

**846 GERMAIN-DAVIGNON
SAINT-JEAN-SUR-RICHELIEU**

6 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

6-unit building, all consisting of 4½ apartments. The current owner has renovated 2 units, while the remaining 4 are original, mostly in very good condition and well maintained over the years. Energy costs are paid by the tenants, who benefit from approximately 865 sq. ft. of living space, as well as at least one parking space per unit included in their lease. Ideal for a buyer seeking a quality asset requiring minimal capital investment, while still offering 50% of the units with strong optimization potential.

HIGHLIGHTS

- ✓ Two staircases (front and rear of the building).
- ✓ 8 parking spaces, with the possibility of a 9th.
- ✓ Neighborhood with all services nearby (close to Carrefour Laplante).
- ✓ Average rent of approximately \$1,485 for optimized units and \$869 for non-optimized units (3).

ASKING PRICE :

\$1,499,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

New roof (2026) with a transferable warranty.

The majority of the front-facing windows, as well as three patio doors, have been replaced.

Updates made in compliance with fire department requirements

Work completed on the façade and spandrels

Hot water tanks replaced in 2021 (contract with HydroSolution – 5 years)

New heat pumps installed in the units

Parking lot redone

Sealing (caulking) of doors and windows completed

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

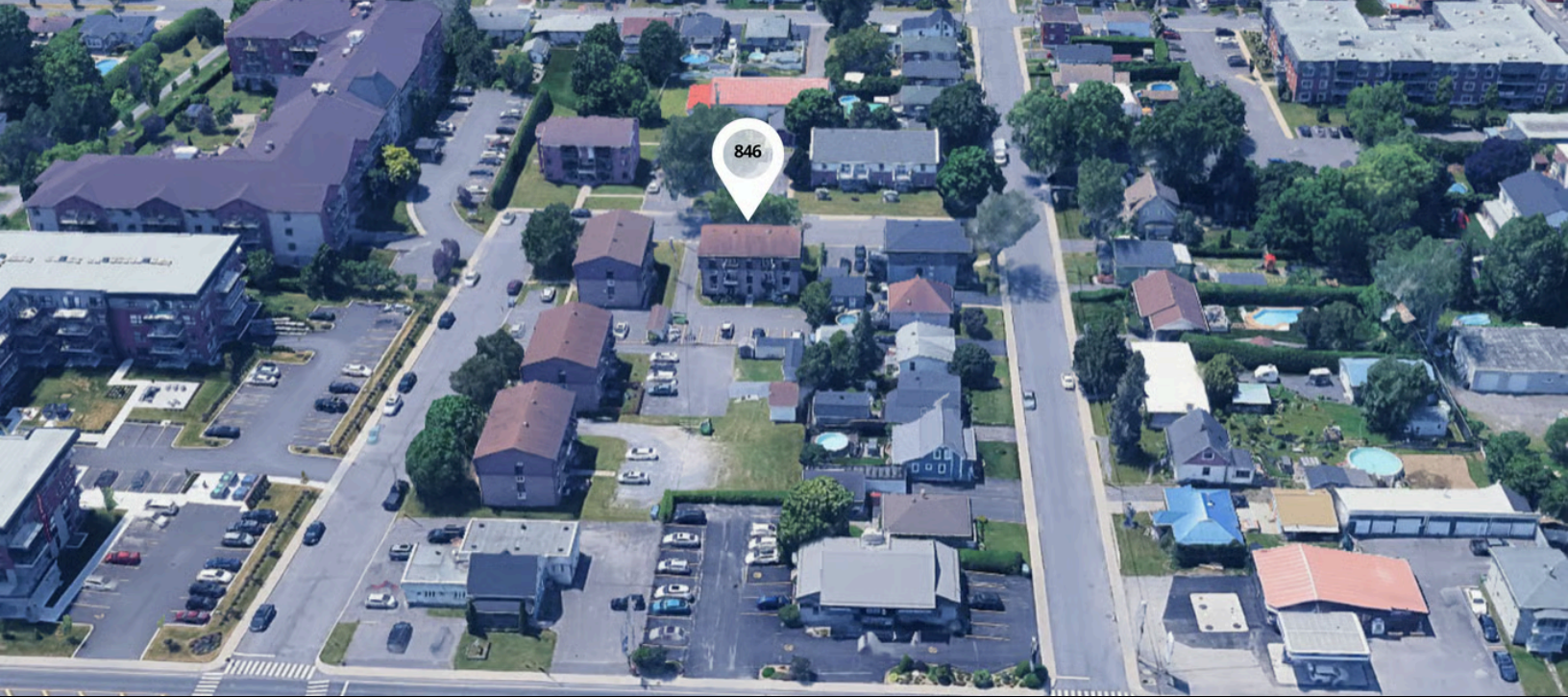
9 (Exterior)

Hot Water System

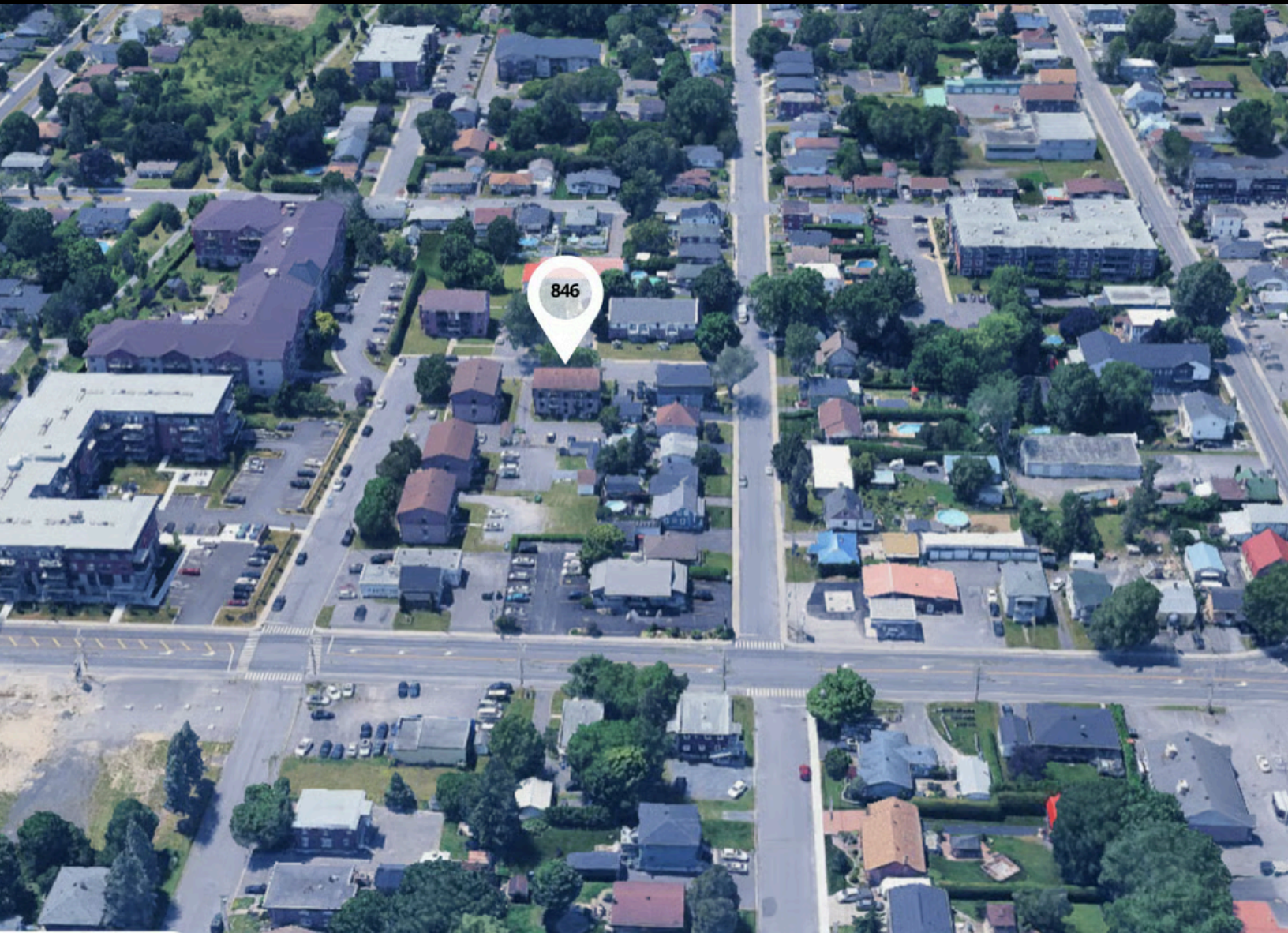
Independent tanks



Heating System



846 Germain-Davignon, Saint-Jean-sur-Richelieu



BUILDING DESCRIPTION

General Information

Cadastral number 4 041 928

Total Municipal Assessment

Total Municipal Assessment 808 400 \$

Municipal Land Assessment 272 700 \$

Municipal Building Assessment 535 700 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1986

Features

Plumbing 100% copper and PEX, no rust

Condition of Roof 2026

Condition of Doors 75% replaced, in good condition

Condition of Balconies Original (steel, in good condition)

Condition of Windows 75% replaced, in good condition

Condition of Kitchens Renovated and standard

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Renovated and standard

Floor Covering Vinyl and ceramic

Electromechanical System

Fire System Smoke detectors.

Building type

Laundry Room No

Washer/Dryer Inlet Yes, in each unit.

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

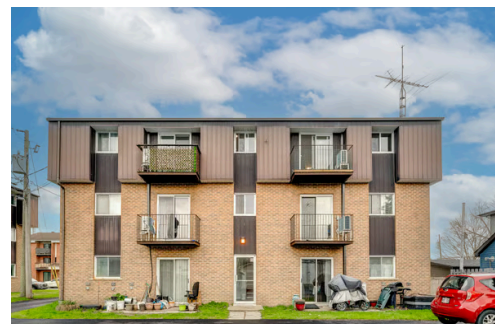
Parking

Type of Parking Exterior

Number of Parking Spaces 9 (Exterior)

Area

Land Surface Area 9318 pi2



FEATURES

Plumbing

100% copper and PEX, no rust

Condition of Balconies

Original (steel, in good condition)

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Condition of Roof

2026

Concierge Agreement

To be verified

Condition of Windows

75% replaced, in good condition

Exterior Siding

Brick

Floor Covering

Vinyl and ceramic

Condition of Doors

75% replaced, in good condition

Intercom and Doorbell

No

Condition of Kitchens

Renovated and standard

Condition of Bathrooms

Renovated and standard

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$85,524	100 %	\$1,188
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$85,524		\$1,188
Vac. / Bad debt	\$2,566	3 %	\$36
EGR	\$82,958		\$1,152

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,733	4.5 %	\$622
Municipal Taxes	Current	\$9,562	11.5 %	\$1,594
School Taxes	Current	\$582	0.7 %	\$97
Insurance	Current	\$4,956	6 %	\$826
Electricity	Current	\$621	0.7 %	\$103
Heating				
Snow Removal	Current	\$1,012	1.2 %	\$169
Elevator				
Lawn	Current	\$707	0.9 %	\$118
Structural Reserve				
Janitor	Normalised	\$1,500	1.8 %	\$250
Maintenance	Normalised	\$4,200	5.1 %	\$700
Appliances				
WiFi				
Heat Pump	Current	\$950	1.1 %	\$158
CHMC: Other Costs	Normalised	\$830	1 %	\$138
Total Expenses		\$28,652	34.5 %	\$4,775
Net Revenue		\$54,307		\$9,051

FINANCING

	schl	conv
Maximum loan amount	\$989,234	\$716,950
Financing CAP	4.67 %	5.68 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.0 %	4.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$54,307	\$54,307
Annual Mortgage Cost	\$51,315	\$45,256
Net cash after mortgage	\$2,991	\$9,051

RETURN ON INVESTMENT

Down Payment	\$509,766	\$782,050
Cash on cash return	0.6 %	1.2 %
Return on liquidity + capitalization	2.7 %	3.3 %
Return on liquidity + cap. + appreciation	8.6 %	7.2 %

CPU
249 800 \$

GIM
17,5

NIM
27,6

CAP
3,6 %





