

**977 - 987 LEO-LALIBERTE
JACQUES-CARTIER**

6 UNITS

PMML

FOR SALE



Jessika Lahaie

Team Jessika Lahaie

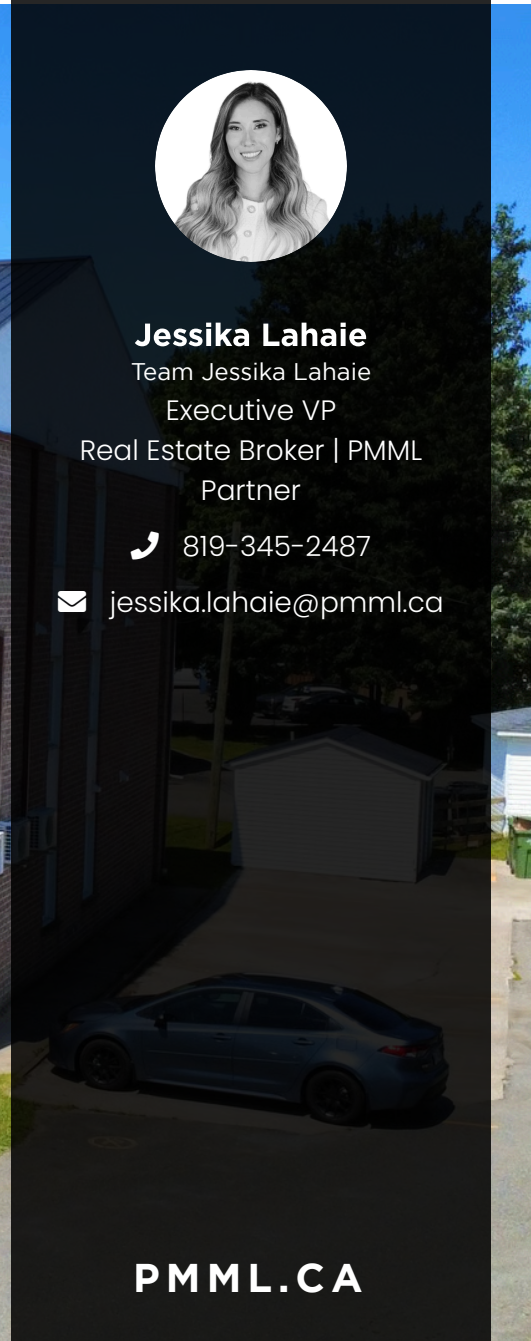
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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Commercial Strata / Condo Space

PROPERTY DESCRIPTION

Discover this magnificent 6-unit building, consisting exclusively of spacious 5½-room apartments (approximately 1,200 sq. ft.). Each unit features 3 bedrooms, a private entrance, a wall-mounted heat pump, front and rear concrete balconies, and indoor storage space. The building is of all-brick construction with a steel roof, concrete floors on every level, and windows that have largely been replaced. Heating, electricity, and hot water costs are the responsibility of the tenants. Includes both outdoor and indoor storage space.

HIGHLIGHTS

- ✓ Six large 5½-room units (approx. 1,200 sq. ft.) featuring 3 bedrooms and a whirlpool tub.
- ✓ Concrete floors on every level and a heat pump in each unit.
- ✓ Private entrance, front and rear concrete balconies, and an outdoor shed with 6 storage compartments.
- ✓ Windows replaced around 2016; 11 out of 12 patio doors replaced between 2024 and 2025.

ASKING PRICE :
\$1,399,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Windows replaced (~2016)

Patio doors progressively replaced (until 2025)

Heat pumps added

ADDITIONAL INFORMATION

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

A file currently at the TAL for the 981.

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

9

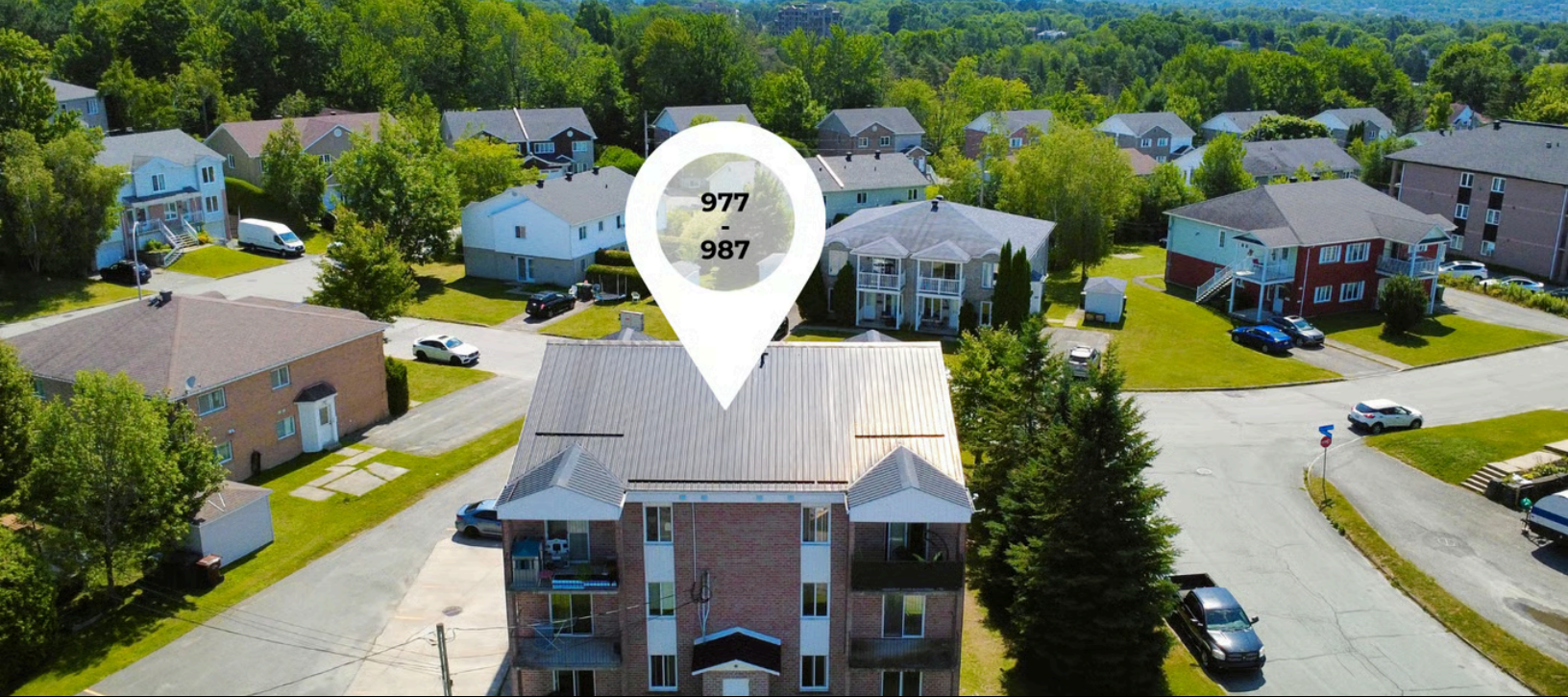
Hot Water System

Independent tanks



Heating System

Electric baseboards + heat pumps



977 - 987 Leo-Laliberte, Jacques-Cartier



BUILDING DESCRIPTION

General Information

Cadastral number 1 136 917

Total Municipal Assessment

Total Municipal Assessment 799 200 \$

Municipal Land Assessment 239 300 \$

Municipal Building Assessment 559 900 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick, wood, and concrete

Year of Construction 1989

Features

Plumbing Copper, ABS, PEX

Condition of Roof Steel roof

Condition of Doors Patio doors mostly replaced (10/12)

Condition of Balconies Concrete balconies (front and back)

Condition of Windows Replaced ~2016

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good condition, with whirlpool tub and shower.

Floor Covering Wood, floating, vinyl, and ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 36

Number of Units 6 x 5.5

Washer/Dryer Inlet Yes in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Outdoor / Asphalt

Number of Parking Spaces 9

Area

Land Surface Area 12 328 sq ft



FEATURES

Internet and Telecom

N/A

Condition of Doors

Patio doors mostly replaced (10/12)

Intercom and Doorbell

Independent entrances

Condition of Windows

Replaced ~2016

Exterior Siding

Brick

Floor Covering

Wood, floating, vinyl, and ceramic

Plumbing

Copper, ABS, PEX

Condition of Balconies

Concrete balconies (front and back)

Heating System

Electric baseboards + heat pumps

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition, with whirlpool tub and shower.

Condition of Roof

Steel roof

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$87,288	100 %	\$1,212
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$87,288		\$1,212
Vac. / Bad debt	\$2,619	3 %	\$36
EGR	\$84,669		\$1,176

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,810	4.5 %	\$635
Municipal Taxes	Current	\$9,391	11.1 %	\$1,565
School Taxes	Current	\$568	0.7 %	\$95
Insurance	Current	\$2,132	2.5 %	\$355
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.8 %	\$250
Maintenance	Normalised	\$4,200	5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$847	1 %	\$141
Total Expenses		\$22,448	26.5 %	\$3,741
Net Revenue		\$62,222		\$10,370

FINANCING

Maximum loan amount	\$1,092,985	\$738,303
Financing CAP	4.84 %	6.32 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.25 %	4.65 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$62,222	\$62,222
Annual Mortgage Cost	\$60,062	\$49,777
Net cash after mortgage	\$2,160	\$12,444

RETURN ON INVESTMENT

Down Payment	\$306,015	\$660,697
Cash on cash return	0.7 %	1.9 %
Return on liquidity + capitalization	4.4 %	4.3 %
Total yearly return with appreciation of 2 %	13.57 %	8.56 %

CPU
233 200 \$

GIM
16

NIM
22,5

CAP
4,5 %

