

**95 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

Detached multi-residential building built in 2005, featuring six spacious 2-bedroom apartments (4½) across three storeys. This all-brick building is located on a quiet street. Each unit offers washer and dryer hookups, a natural gas fireplace, and several other desirable amenities that enhance tenant appeal.

Contact us now for more information on the property.

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

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

To be verified

Hot Water System

Independant water heater

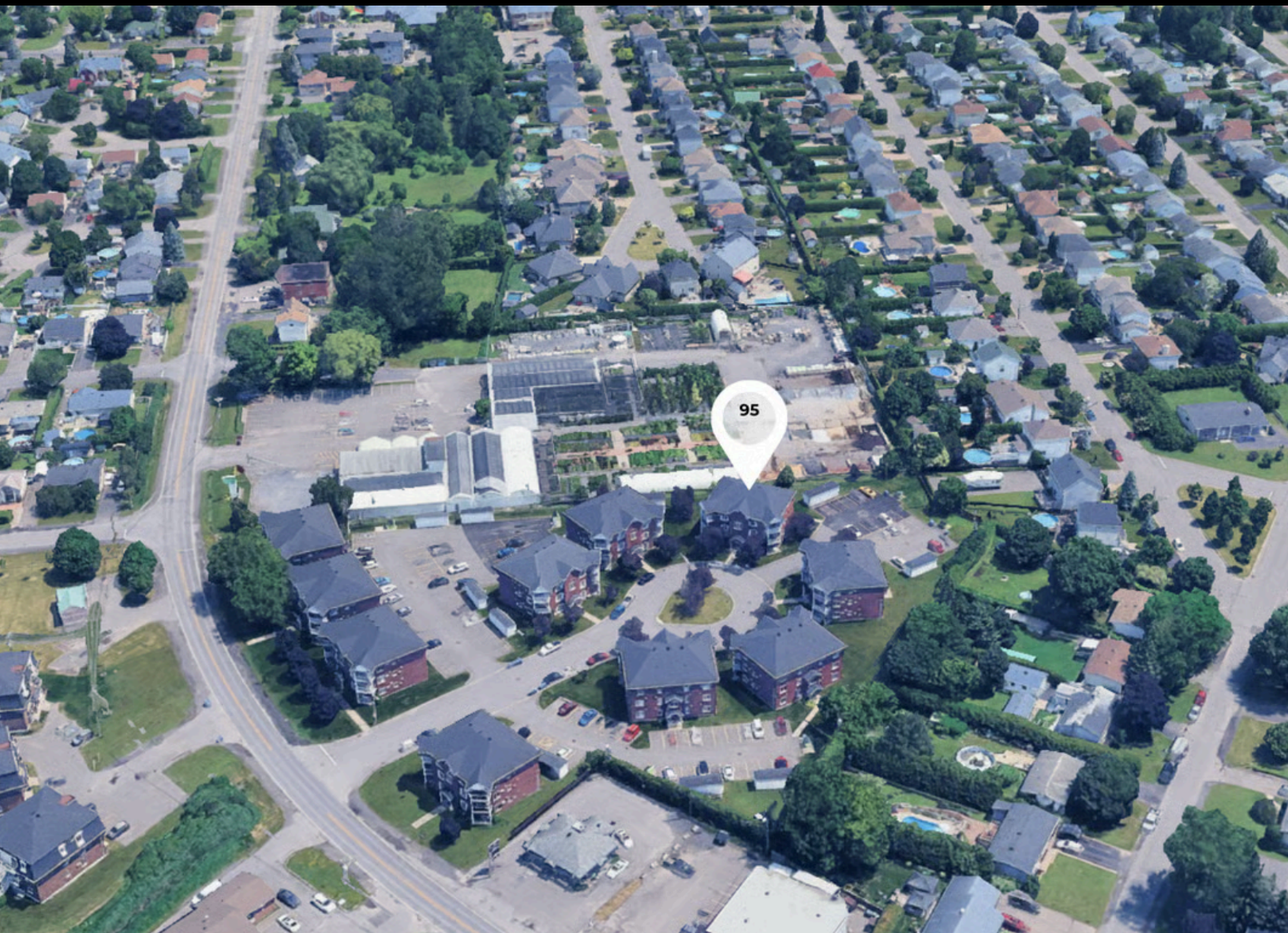


Heating System

Electric baseboard and gas fireplace



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



BUILDING DESCRIPTION

General Information

Cadastral number 3 616 879

Total Municipal Assessment

Total Municipal Assessment 1 229 800 \$ (2023)

Municipal Land Assessment 335 400 \$ (2023)

Municipal Building Assessment 894 400 \$ (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 Excellent

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 floor 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 To be verified

Area

Land Surface Area To be verified



FEATURES

Fenced

Partly fenced

Condition of Roof

Excellent

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 floor 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	\$82,560	100 %	\$1,147
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$82,560		\$1,147
Vac. / Bad debt	\$2,477	3 %	\$34
EGR	\$80,083		\$1,112

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,604	4.5 %	\$601
Municipal Taxes	Current	\$12,529	15.6 %	\$2,088
School Taxes	Current	\$890	1.1 %	\$148
Insurance	Current	\$2,383	3 %	\$397
Electricity	Current	\$472	0.6 %	\$79
Heating				
Snow Removal	Current	\$1,812	2.3 %	\$302
Elevator				
Lawn	Current	\$1,081	1.3 %	\$180
Structural Reserve				
Janitor	Normalised	\$1,500	1.9 %	\$250
Maintenance	Normalised	\$4,200	5.2 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$801	1 %	\$133
Total Expenses		\$29,272	36.6 %	\$4,879
Net Revenue		\$50,812		\$8,469

FINANCING

Maximum loan amount	\$783,173
Financing CAP	5.51 %
Debt coverage ratio	1.3
Interest Rate	4.0 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$50,812
Annual Mortgage Cost	\$41,515
Net cash after mortgage	\$9,297

RETURN ON INVESTMENT

Down Payment	\$766,827
Cash on cash return	1.2 %
Return on liquidity + capitalization	2.3 %
Total yearly return with appreciation of 2 %	6.39 %

CPU
258 300 \$

GIM
18,8

NIM
30,5

CAP
3,3 %



