

97-107 DE LA SCIERIE BROWNSBURG-CHATHAM

6 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Magnificent 6-unit building constructed with quality materials and offered entirely turnkey. The building is equipped with an irrigation system and the exterior landscaping is 100% completed, allowing you to acquire a property with no work to anticipate.

Also benefit from a 3-year tax credit, an advantage that helps maximize your cash flow from acquisition. An excellent investment opportunity not to be missed.

HIGHLIGHTS

- ✓ 3-year tax credit
- ✓ Irrigation system
- ✓ Woodbine District - Urban habitat
- ✓ Superior soundproofing and abundant fenestration

ASKING PRICE :
\$1,725,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

New building

Modern 2-story construction with basement, quality materials

Superior soundproofing and abundant fenestration

ADDITIONAL INFORMATION

Complete landscaping, asphalt, lawn, and irrigation system

In immediate proximity to Highway 50 — quick access to Lachute, Mirabel, and Gatineau

Sector in full development, in the heart of a rapidly growing region

Lachute Hospital and nearby services

Responsibility for appliances
Tenants

Number of units
6



Number of Parking Spaces
12 exterior parking spaces

Hot Water System
Individual electric tanks



Heating System
Electric baseboards + wall-mounted heat pump



97-107 de la Scierie, Brownsburg-Chatham



BUILDING DESCRIPTION

General Information

Cadastral number 6 665 485

Total Municipal Assessment

Total Municipal Assessment 223 300 \$

Municipal Land Assessment 223 300 \$

Municipal Building Assessment 0 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 2026

Basement : 3 ½ and 5 ½ | Ground floor : 4 ½ |
Upstairs : 4 ½ + office space

Features

Plumbing Up to code

Condition of Roof Asphalt shingle roof - New

Condition of Doors New

Condition of Balconies New

Condition of Windows New

Condition of Kitchens New

Electrical Panels Up to code

Exterior Siding Masonry + light horizontal siding

Condition of Bathrooms New

Floor Covering Floor with concrete screed + acoustic membrane

Electromechanical System

Fire System Smoke detector

Building type

Laundry Room No

Number of Rooms 28

Number of Units 1 x 5½ + 4 x 4½ + 1 x 3½

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

3 ½ approx 730 sq ft | 4 ½ approx 900 sq ft to 970 sq ft | 5 ½ approx 1 135 sq ft

Parking

Type of Parking Outdoor | 6 Electric vehicle charging stations

Number of Parking Spaces 12 exterior parking spaces

Area

Land Surface Area 12 812 sq ft



FEATURES

Fenced

No

Condition of Roof

Asphalt shingle roof - New

Concierge Agreement

No

Hot Water System

Individual electric tanks

Electrical Panels

Up to code

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

New

Intercom and Doorbell

Doorbell

Condition of Windows

New

Exterior Siding

Masonry + light horizontal siding

Floor Covering

Floor with concrete screed + acoustic membrane

Plumbing

Up to code

Condition of Balconies

New

Heating System

Electric baseboards + wall-mounted heat pump

Condition of Kitchens

New

Condition of Bathrooms

New

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$104,700	100 %	\$1,454
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$104,700		\$1,454
Vac. / Bad debt	\$3,141	3 %	\$44
EGR	\$101,559		\$1,411

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,570	4.5 %	\$762
Municipal Taxes	Estimated	\$5,208	5.1 %	\$868
School Taxes	Current	\$198	0.2 %	\$33
Insurance	Estimated	\$3,982	3.9 %	\$664
Electricity				
Heating				
Snow Removal	Estimated	\$980	1 %	\$163
Elevator				
Lawn				
Structural Reserve				
Janitor	Estimated	\$1,290	1.3 %	\$215
Maintenance	Estimated	\$3,660	3.6 %	\$610
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,016	1 %	\$169
Total Expenses		\$20,904	20.6 %	\$3,484
Net Revenue		\$80,655		\$13,443

FINANCING

Maximum loan amount	\$1,466,250
Financing CAP	4.53 %
Debt coverage ratio	1.1
Interest Rate	3.8 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$80,655
Annual Mortgage Cost	\$75,420
Net cash after mortgage	\$5,236

RETURN ON INVESTMENT

Down Payment	\$258,750
Cash on cash return	2.0 %
Return on liquidity + capitalization	8.6 %
Total yearly return with appreciation of 2 %	21.94 %

CPU
287 500 \$

GIM
16,5

NIM
21,4

CAP
4,7 %











