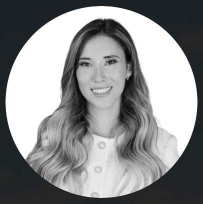
840 MCGREGOR JACQUES-CARTIER

8 UNITS

PMML

FOR SALE



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BUILDING TYPE	BUILDING CATEGORY
Detached	Low Rise

PROPERTY DESCRIPTION

Superb 8-unit building of 4½ type offering spacious units of approximately 1,000 sq. ft. Built with durable materials, it stands out with its steel roof, hardwood and ceramic floors, and numerous storage spaces. Five units are equipped with a wall-mounted heat pump. Each tenant also benefits from an indoor locker and a space in the outdoor shed. An excellent investment opportunity.

HIGHLIGHTS

Building comprising eight large 4½-room units, designed with a functional and highly sought-after layout.

ASKING PRICE :

$1,575,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Construction 2000

ADDITIONAL INFORMATION

Steel roof and hardwood and ceramic finishes.

5 units are equipped with air conditioning.

Indoor locker for each unit and outdoor shed with 8 storage spaces.

The sale is made without any legal warranty, at the Buyer's own risk.

Responsibility for appliances
Tenants

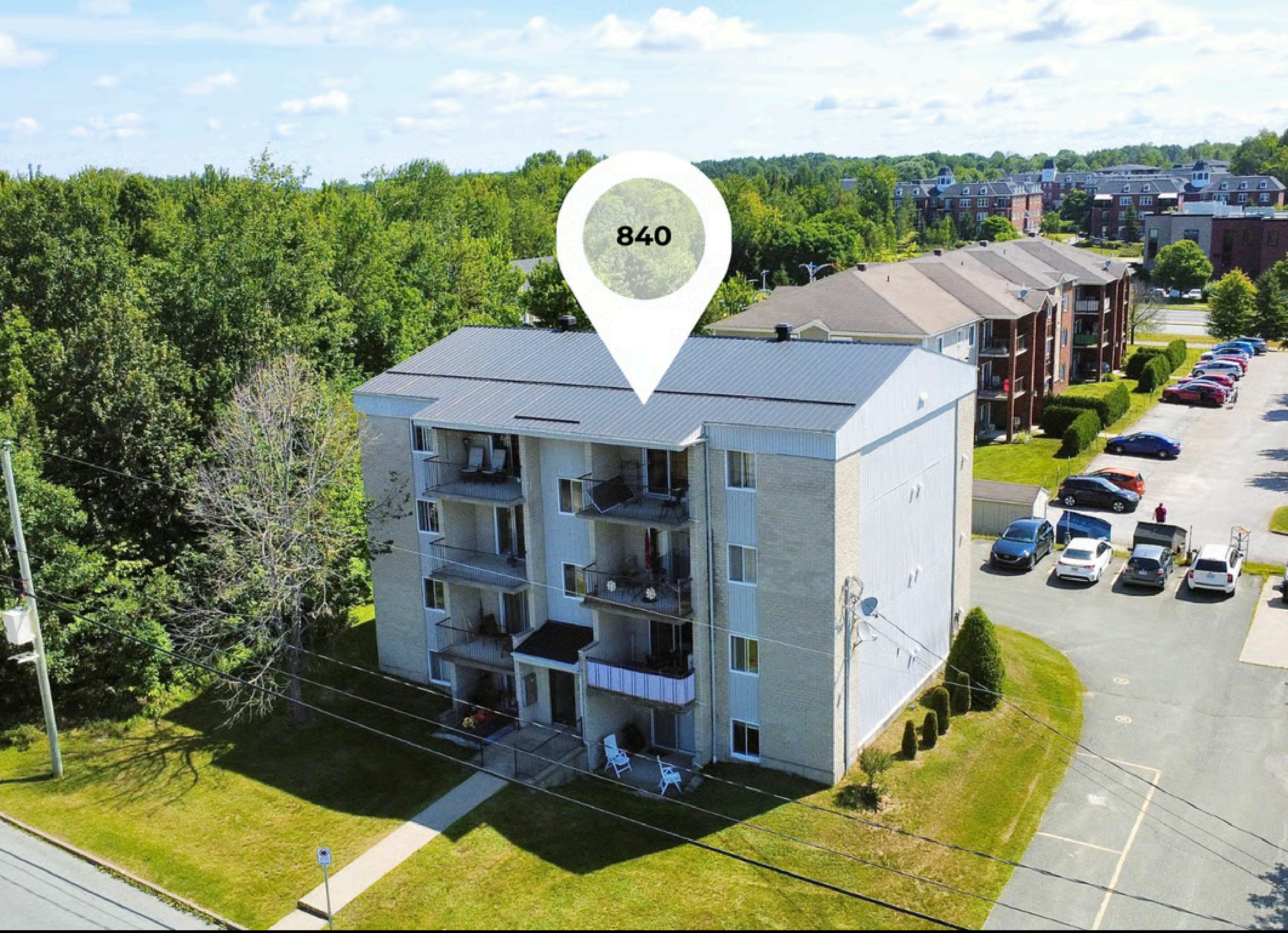
Number of units
8

Number of Parking Spaces
10

Hot Water System
Independent tanks

Heating System
Electric baseboards, air conditioning 5/8

840 Mcgregor, Jacques-Cartier



BUILDING DESCRIPTION

General Information

Cadastral number	2 336 634

Total Municipal Assessment

Total Municipal Assessment	1 122 500 $
Municipal Land Assessment	383 900 $
Municipal Building Assessment	738 600 $

Construction

Number of Storeys	3
Type of Building	Detached
Type of Construction	Wood, brick, and concrete
Year of Construction	2000

Features

Plumbing	Copper, ABS, PEX
Condition of Roof	Steel
Condition of Doors	Good condition
Condition of Balconies	Good condition
Condition of Windows	Good condition
Condition of Kitchens	Good condition
Electrical Panels	Circuit breakers
Exterior Siding	Brick and metal siding
Condition of Bathrooms	Good condition
Floor Covering	Parquetry, floating, and vinyl according to units

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	Outdoor
Number of Parking Spaces	10

Area

Land Surface Area	15 307 sq ft

FEATURES

Internet and Telecom

N/A

Plumbing

Copper, ABS, PEX

Condition of Roof

Steel

Condition of Doors

Good condition

Condition of Balconies

Good condition

Concierge Agreement

N/A

Intercom and Doorbell

Secure entrance

Heating System

Electric baseboards, air conditioning 5/8

Hot Water System

Independent tanks

Condition of Windows

Good condition

Condition of Kitchens

Good condition

Electrical Panels

Circuit breakers

Exterior Siding

Brick and metal siding

Condition of Bathrooms

Good condition

Environmental Report

At the buyers expense

Floor Covering

Parquetry, floating, and vinyl according to units

REVENUE

	yearly	% / GR	RPU (m)
Residential	$94,020	100 %	$979
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$94,020**		**$979**
Vac. / Bad debt	$2,821	3 %	$29
EGR	**$91,199**		**$950**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$4,104	4.5 %	$513
Municipal Taxes	Current	$12,999	14.3 %	$1,625
School Taxes	Current	$803	0.9 %	$100
Insurance	Current	$2,469	2.7 %	$309
Electricity	Current	$460	0.5 %	$58
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$2,000	2.2 %	$250
Maintenance	Normalised	$5,600	6.1 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$912	1 %	$114
Total Expenses		**$29,347**	**32.2 %**	**$3,668**
Net Revenue		**$61,852**		**$7,732**

FINANCING

Maximum loan amount	$1,086,501	$733,925
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	$61,852	$61,852
Annual Mortgage Cost	$59,722	$49,482
Net cash after mortgage	$2,131	$12,370
RETURN ON INVESTMENT		
Down Payment	$488,499	$841,075
Cash on cash return	0.4 %	1.5 %
Return on liquidity + capitalization	2.8 %	3.4 %
Total yearly return with appreciation of 2 %	9.2 %	7.12 %

CPU	GIM	NIM	CAP
196 900 $	16,8	25,5	3,9 %