

942 - 948 PRINCIPALE VAL-DES-MONTS

5 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A renovated and compliant 5-unit building awaits you in Val-des-Monts. Featuring a fully renovated 1-bedroom unit ready for february (2026), a new septic system with leaching field installed for spring (2026), a brand-new balcony, 2 new patio doors, and updated vinyl siding at the back. This property is ready for immediate profitability. Each tenant enjoys a private backyard, ensuring excellent retention and satisfied clientele. Accredited 2025 appraisal in hand at \$940,000. A rare product on the market that combines value, stability, and potential!

HIGHLIGHTS

- ✓ Only 30 minutes from Gatineau and Ottawa.
- ✓ Zoning 5 units and more.
- ✓ Mixed zoning, allowing a variety of uses (residential, commercial, industrial).

ASKING PRICE :
\$849,900

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Recent full renovation in one of the apartments. The other units were renovated 10 years ago.

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality to the risks and perils of the buyer

Take note that in the assessment role, the number of units is 4. However, there are currently 5 units in the building.

Responsibility for appliances

Tenant

Number of units

5



Number of Parking Spaces

6 parking spaces or more

Hot Water System

Individual tanks



Heating System

Electric baseboard heaters



942 - 948 Principale, Val-des-Monts



BUILDING DESCRIPTION

General Information

Cadastral number 4 357 393

Total Municipal Assessment

Total Municipal Assessment 585 700 \$

Municipal Land Assessment 18 500\$

Municipal Building Assessment 567 200\$

Construction

Number of Storeys 1

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1978

Features

Plumbing Good condition

Condition of Roof asphalt shingles

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows Majority replaced

Condition of Kitchens Good condition

Electrical Panels Circuit breaker

Exterior Siding Brick

Condition of Bathrooms Good condition

Floor Covering Good condition

Electromechanical System

Fire System N/A

Building type

Laundry Room N/A

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Unpaved exterior

Number of Parking Spaces 6 parking spaces or more

Area

Land Surface Area 16 615 sq. ft.



FEATURES

Plumbing

Good condition

Condition of Balconies

Good condition

Heating System

Electric baseboard heaters

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

Condition of Roof

asphalt shingles

Concierge Agreement

N/A

Hot Water System

Individual tanks

Electrical Panels

Circuit breaker

Environmental Report

N/A

Condition of Doors

Good condition

Intercom and Doorbell

N/A

Condition of Windows

Majority replaced

Exterior Siding

Brick

Floor Covering

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$63,000	100 %	\$1,050
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$63,000		\$1,050
Vac. / Bad debt	\$1,890	3 %	\$32
EGR	\$61,110		\$1,019

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$2,750	4.5 %	\$550
Municipal Taxes	Current	\$5,435	8.9 %	\$1,087
School Taxes	Current	\$387	0.6 %	\$77
Insurance	Current	\$3,517	5.8 %	\$703
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,250	2 %	\$250
Maintenance	Normalised	\$3,500	5.7 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$611	1 %	\$122
Total Expenses		\$17,450	28.6 %	\$3,490
Net Revenue		\$43,660		\$8,732

FINANCING

	schl	conv
Maximum loan amount	\$12,370	\$11,643
Financing CAP	300.00 %	300.00 %
Debt coverage ratio	0.75	0.54
Interest Rate	4.29 %	5.29 %
Amortization	45 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$43,660	\$43,660
Annual Mortgage Cost	\$679	\$836
Net cash after mortgage	\$42,981	\$42,824

RETURN ON INVESTMENT

Down Payment	\$837,530	\$838,257
Cash on cash return	5.1 %	5.1 %
Return on liquidity + capitalization	5.1 %	5.1 %

CPU
170 000 \$

GIM
13,5

NIM
19,5

CAP
5,1 %







