout, modern finishes, and exterior storage spaces. Situated in a quiet neighborhood, close to La Baie. This is a unique opportunity to add a turnkey property to your portfolio.

HIGHLIGHTS

- ✓ Spacious, well-designed, and bright units
- ✓ Located in a quiet area
- ✓ Outdoor storage spaces for tenants
- ✓ Large parking area

ASKING PRICE :

\$2,600,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

This is a brand-new 2025 construction with a modern, up-to-date design.

ADDITIONAL INFORMATION

Concrete floor on the ground floor and heated upper floor. Concrete wall between rental units.

The SELLER gives no legal guarantee of quality to the BUYER with regard to its own liability, and the BUYER acquires the PROPERTY at its own risk in this regard. However, the legal warranty of quality is expressly limited to the rights and remedies available to the SELLER against the contractor, subcontractors, professionals, or any other person involved in the design or construction of the PROPERTY, in accordance with articles 2118 et seq. of the Civil Code of Québec.

Responsibility for appliances

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Number of units

10



Number of Parking Spaces

20 spaces

Hot Water System

Electric water heater dedicated to each unit

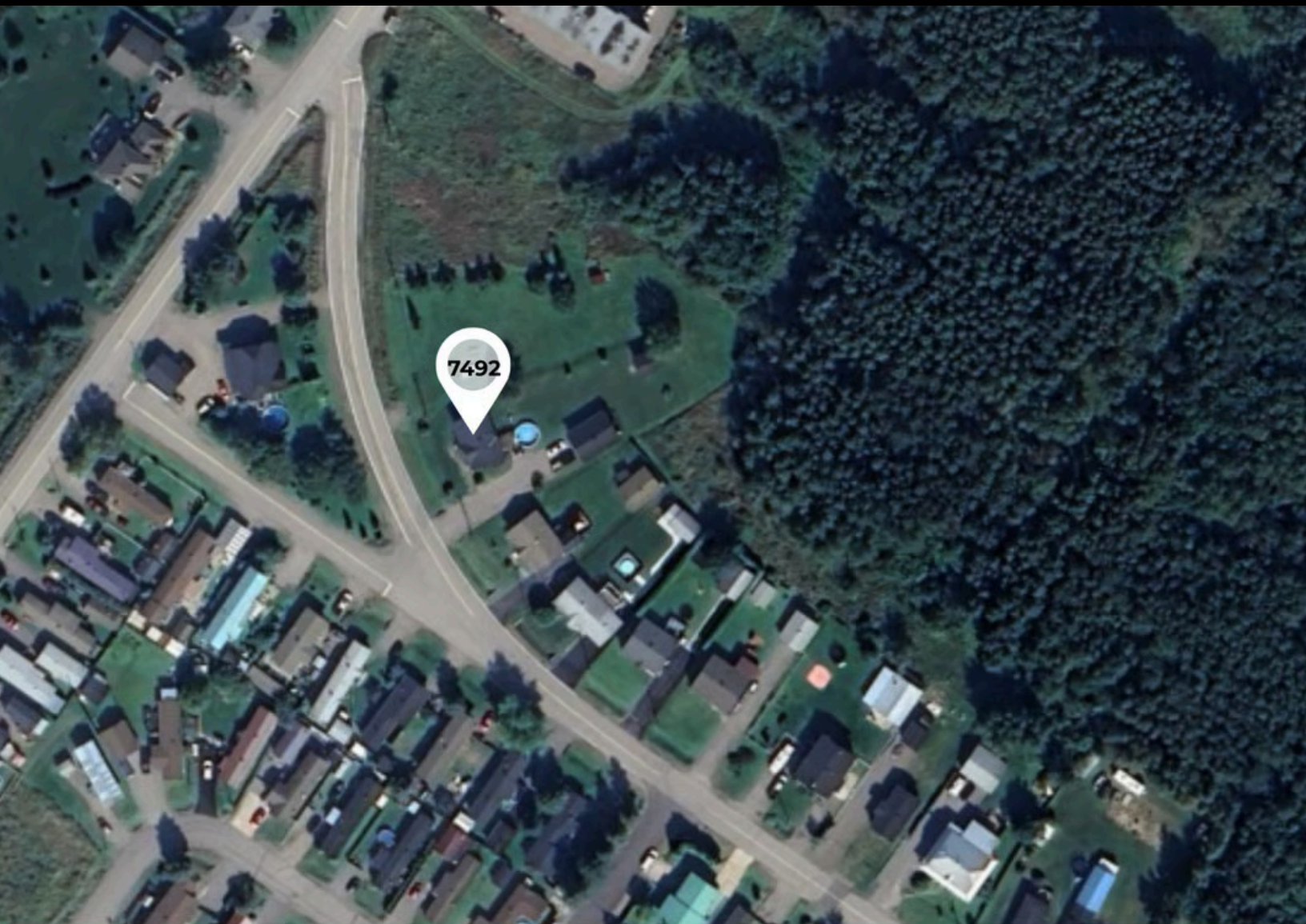


Heating System

Electric (underfloor heating in each room)



7492 - 7510 des Étourneaux, La Baie



BUILDING DESCRIPTION

General Information

Cadastral number 6 417 439

Total Municipal Assessment

Total Municipal Assessment Not issued

Municipal Land Assessment Not issued

Municipal Building Assessment Not issued

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Wood

Year of Construction 2025

Features

Plumbing PEX/ABS

Condition of Roof Asphalt shingles

Condition of Doors New

Condition of Balconies Wood

Condition of Windows New

Condition of Kitchens New

Electrical Panels Circuit breakers

Exterior Siding Canoxel

Condition of Bathrooms New

Floor Covering Water-resistant vinyl and underfloor heating compatible

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Washer/Dryer Inlet Yes, in each unit

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Exterior

Number of Parking Spaces 20 spaces

Area

Land Surface Area 24 850 p.c.



FEATURES

Plumbing

PEX/ABS

Condition of Balconies

Wood

Heating System

Electric (underfloor heating in each room)

Condition of Kitchens

New

Condition of Bathrooms

New

Condition of Roof

Asphalt shingles

Concierge Agreement

No (Each unit has its own entrance)

Hot Water System

Electric water heater dedicated to each unit

Electrical Panels

Circuit breakers

Environmental Report

Yes, for the beginning of the project (Phase 1)

Condition of Doors

New

Intercom and Doorbell

no

Condition of Windows

New

Exterior Siding

Canexel

Floor Covering

Water-resistant vinyl and underfloor heating compatible

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$201,300	100 %	\$1,678
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$201,300		\$1,678
Vac. / Bad debt	\$6,039	3 %	\$50
EGR	\$195,261		\$1,627

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$8,787	4.5 %	\$879
Municipal Taxes	Current	\$2,925	1.5 %	\$293
School Taxes	Current	\$137	0.1 %	\$14
Insurance	Current	\$1,119	0.6 %	\$112
Electricity				
Heating				
Snow Removal	Current	\$2,414	1.2 %	\$241
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,500	1.3 %	\$250
Maintenance	Normalised	\$7,000	3.6 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,953	1 %	\$195
ORDURE	Current	\$240	0.1 %	\$24
Total Expenses		\$27,074	13.9 %	\$2,707
Net Revenue		\$168,187		\$16,819

FINANCING

	schl	conv
Maximum loan amount	\$2,020,121	\$1,927,845
Financing CAP	7.08 %	6.54 %
Debt coverage ratio	1.3	1.25
Interest Rate	5.0 %	5.0 %
Amortization	30 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$168,187	\$168,187
Annual Mortgage Cost	\$137,039	\$134,549
Net cash after mortgage	\$31,148	\$33,637

RETURN ON INVESTMENT

Down Payment	\$579,879	\$672,155
Cash on cash return	5.4 %	5.0 %
Return on liquidity + capitalization	10.9 %	11.0 %
Total yearly return with appreciation of 2 %	19.83 %	18.7 %

CPU
260 000 \$

GIM
12,9

NIM
15,5

CAP
6,5 %



