

958 NÉRÉE-DUPLESSIS TROIS-RIVIÈRES

7 UNITS

PMML

FOR SALE



Maxim Devarennnes

Real Estate Broker

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PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Located in a strategic area of Trois-Rivières, this 7-unit apartment building represents an excellent investment opportunity. The building enjoys a sought-after location, close to major amenities, major roads, and employment hubs, offering potential for long-term stability and appreciation. This is an opportunity worth considering for any investor looking to acquire a high-quality asset in a dynamic market.

Translated with DeepL.com (free version)

HIGHLIGHTS

- ✓ Strategic location
- ✓ Excellent investment potential
- ✓ Close to amenities and major highways

ASKING PRICE :
\$1,065,000

ADDITIONAL INFORMATION

The sale is made without any legal warranty of quality, at the buyer's own risk.

The seller wants to prioritize a simultaneous sale with the 1100 Sainte-Julie

Responsibility for appliances

Tenants

Number of units

7



Number of Parking Spaces

4 (small cars) or 3 mid size, at the back

Hot Water System

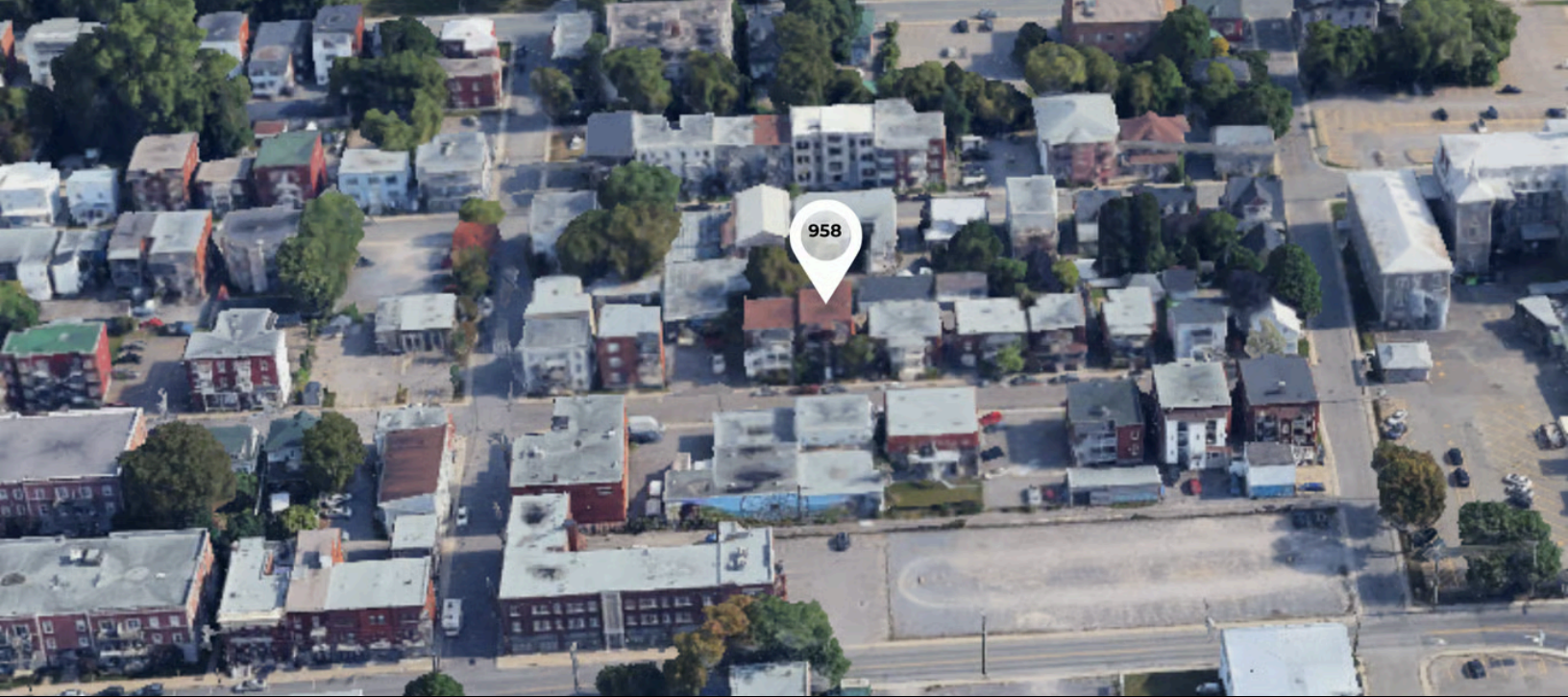
Independent tanks



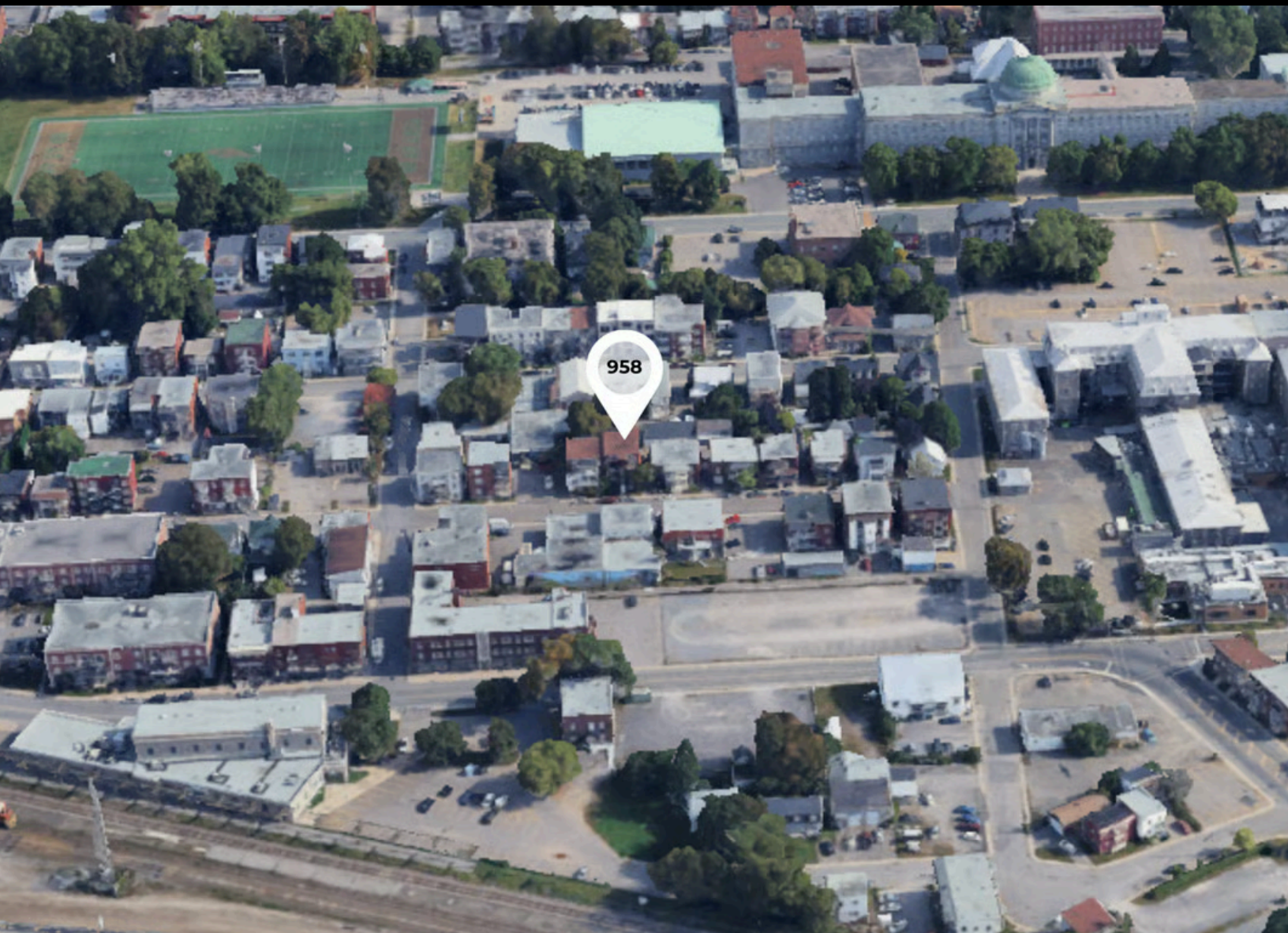
Heating System

Electric baseboards





958 Nérée-Duplessis, Trois-Rivières



BUILDING DESCRIPTION

General Information

Cadastral number 1 209 034

Total Municipal Assessment

Total Municipal Assessment 551 000\$

Municipal Land Assessment 43 900 \$

Municipal Building Assessment 507 100 \$

Construction

Number of Storeys 3

Type of Building Semi-detached

Type of Construction Brick and Wood

Year of Construction 1941

Features

Plumbing Copper, PEX, ABS

Condition of Roof Good Condition

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows Good condition

Condition of Kitchens Good condition

Electrical Panels Breakers

Exterior Siding Brick

Condition of Bathrooms Good Condition

Floor Covering Mixed

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 1 x 4.5 + 6 x 3.5

Number of Units 7 unites

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

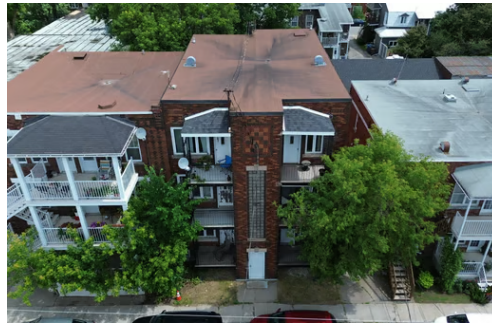
Parking

Type of Parking Exterior

Number of Parking Spaces 4 (small cars) or 3 mid size, at the back

Area

Land Surface Area 3 502 sq.ft



FEATURES

Fenced

Yes

Condition of Roof

Good Condition

Concierge Agreement

To be verified

Hot Water System

Independent tanks

Electrical Panels

Breakers

Environmental Report

Update to be done

Internet and Telecom

Non

Condition of Doors

Good condition

Intercom and Doorbell

No

Condition of Windows

Good condition

Exterior Siding

Brick

Floor Covering

Mixed

Plumbing

Copper, PEX, ABS

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good Condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$55,992	100 %	\$667
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$55,992		\$667
Vac. / Bad debt	\$1,680	3 %	\$20
EGR	\$54,312		\$647

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$2,444	4.5 %	\$349
Municipal Taxes	Current	\$8,063	14.8 %	\$1,152
School Taxes	Current	\$365	0.7 %	\$52
Insurance	Estimated	\$3,207	5.9 %	\$458
Electricity	Current	\$201	0.4 %	\$29
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,750	3.2 %	\$250
Maintenance	Normalised	\$4,900	9 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$543	1 %	\$78
Total Expenses		\$21,473	39.5 %	\$3,068
Net Revenue		\$32,839		\$4,691

FINANCING

Maximum loan amount	\$625,915	\$412,033
Financing CAP	4.98 %	5.98 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.0 %	4.5 %
Amortization	45 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$32,839	\$32,839
Annual Mortgage Cost	\$31,611	\$27,366
Net cash after mortgage	\$1,228	\$5,473

RETURN ON INVESTMENT

Down Payment	\$439,085	\$652,967
Cash on cash return	0.3 %	0.8 %
Return on liquidity + capitalization	1.5 %	2.2 %
Total yearly return with appreciation of 3 %	8.79 %	7.14 %

CPU

152 100 \$

GIM

19

NIM

32,4

CAP

3,1 %

