

**85 PIERRE-RADISSON
SAINT-JEAN-SUR-RICHELIEU**

6 UNITS

PMML

FOR SALE



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VP

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

This property presents an excellent investment opportunity for buyers seeking a well-maintained asset built in the 2000s. This four-sided brick building features six spacious 2-bedroom apartments (4½), all located above ground, offering generous living spaces.

Each unit features a functional layout and includes desirable amenities such as a natural gas fireplace, an air exchanger, and a full bathroom with a separate bathtub and shower.

For more information on this property, contact us today.

HIGHLIGHTS

- ✓ Each units above ground
- ✓ 6 x 4 ½
- ✓ Spacious units
- ✓ Air exchanger
- ✓ Gas fireplace
- ✓ Washer and dryer connections in every unit

ASKING PRICE :
\$1,550,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof done 6 years ago

ADDITIONAL INFORMATION

Property built in 2005

Four-sided brick building

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

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

12 parking spots

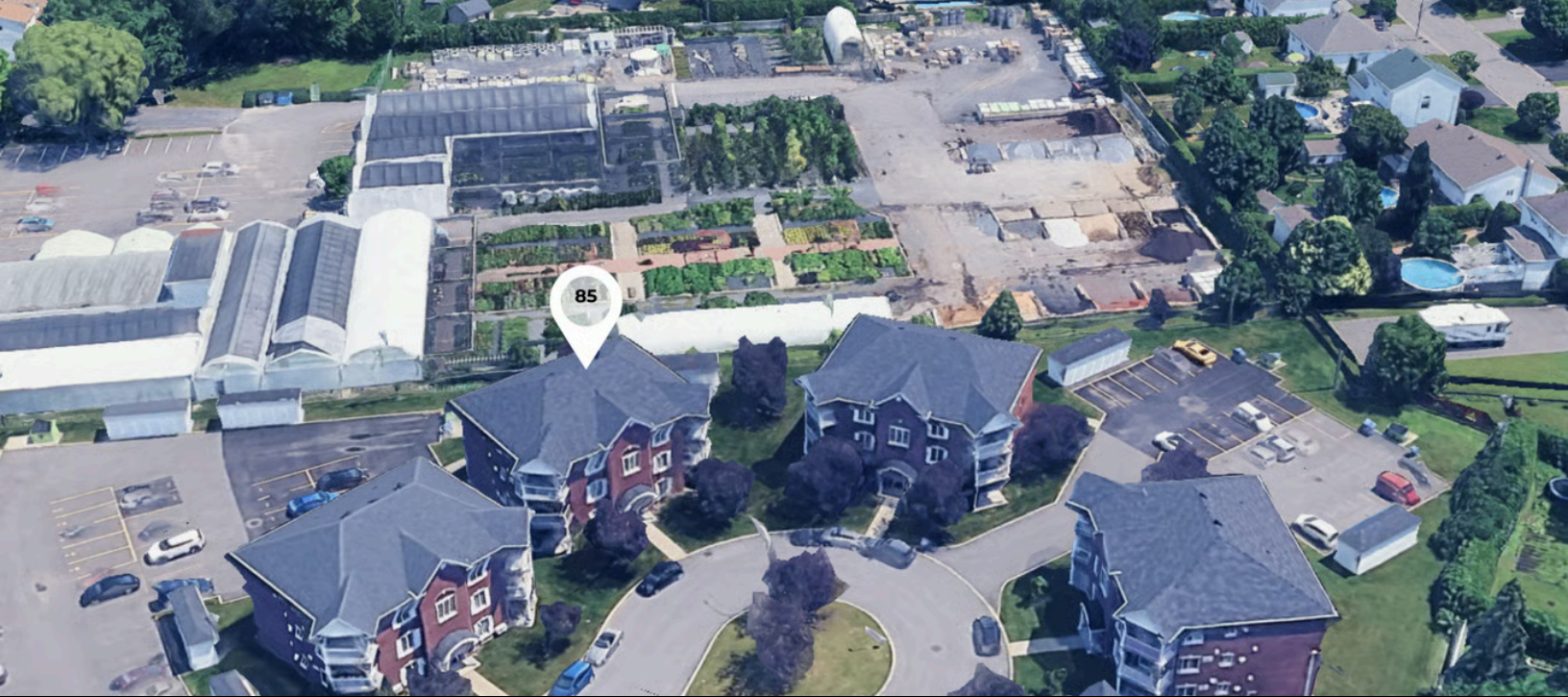
Hot Water System

Independant water heater



Heating System

Electric baseboard and gas fireplace



85 Pierre-Radisson, Saint-Jean-sur-Richelieu



BUILDING DESCRIPTION

General Information

Cadastral number 3 616 880

Total Municipal Assessment

Total Municipal Assessment 1 235 800 \$ (2023)

Municipal Land Assessment 299 800 \$ (2023)

Municipal Building Assessment 936 000 \$ (2023)

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 2005

Features

Plumbing Excellent

Condition of Roof 2020

Condition of Doors Good

Condition of Balconies Excellent

Condition of Windows Good

Condition of Kitchens Good

Electrical Panels Breakers

Exterior Siding Brick

Condition of Bathrooms Good

Floor Covering Floating floors and ceramic

Electromechanical System

Fire System Smoke detector

Building type

Laundry Room No

Number of Rooms To be verified

Number of Units 6 x 4.5

Washer/Dryer Inlet Yes in each units

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

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Parking

Type of Parking Exterior

Number of Parking Spaces 12 parking spots

Area

Land Surface Area To be verified



FEATURES

Fenced

Partly fenced

Condition of Roof

2020

Concierge Agreement

To be verified

Hot Water System

Independant water heater

Electrical Panels

Breakers

Environmental Report

No

Internet and Telecom

Yes

Condition of Doors

Good

Intercom and Doorbell

Yes

Condition of Windows

Good

Exterior Siding

Brick

Floor Covering

Floating floors and ceramic

Plumbing

Excellent

Condition of Balconies

Excellent

Heating System

Electric baseboard and gas fireplace

Condition of Kitchens

Good

Condition of Bathrooms

Good

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$79,980	100 %	\$1,111
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$79,980		\$1,111
Vac. / Bad debt	\$2,399	3 %	\$33
EGR	\$77,581		\$1,078

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,491	4.5 %	\$582
Municipal Taxes	Current	\$12,574	16.2 %	\$2,096
School Taxes	Current	\$893	1.2 %	\$149
Insurance	Current	\$2,407	3.1 %	\$401
Electricity	Current	\$440	0.6 %	\$73
Heating				
Snow Removal	Current	\$1,812	2.3 %	\$302
Elevator				
Lawn	Current	\$1,023	1.3 %	\$171
Structural Reserve				
Janitor	Current	\$1,200	1.5 %	\$200
Maintenance	Normalised	\$4,200	5.4 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$776	1 %	\$129
Total Expenses		\$28,816	37.1 %	\$4,803
Net Revenue		\$48,765		\$8,127

FINANCING

Maximum loan amount	\$888,280
Financing CAP	4.67 %
Debt coverage ratio	1.1
Interest Rate	4.0 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$48,765
Annual Mortgage Cost	\$47,081
Net cash after mortgage	\$1,684

RETURN ON INVESTMENT

Down Payment	\$661,720
Cash on cash return	0.3 %
Return on liquidity + capitalization	1.7 %
Total yearly return with appreciation of 2 %	6.43 %

CPU
258 300 \$

GIM
19,4

NIM
31,8

CAP
3,2 %



