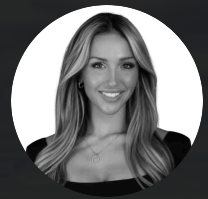


900 DES SEMENCES SAINT-ISIDORE

16 UNITS

PMML

FOR SALE



Alyson Marceau

Team Jessika Lahaie

VP

Real Estate Broker

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Investment opportunity in a rapidly growing area! Located in Saint-Isidore, this newly built 16-unit property is entirely composed of spacious 2-bedroom units. Bright living spaces, outdoor parking, and storage space are provided for each unit. Situated in a dynamic residential development, near a new childcare centre and only 20 minutes from the bridges, the property offers attractive income potential and a turnkey opportunity for investors seeking stability and peace of mind. The property will be delivered fully completed, including paving and landscaping. Attractive assumable financing at a fixed rate of 3.65%!

HIGHLIGHTS

- ✓ Assumption: Desjardins | Fixed Rate: 3.65% | Term: 5 years | Amortization: 40 years | Balance: \$3,599,539
- ✓ Three-storey construction with a half basement.
- ✓ Energy costs paid by tenants.
- ✓ Each unit includes two outdoor parking spaces and one storage space.
- ✓ Central vacuum system and heated floors in the half basement.
- ✓ Electric vehicle charging stations available for tenants.

ASKING PRICE :
\$4,040,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

New construction

ADDITIONAL INFORMATION

Only 20 minutes from the Québec bridges.

Approximately 15 minutes from major shopping centers and essential services.

Future neighboring daycare center (CPE) scheduled for Fall 2026.

Grocery store and pharmacy located within 5 km.

Nearby parks, sports fields, arena, and cycling path.

Elementary school accessible within minutes.

Responsibility for appliances

Tenants

Number of units

16



Number of Parking Spaces

32

Hot Water System

Independent tanks



Heating System

Electric baseboards and heat pumps



900 des Semences, Saint-Isidore



BUILDING DESCRIPTION

General Information

Cadastral number 6 558 330

Total Municipal Assessment

Total Municipal Assessment Not issued

Municipal Land Assessment 343 900 \$

Municipal Building Assessment Not issued

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Wood structure

Year of Construction 2025

Electromechanical System

Fire System Yes

Building type

Laundry Room No

Number of Rooms 64

Number of Units 16 x 4.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Outdoor / Asphalt

Number of Parking Spaces 32

Area

Land Surface Area 23,132 square feet



FEATURES

Fenced

No

Condition of Roof

New

Concierge Agreement

To be verified

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Yes

Internet and Telecom

Internet included

Condition of Doors

New

Intercom and Doorbell

Intercom system

Condition of Windows

New

Exterior Siding

Brick

Floor Covering

Vinyl and ceramic

Plumbing

ABS/PEX

Condition of Balconies

New

Heating System

Electric baseboards and heat pumps

Condition of Kitchens

New - Quartz Countertops

Condition of Bathrooms

New

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$248,508	100 %	\$1,294
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$248,508		\$1,294
Vac. / Bad debt	\$7,455	3 %	\$39
EGR	\$241,053		\$1,255

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$12,053	5 %	\$753
Municipal Taxes	Estimated	\$20,557	8.5 %	\$1,285
School Taxes	Estimated	\$2,609	1.1 %	\$163
Insurance	Current	\$7,825	3.2 %	\$489
Electricity	Estimated	\$1,520	0.6 %	\$95
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$6,400	2.7 %	\$400
Maintenance	Normalised	\$11,200	4.6 %	\$700
Appliances				
WiFi	Estimated	\$2,880	1.2 %	\$180
Heat Pump				
CHMC: Other Costs	Normalised	\$2,411	1 %	\$151
Total Expenses		\$67,454	28.0 %	\$4,216
Net Revenue		\$173,599		\$10,850

FINANCING

Maximum loan amount	\$3,599,539
Financing CAP	
Debt coverage ratio	
Interest Rate	3.65 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$173,599
Annual Mortgage Cost	\$170,532
Net cash after mortgage	\$3,067

RETURN ON INVESTMENT

Down Payment	\$440,461
Cash on cash return	0.7 %
Return on liquidity + capitalization	10.8 %
Total yearly return with appreciation of 2 %	29.12 %

CPU
252 500 \$

GIM
16,3

NIM
23,3

CAP
4,3 %

