

FOR SALE

PMML

865 - 875 PANNETON | TROIS-RIVIÈRES

6 UNITS



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BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

**PROPERTY
DESCRIPTION**

Six units in Trois-Rivières to bring your next real estate investment to life! This building features six two-bedroom apartments across three floors, outdoor parking and three attached storage sheds, combining living space with practical storage. The property has been very well maintained over the years.

HIGHLIGHTS

- ✓ Six spacious two-bedroom units
- ✓ Consistent layout across three floors
- ✓ Outdoor parking
- ✓ Ample storage space

ASKING PRICE :

1 050 000\$

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2 kitchens

ADDITIONAL INFORMATION

Very well maintained by the owner.

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

Basement with a 6-foot ceiling height extending beneath the entire building, offering potential for additional storage spaces.

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

5 spaces

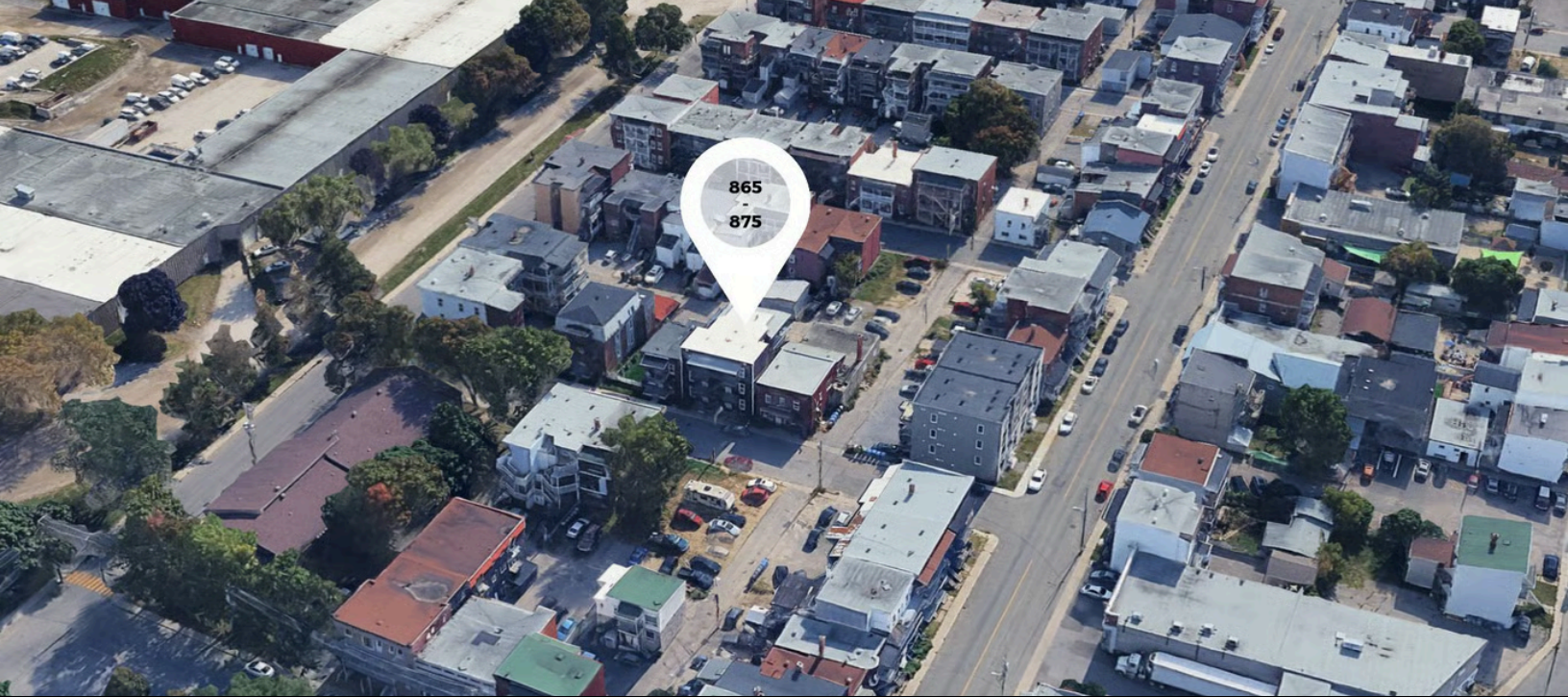
Hot Water System

One tank per unit

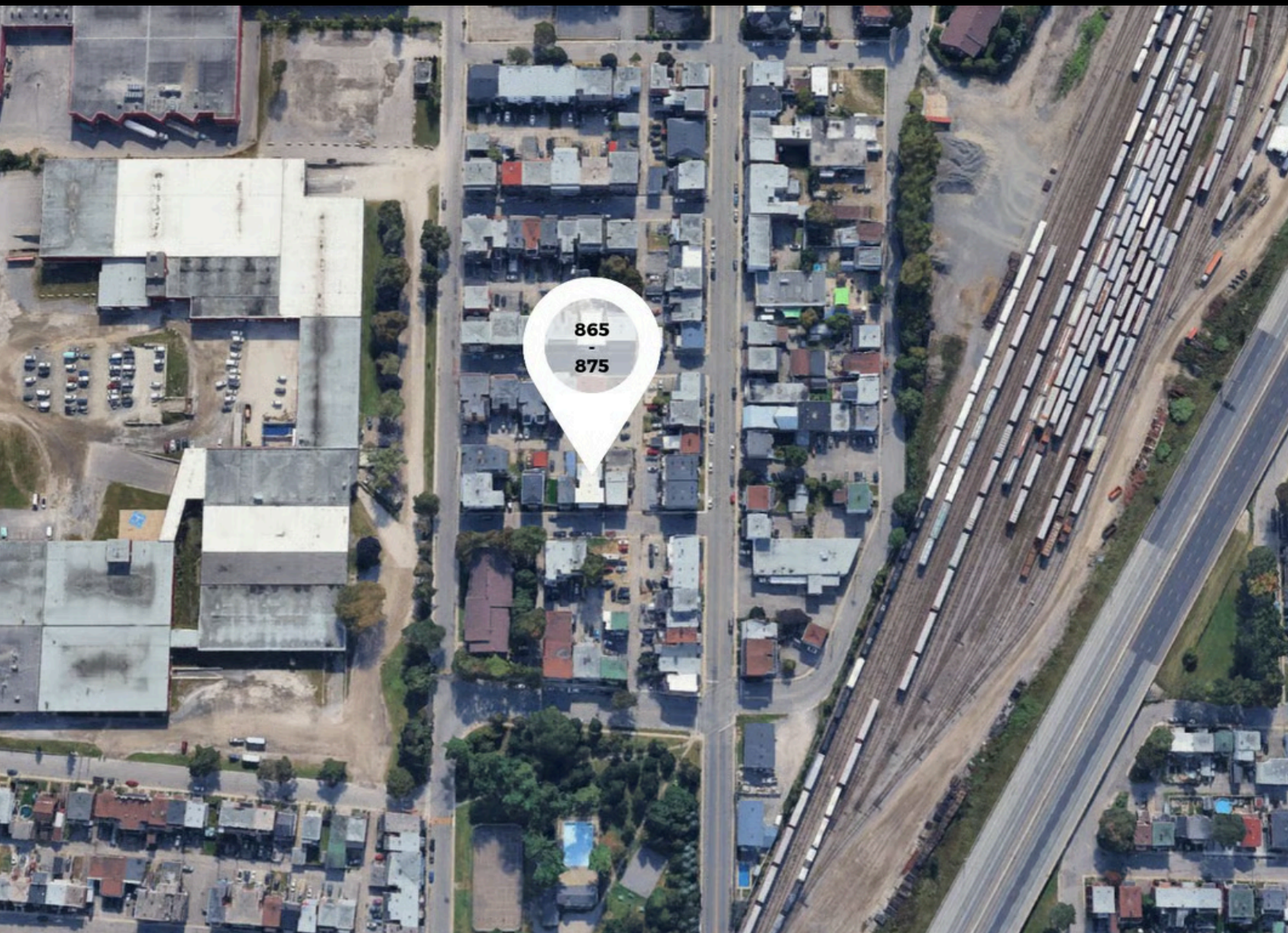


Heating System

Electric baseboards



Sixplex in Trois-Rivières



BUILDING DESCRIPTION

General Information

Cadastral number 1 209 130

Total Municipal Assessment

Total Municipal Assessment \$ 529 500

Municipal Land Assessment \$ 47 300

Municipal Building Assessment \$ 482 200

Construction

Number of Storeys 3

Type of Building Semi-detached

Type of Construction Wood

Year of Construction 1922

Electromechanical System

Fire System No

Building type

Laundry Room N/A

Number of Rooms 6 × 4½

Number of Units 6

Washer/Dryer Inlet Washer-dryer hookups in all apartments

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 5 spaces

Area

Land Surface Area 3 772 sq.ft



FEATURES

Fenced

No

Condition of Roof

2009 White elastomer, good condition

Concierge Agreement

A tenant gets a \$30 monthly discount to handle bins

Hot Water System

One tank per unit

Electrical Panels

Breakers

Environmental Report

No

Internet and Telecom

No

Condition of Doors

To be verified

Intercom and Doorbell

Separate address for each unit

Condition of Windows

Unknown except 2 recent windows

Exterior Siding

Canexel front facade, with aluminum and asphalt shingle siding on the sides.

Floor Covering

Wood, vinyl, floating floor

Plumbing

Variable

Condition of Balconies

Plywood on steel structure

Heating System

Electric baseboards

Condition of Kitchens

Variable

Condition of Bathrooms

Average or good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$64,704	100 %	\$899
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$64,704		\$899
Vac. / Bad debt	\$1,941	3 %	\$27
EGR	\$62,763		\$872

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Current	\$2,824	4.5 %	\$471
Municipal Taxes	Current	\$7,413	11.8 %	\$1,236
School Taxes	Current	\$343	0.5 %	\$57
Insurance	Current	\$3,159	5 %	\$527
Electricity	Current	\$1,176	1.9 %	\$196
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Current	\$1,290	2.1 %	\$215
Maintenance	Current	\$3,660	5.8 %	\$610
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$628	1 %	\$105
Total Expenses		\$20,493	32.7 %	\$3,415
Net Revenue		\$42,270		\$7,045

FINANCING

schl

Maximum loan amount	\$668,806	\$692,372	\$710,782
Financing CAP	5.37 %	5.80 %	5.65 %
Debt coverage ratio	1.1	1.1	1.1
Interest Rate	5.0 %	5.0 %	5.0 %
Amortization	40 Years	45 Years	50 Years
Term	5 Years	5 Years	5 Years

TREASURY

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Net Revenue	\$42,270	\$42,270	\$42,270
Annual Mortgage Cost	\$40,823	\$40,675	\$40,466
Net cash after mortgage	\$1,447	\$1,595	\$1,804

RETURN ON INVESTMENT

Down Payment	\$381,194	\$357,628	\$339,218
Cash on cash return	0.4 %	0.4 %	0.5 %
Return on liquidity + capitalization	1.9 %	1.7 %	1.6 %
Total yearly return with appreciation of 2 %	7.41 %	7.58 %	7.76 %

CPU
175 000 \$

GIM
16,2

NIM
24,8

CAP
4 %

