

**916-918 D'IBERVILLE
SAINT-JEAN-SUR-RICHELIEU**

5 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Isolated

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

High-yield rental property – Saint-Jean-sur-Richelieu (Iberville area)

This 5-unit building is an excellent choice for an investor looking for immediate returns.

Annual income: \$74,040 | Asking price: \$1,000,000

MRB: 13.5 | TGA: 5.4% | Return on cash: 3%

For more information, please don't hesitate to contact me!

HIGHLIGHTS

- ✓ 3 x 4.5 + 1 x 3.5 + 1 x loft
- ✓ \$74,040 annual income
- ✓ Several renovations carried out in recent years

ASKING PRICE :
\$1,000,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Almost all windows 2021, 100% exterior doors 2021,
Facade completely redone in brick 2022, 3 kitchens 2021, 3 bathrooms 2021, 2
electric panels 2021-2024
(No invoices for work done)

ADDITIONAL INFORMATION

The sale is made without legal guarantee of quality at the buyer's risk.

Full address : 916-918 boul. d'Iberville, & 1-3-5 rue François,

Responsibility for appliances

To be verified

Number of units

5



Number of Parking Spaces

10

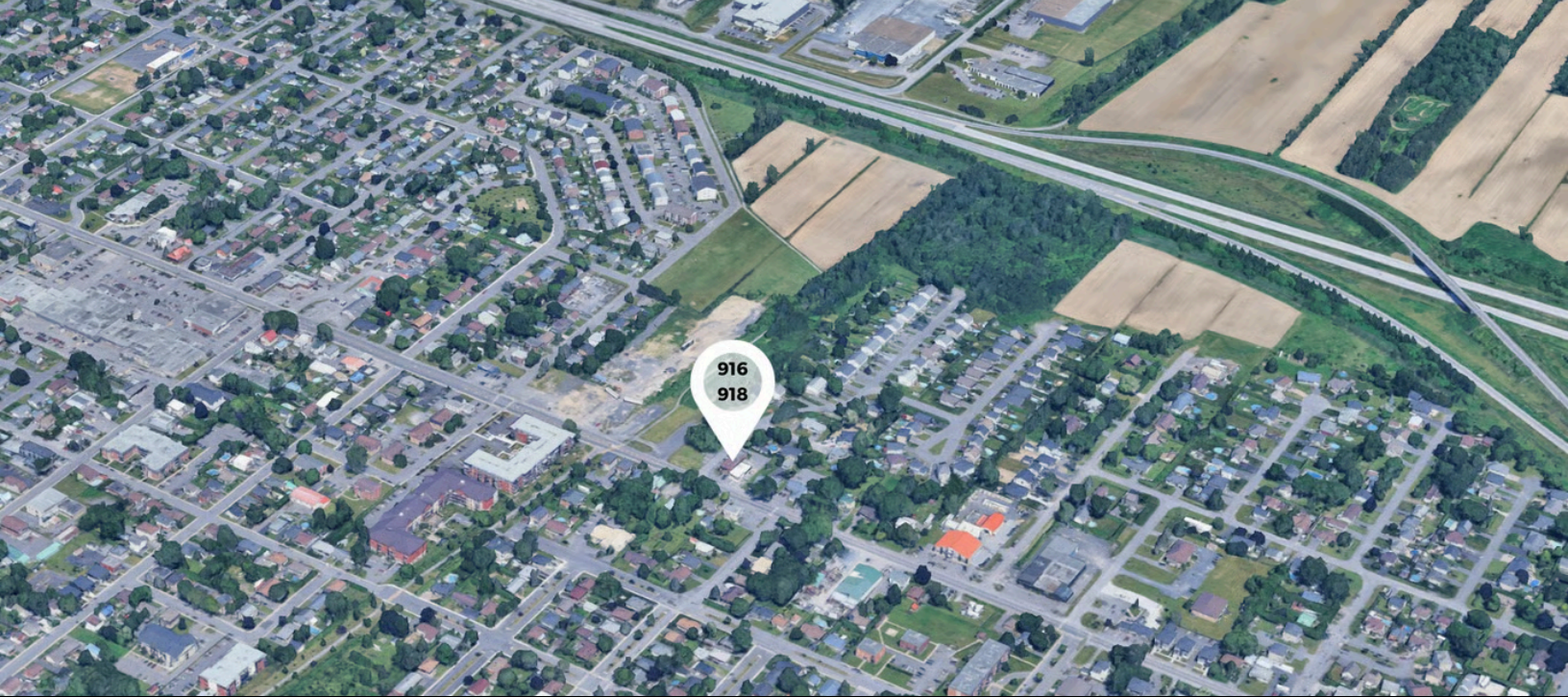
Hot Water System

5 water heaters located in the mechanical room



Heating System

Electric baseboards



916-918 d'Iberville, Saint-Jean-sur-Richelieu



BUILDING DESCRIPTION

General Information

Cadastral number 3 613 237

Total Municipal Assessment

Total Municipal Assessment 519 500\$

Municipal Land Assessment 108 700\$

Municipal Building Assessment 410 800\$

Construction

Number of Storeys 2

Type of Building Isolated

Type of Construction Brick and wood

Year of Construction 1950

N/A

Features

Plumbing ABS and PEX

Condition of Roof Good condition

Condition of Doors Excellent

Condition of Balconies Excellent

Condition of Windows Very good

Condition of Kitchens MEDIUM LOFT, 1x Good condition, 3X Very good condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms MEDIUM LOFT, 1x Good condition, 3X Very good condition

Floor Covering Vinyl and ceramic floating

Electromechanical System

Fire System N/A

Building type

Laundry Room N/A

Washer/Dryer Inlet Washer and dryer facilities in apartments

Appliance Responsibility To be verified

Heating Responsibility Tenant except loft

Hot Water Responsibility Tenant except loft

Parking

Type of Parking Exterior

Number of Parking Spaces 10

Area

Land Surface Area 3 900 sq. ft.



FEATURES

Plumbing

ABS and PEX

Condition of Balconies

Excellent

Heating System

Electric baseboards

Condition of Kitchens

MEDIUM LOFT, 1x Good condition, 3X Very good condition

Condition of Bathrooms

MEDIUM LOFT, 1x Good condition, 3X Very good condition

Condition of Roof

Good condition

Concierge Agreement

N/A

Hot Water System

5 water heaters located in the mechanical room

Electrical Panels

Circuit breakers

Environmental Report

No

Condition of Doors

Excellent

Intercom and Doorbell

Non

Condition of Windows

Very good

Exterior Siding

Brick

Floor Covering

Vinyl and ceramic floating

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$74,400	100 %	\$1,240
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$74,400		\$1,240
Vac. / Bad debt	\$2,232	3 %	\$37
EGR	\$72,168		\$1,203

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,248	4.5 %	\$650
Municipal Taxes	Current	\$5,874	8.1 %	\$1,175
School Taxes	Current	\$324	0.4 %	\$65
Insurance	Current	\$4,100	5.7 %	\$820
Electricity	Current	\$807	1.1 %	\$161
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,250	1.7 %	\$250
Maintenance	Normalised	\$3,500	4.8 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$722	1 %	\$144
Total Expenses		\$19,824	27.5 %	\$3,965
Net Revenue		\$52,344		\$10,469

FINANCING

	schl	conv
Maximum loan amount	\$850,000	\$607,630
Financing CAP	5.14 %	6.46 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.29 %	5.29 %
Amortization	35 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$52,344	\$52,344
Annual Mortgage Cost	\$49,610	\$43,620
Net cash after mortgage	\$2,734	\$8,724

RETURN ON INVESTMENT

Down Payment	\$150,000	\$392,370
Cash on cash return	1.8 %	2.2 %
Return on liquidity + capitalization	9.5 %	5.3 %

CPU
200 000 \$

GIM
13,4

NIM
19,1

CAP
5,2 %





