

839-849 ÉMOND MONT-TREMBLANT

6 UNITS

PMML

FOR SALE



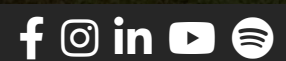
Atdhe Veliu

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Exceptional high-end 6-plex built in 2019, ideally located in the sought-after Saint-Jovite sector of Mont-Tremblant with strong and stable annual income (\$138,600).

The property features 6 spacious 5½ units, each having 3 bedrooms and equipped with 2 full bathrooms, as well as 12 parking spaces and 6 private outdoor storage lockers.

Meticulously maintained and constructed to superior standards, this premium condo-style property provides lasting appeal.

HIGHLIGHTS

- ✓ Attractively priced.
- ✓ Located in the sought-after Saint-Jovite sector of Mont-Tremblant, close to shops, restaurants, schools, services, and the P'tit Train du Nord bike path, with quick access to Mont-Tremblant Resort and year-round recreational activities.
- ✓ Leases range from 1,750\$ to 2,200 \$ per month.

ASKING PRICE :
\$2,275,000

ADDITIONAL INFORMATION

The property has a published declaration of co-ownership.

The sale is made without any legal warranty of quality, at buyer's risk.

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

12

Hot Water System

Independent tanks

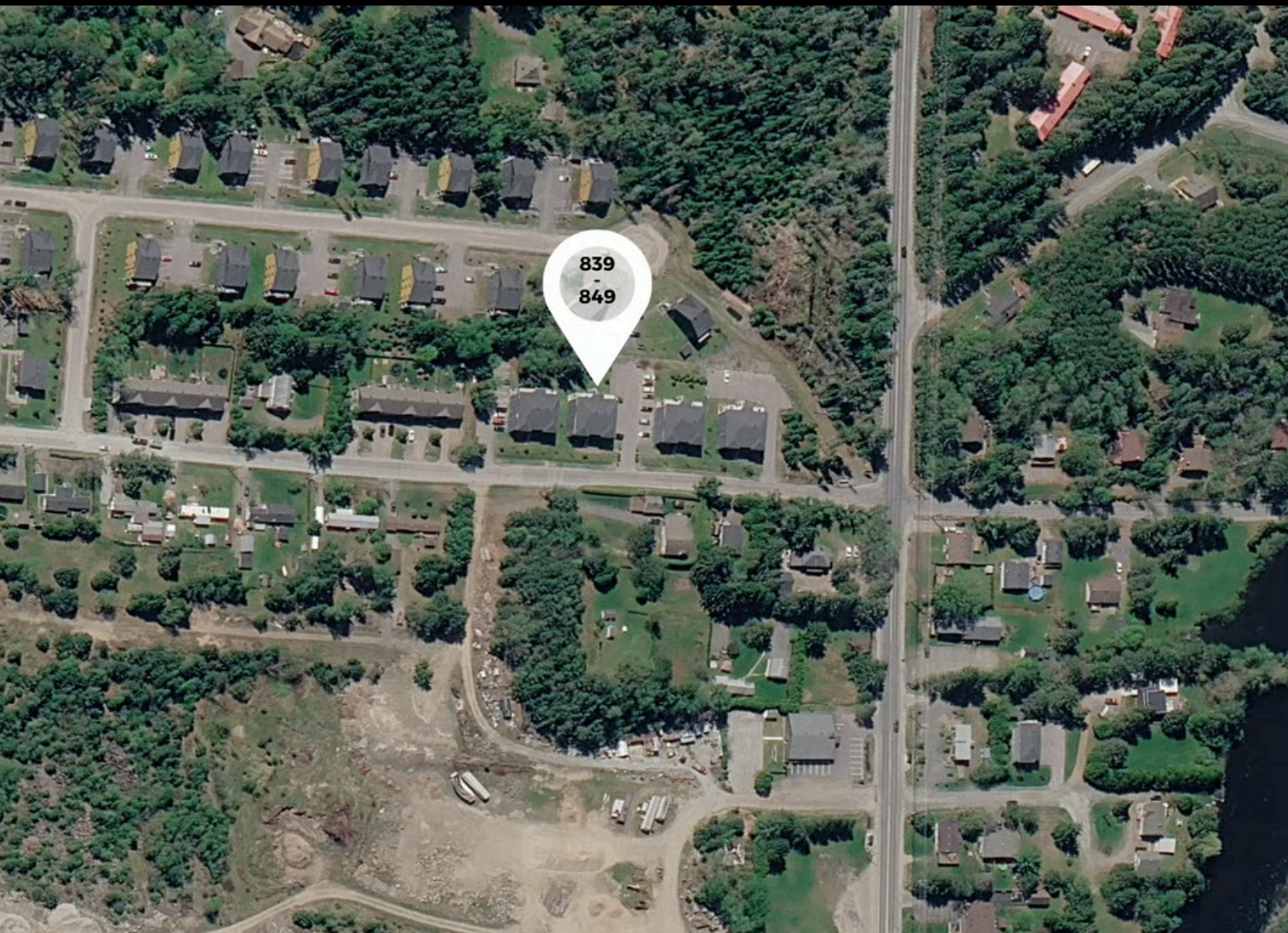


Heating System

Electric baseboards



839-849 Émond, Mont-Tremblant



BUILDING DESCRIPTION

General Information

Cadastral number 6303375

Total Municipal Assessment

Total Municipal Assessment 1,960,600

Municipal Land Assessment 0

Municipal Building Assessment 1,960,600

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 2019

Features

Plumbing To be verified

Condition of Roof Excellent

Condition of Doors Excellent

Condition of Balconies Excellent

Condition of Windows Excellent

Condition of Kitchens Excellent

Electrical Panels Breakers

Exterior Siding Brick

Condition of Bathrooms Excellent

Floor Covering Wood, ceramic, and linoleum

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Units 6 x 5.5

Washer/Dryer Inlet Yes, in each residential unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Outdoor

Number of Parking Spaces 12

Area

Land Surface Area 1,454 sqf



FEATURES

Fenced

N/A

Condition of Roof

Excellent

Concierge Agreement

To be verified

Hot Water System

Independent tanks

Electrical Panels

Breakers

Environmental Report

Update required

Internet and Telecom

Yes

Condition of Doors

Excellent

Intercom and Doorbell

To be verified

Condition of Windows

Excellent

Exterior Siding

Brick

Floor Covering

Wood, ceramic, and linoleum

Plumbing

To be verified

Condition of Balconies

Excellent

Heating System

Electric baseboards

Condition of Kitchens

Excellent

Condition of Bathrooms

Excellent

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$137,400	100 %	\$1,908
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$137,400		\$1,908
Vac. / Bad debt	\$4,122	3 %	\$57
EGR	\$133,278		\$1,851

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$5,998	4.5 %	\$1,000
Municipal Taxes	Current	\$11,974	9 %	\$1,996
School Taxes	Current	\$1,223	0.9 %	\$204
Insurance	Current	\$1,877	1.4 %	\$313
Electricity	Current	\$3,053	2.3 %	\$509
Heating				
Snow Removal	Current	\$1,000	0.8 %	\$167
Elevator				
Lawn	Current	\$1,035	0.8 %	\$173
Structural Reserve				
Janitor	Normalised	\$1,500	1.1 %	\$250
Maintenance	Normalised	\$4,200	3.2 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,333	1 %	\$222
Total Expenses		\$33,192	24.9 %	\$5,532
Net Revenue		\$100,086		\$16,681

FINANCING

	schl	conv
Maximum loan amount	\$1,733,116	\$1,212,782
Financing CAP	4.91 %	6.19 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.35 %	4.85 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$100,086	\$100,086
Annual Mortgage Cost	\$96,812	\$83,405
Net cash after mortgage	\$3,274	\$16,681

RETURN ON INVESTMENT

Down Payment	\$541,884	\$1,062,218
Cash on cash return	0.6 %	1.6 %
Return on liquidity + capitalization	3.9 %	4.0 %
Total yearly return with appreciation of 3.49 %	18.51 % of 2 %	8.28 %

CPU
379 200 \$

GIM
16,6

NIM
22,7

CAP
4,4 %

SOCIO-DEMOGRAPHIC DATA

📍 Laurentides

Total population :

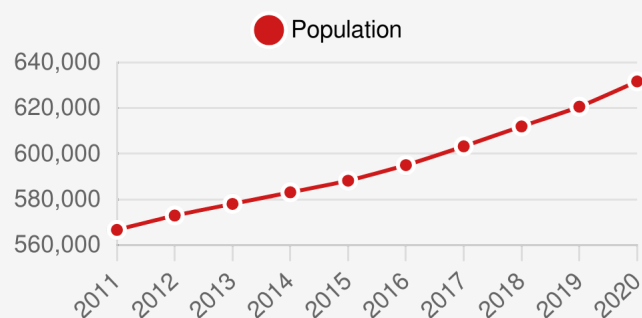
631,592 inhabitants

Average age of the population :

Region : **42.9 Years**

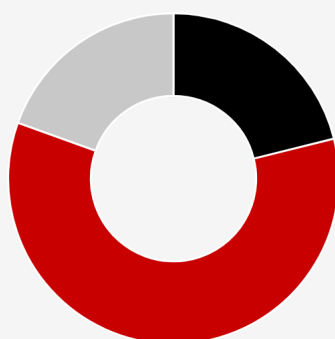
Province : **42.6 Years**

Population growth

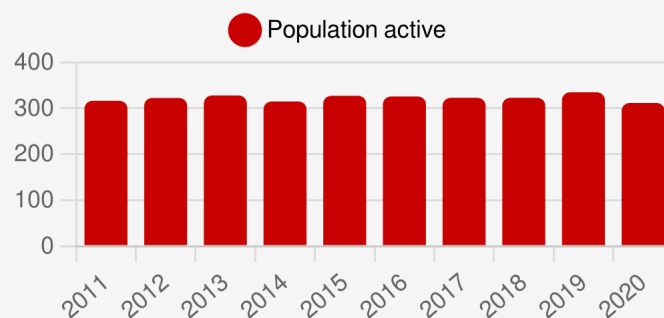


Age group proportion

● 0-19 Years ● 20-64 Years
● 65 Years and over



Active population



Economic indicators

Indicator	Region	Province
Employment rate	60.6 %	60.6 %
Unemployment rate	4.6 %	5.9 %
Disposable income per capita	31,364 \$ / Year	30,721 \$ / Year

