

# 800 MCGREGOR JACQUES-CARTIER

8 UNITS

# PMML

FOR SALE



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## BUILDING TYPE

Detached

## BUILDING CATEGORY

Low Rise

## PROPERTY DESCRIPTION

Discover this 8-unit building consisting exclusively of spacious 4½-room apartments (two bedrooms) measuring approximately 1,000 sq. ft. The units feature a functional layout with hardwood and ceramic flooring, as well as interior storage space. The steel roof ensures excellent durability, and seven of the units are equipped with wall-mounted heat pumps. Each unit also benefits from storage space in the outdoor shed. A quality investment in a sought-after area.

## HIGHLIGHTS

- ✓ Building comprising eight 4½-room units, each approximately 1,000 sq. ft.
- ✓ Seven of the eight units are equipped with air conditioning.
- ✓ Features include a steel roof and hardwood and ceramic flooring.
- ✓ Each unit includes an indoor storage locker, plus an outdoor shed providing eight storage spaces.

ASKING PRICE :

**\$1,575,000**

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

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Windows replaced (~2016)

Patio doors replaced gradually (through 2025)

Recent long-life water heater

Concrete balconies (durable upgrade)

Steel roofing (high durability)

Air conditioning in 7 out of 8 units

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## ADDITIONAL INFORMATION

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The sale is made without legal warranty, at the buyer's risk and peril.



## Responsibility for appliances

Tenants

## Number of units

8



## Number of Parking Spaces

12

## Hot Water System

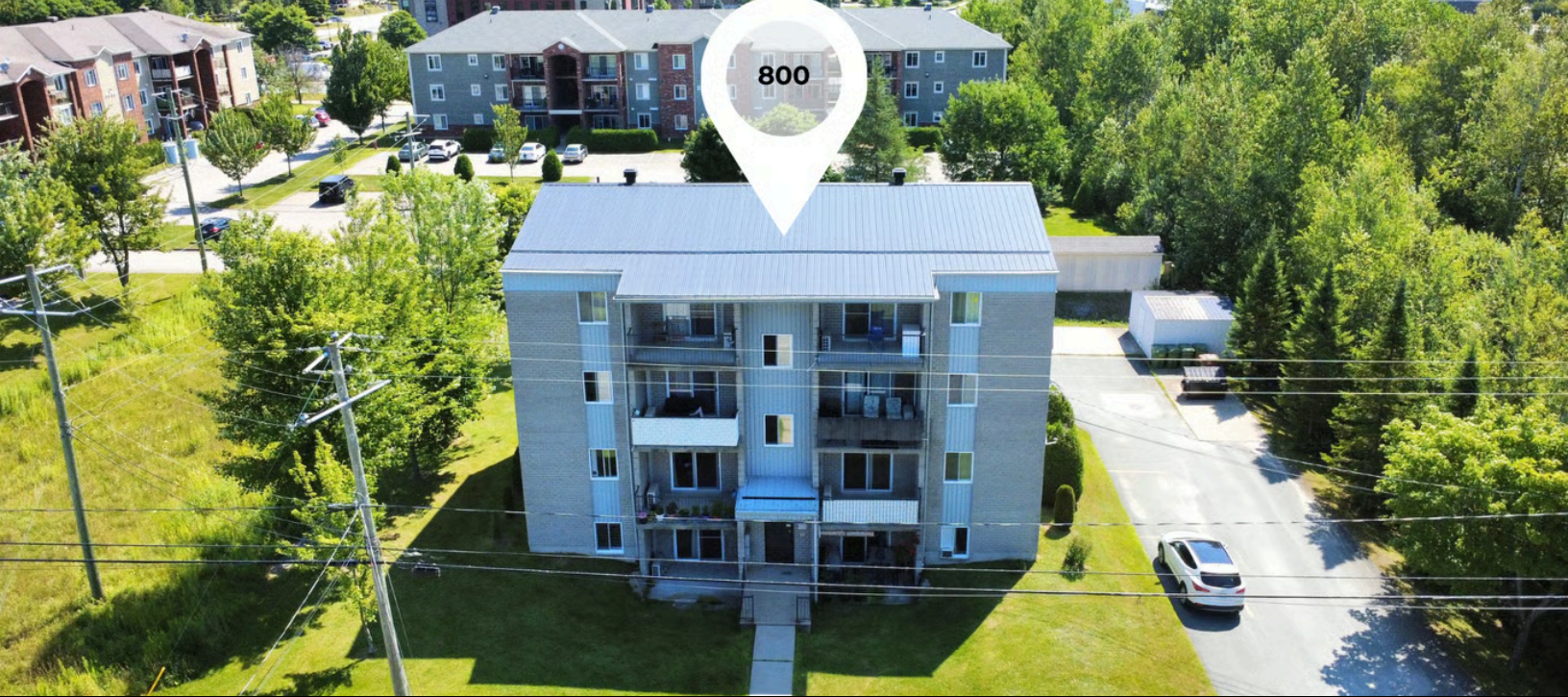
Independent tanks



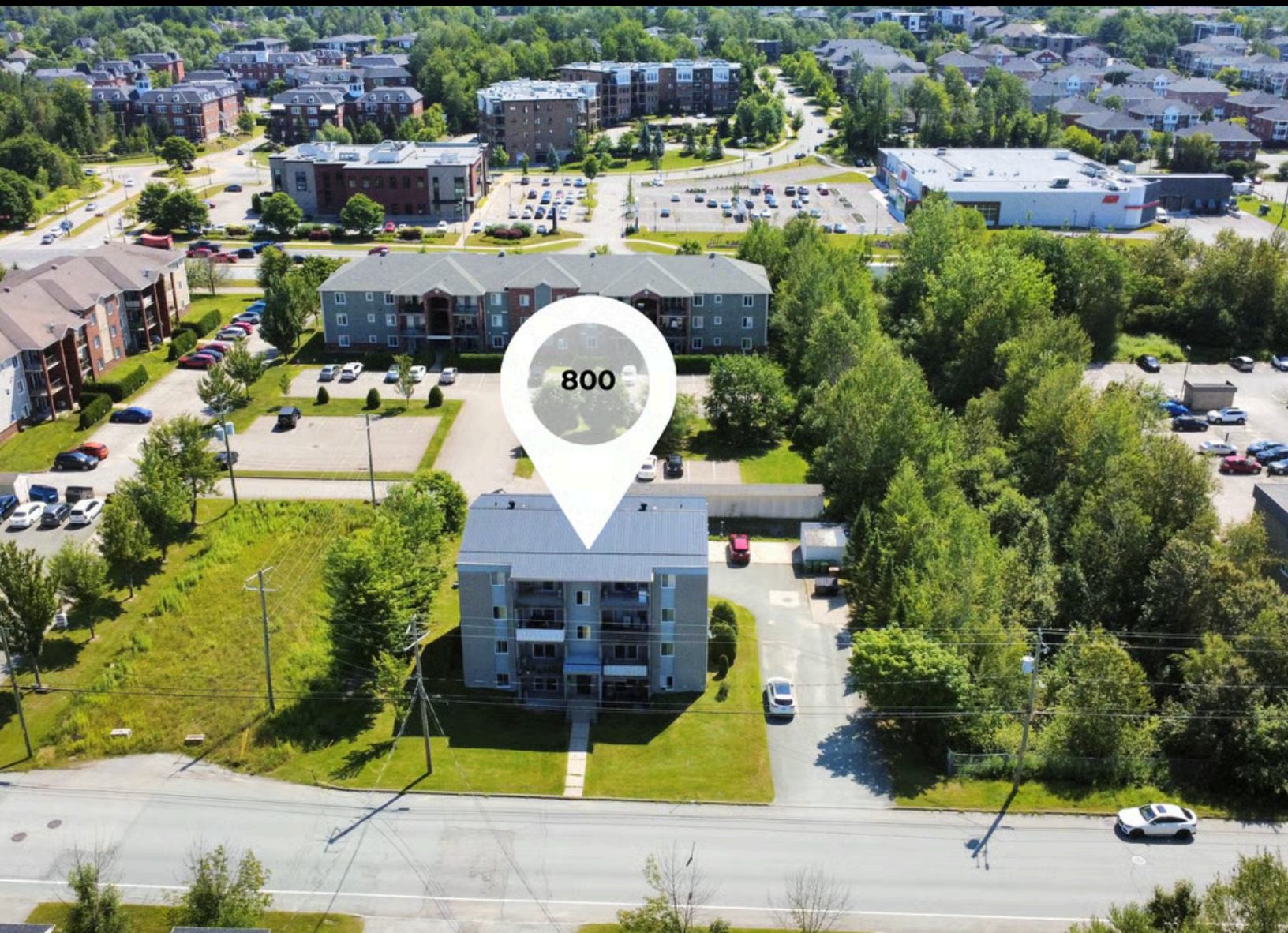
## Heating System

Electric baseboard heating and air conditioning  
(7/8)





800 McGregor, Jacques-Cartier





# BUILDING DESCRIPTION

## General Information

Cadastral number 1 512 189

## Total Municipal Assessment

Total Municipal Assessment \$1 107 100

Municipal Land Assessment \$397 400

Municipal Building Assessment \$709 700

## Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick, wood, and concrete

Year of Construction 1998

## Features

Plumbing ABS, PEX

Condition of Roof Steel roofing

Condition of Doors Good condition (patio doors largely replaced)

Condition of Balconies Front and rear concrete balconies for each unit.

Condition of Windows Good condition (replaced around 2016)

Condition of Kitchens Good condition (ceramic flooring + modern finishes, depending on the unit)

Electrical Panels Circuit Breakers

Exterior Siding Brick and metallic decline

Condition of Bathrooms Good condition (ceramic + bath/shower)

Floor Covering Marquetry, floating, and vinyl, depending on the unit.

## Electromechanical System

Fire System Smoke detectors

## Building type

Laundry Room N/A

Number of Rooms 32

Number of Units 8 x 4.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

## Parking

Type of Parking Exterior in asphalt

Number of Parking Spaces 12

## Area

Land Surface Area 15 833 sq.ft



## FEATURES

### **Internet and Telecom**

N/A

### **Condition of Doors**

Good condition (patio doors largely replaced)

### **Intercom and Doorbell**

Securised entrance

### **Condition of Windows**

Good condition (replaced around 2016)

### **Exterior Siding**

Brick and metallic decline

### **Floor Covering**

Marquetry, floating, and vinyl, depending on the unit.

### **Plumbing**

ABS, PEX

### **Condition of Balconies**

Front and rear concrete balconies for each unit.

### **Heating System**

Electric baseboard heating and air conditioning (7/8)

### **Condition of Kitchens**

Good condition (ceramic flooring + modern finishes, depending on the unit)

### **Condition of Bathrooms**

Good condition (ceramic + bath/shower)

### **Condition of Roof**

Steel roofing

### **Concierge Agreement**

N/A

### **Hot Water System**

Independent tanks

### **Electrical Panels**

Circuit Breakers

### **Environmental Report**

At the buyers expense



## REVENUE

|                       | yearly          | % / GR | RPU (m)      |
|-----------------------|-----------------|--------|--------------|
| Residential           | \$95,856        | 100 %  | \$999        |
| Affordable Res.       |                 |        |              |
| Commercial            |                 |        |              |
| Lockers               |                 |        |              |
| Parking               |                 |        |              |
| Laundry               |                 |        |              |
| <b>Total Revenues</b> | <b>\$95,856</b> |        | <b>\$999</b> |
| Vac. / Bad debt       | \$2,876         | 3 %    | \$30         |
| <b>EGR</b>            | <b>\$92,980</b> |        | <b>\$969</b> |

## EXPENSES

|                       | Calc.      | yearly          | % OF EGR      | CPU (y)        |
|-----------------------|------------|-----------------|---------------|----------------|
| Administration        | Normalised | \$4,184         | 4.5 %         | \$523          |
| Municipal Taxes       | Current    | \$12,870        | 13.8 %        | \$1,609        |
| School Taxes          | Current    | \$792           | 0.9 %         | \$99           |
| Insurance             | Current    | \$2,840         | 3.1 %         | \$355          |
| Electricity           | Current    | \$540           | 0.6 %         | \$68           |
| Heating               |            |                 |               |                |
| Snow Removal          |            |                 |               |                |
| Elevator              |            |                 |               |                |
| Lawn                  |            |                 |               |                |
| Structural Reserve    |            |                 |               |                |
| Janitor               | Normalised | \$2,000         | 2.2 %         | \$250          |
| Maintenance           | Normalised | \$5,600         | 6 %           | \$700          |
| Appliances            |            |                 |               |                |
| WiFi                  |            |                 |               |                |
| Heat Pump             |            |                 |               |                |
| CHMC: Other Costs     | Normalised | \$930           | 1 %           | \$116          |
| <b>Total Expenses</b> |            | <b>\$29,756</b> | <b>32.0 %</b> | <b>\$3,719</b> |
| <b>Net Revenue</b>    |            | <b>\$63,224</b> |               | <b>\$7,903</b> |

## FINANCING

|                     |             |           |
|---------------------|-------------|-----------|
| Maximum loan amount | \$1,110,602 | \$750,203 |
| Financing CAP       | 4.84 %      | 6.32 %    |
| Debt coverage ratio | 1.1         | 1.25      |
| Interest Rate       | 4.25 %      | 4.65 %    |
| Amortization        | 40 Years    | 25 Years  |
| Term                | 5 Years     | 5 Years   |

## TREASURY

|                         |          |          |
|-------------------------|----------|----------|
| Net Revenue             | \$63,224 | \$63,224 |
| Annual Mortgage Cost    | \$61,045 | \$50,580 |
| Net cash after mortgage | \$2,179  | \$12,645 |

### RETURN ON INVESTMENT

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| Down Payment                                 | \$464,398 | \$824,797 |
| Cash on cash return                          | 0.5 %     | 1.5 %     |
| Return on liquidity + capitalization         | 3.0 %     | 3.5 %     |
| Total yearly return with appreciation of 2 % | 9.74 %    | 7.34 %    |

CPU  
196 900 \$

GIM  
16,4

NIM  
24,9

CAP  
4 %











