

IMMEUBLE D - DE LA RENAISSANCE SAINTE-ROSE

27 UNITS

PMML

FOR SALE




Azamat Kar


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PMML.CA



BUILDING TYPE

Isolated

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A turnkey residential real estate project located in the sought-after Sainte-Rose area of Laval, offering an excellent long-term investment opportunity. The project comprises modern rental units (3 x 5.5 + 9 x 4.5 + 21 x 3.5) designed to meet the area's strong rental demand. The building is distinguished by its contemporary architecture, quality construction, and strategic location close to services, major roads, and public transportation. Le Rose Laval represents a stable, attractive, and income-generating asset, ideal for an investor looking to acquire a complete building in a growing market.

HIGHLIGHTS

- ✓ Across from L'Équinoxe school and several other schools within a 2km radius.
- ✓ 10 minutes from Costco and Carrefour Laval.
- ✓ Area primarily single-family homes, therefore far from direct competitors.
- ✓ Sustained price growth and market activity.

ASKING PRICE :
\$11,950,000

ADDITIONAL INFORMATION

The seller will self-assess the property taxes, so there are no taxes to pay for the buyer.

Sold fully leased.

The seller will arrange financing, which must be assumed by the buyer. Financing amounts and terms are approximate and subject to change. The amount assumed includes the CMHC premium.

Option to purchase the two adjacent projects (building E and F) for a total of 87 units (2 x 27 units + 1 x 33 units).

Responsibility for appliances

At the choice of tenants



Number of units

27

Number of Parking Spaces

35 spaces (17 indoor + 18 outdoor)

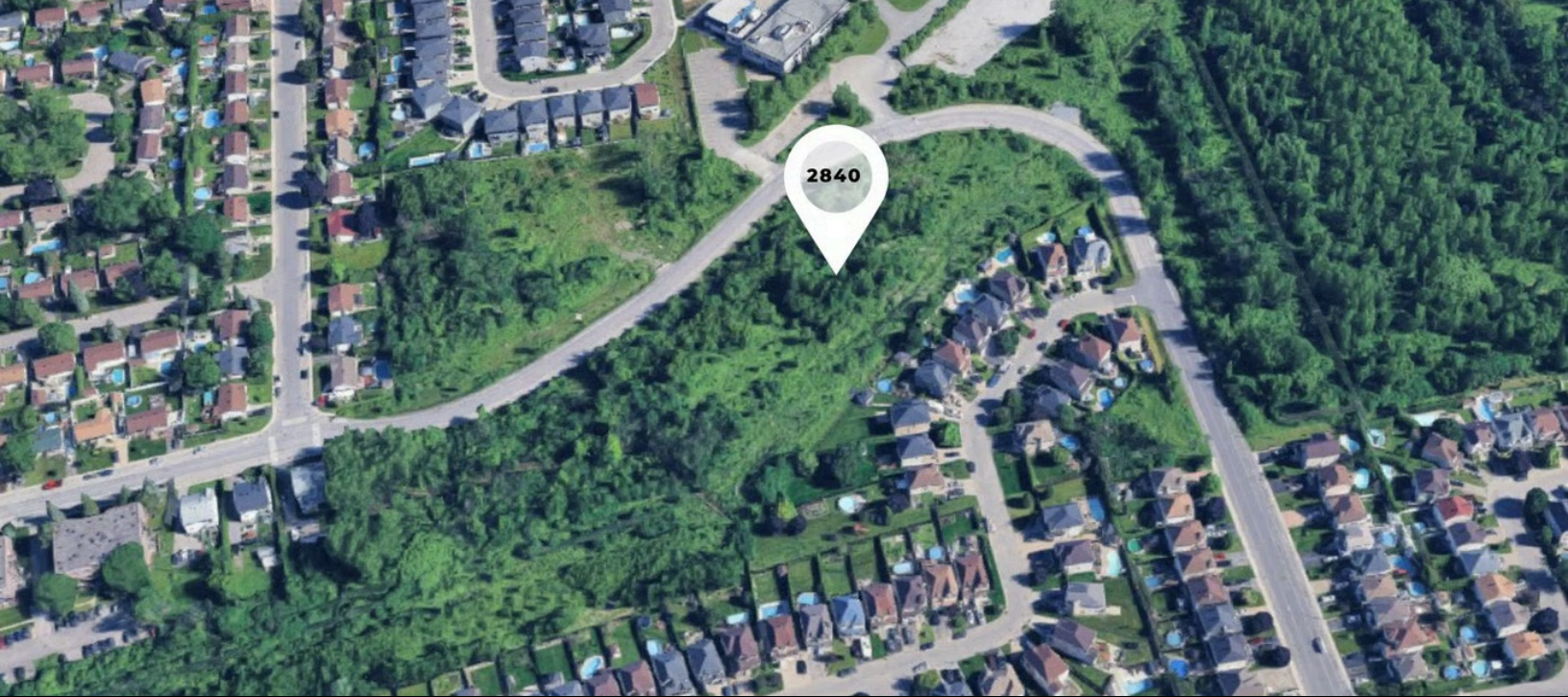
Hot Water System

Centralized reservoir

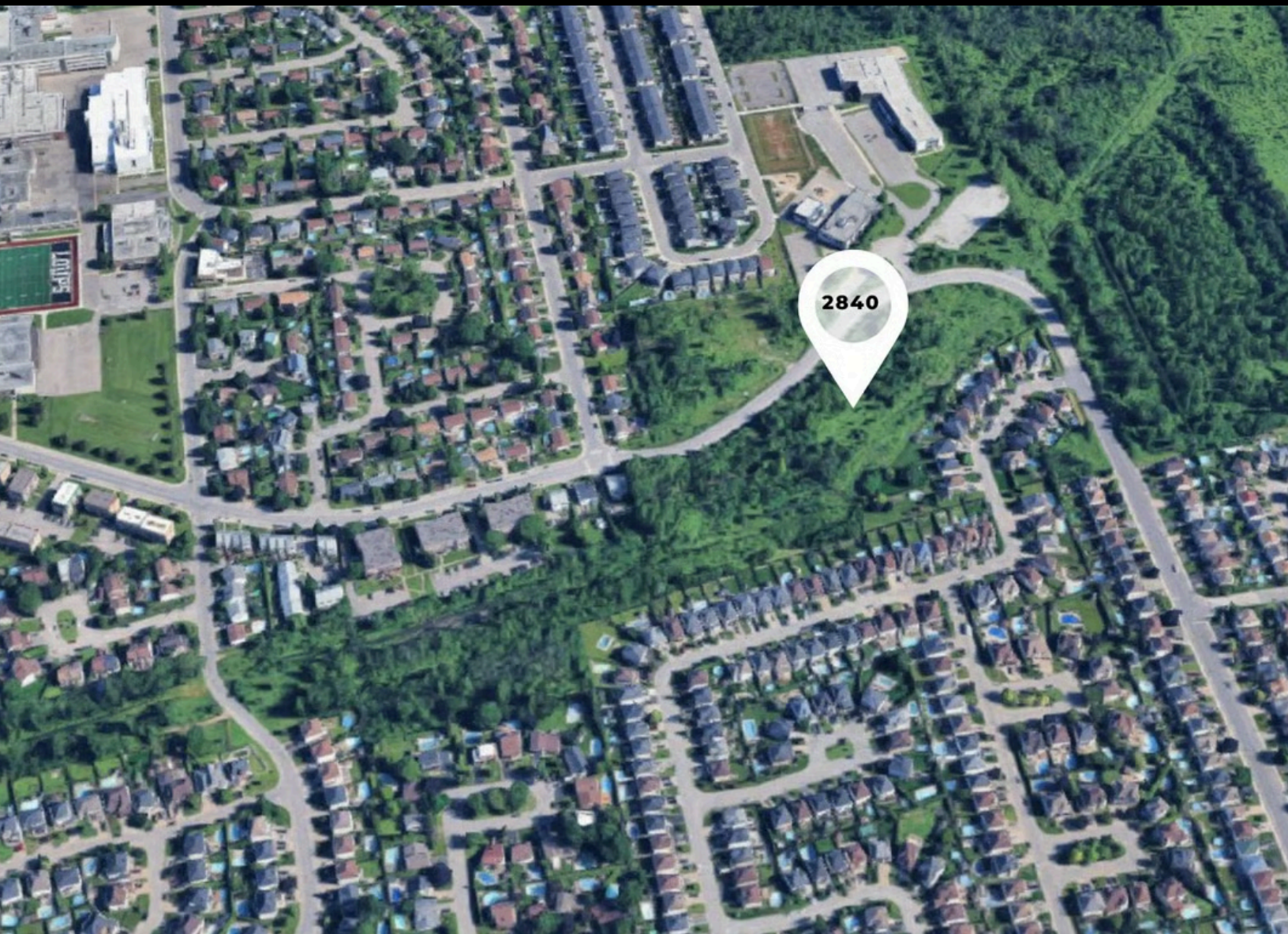


Heating System

Electric baseboard heaters and heat pumps



27 units - Building D



BUILDING DESCRIPTION

General Information

Cadastral number 6 614 844

Total Municipal Assessment

Total Municipal Assessment Not issued

Municipal Land Assessment Not issued

Municipal Building Assessment Not issued

Construction

Number of Storeys 3

Type of Building Isolated

Type of Construction Brick and wood

Year of Construction 2027

Delivery January 1, 2027

Features

Plumbing PVC/PEX/ABS

Condition of Roof Elastomeric membrane

Condition of Doors Door with/without glazing

Condition of Balconies Aluminum decking

Condition of Windows PVC / Aluminium

Condition of Kitchens New - quartz countertops

Electrical Panels Circuit breakers

Exterior Siding Brick, steel siding and aluminum panels

Condition of Bathrooms New construction

Floor Covering Glued vinyl strip

Electromechanical System

Fire System Fire alarm system

Building type

Laundry Room No

Number of Units 3 x 5.5 + 9 x 4.5 + 15 x 3.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility At the choice of tenants

Heating Responsibility Tenants

Hot Water Responsibility Owner

Near the project, there is a good mix of residential areas, shops, services, schools and road networks (e.g. Dagenais Boulevard and highways (A-440/A-15)), which enhances the appeal for tenants and long-term appreciation.

Parking

Type of Parking Interior / Exterior

Number of Parking Spaces 35 spaces (17 indoor + 18 outdoor)

Area

Land Surface Area 39 811 sq ft



FEATURES

Internet and Telecom

Yes (Internet)

Condition of Doors

Door with/without glazing

Intercom and Doorbell

Intercom

Condition of Windows

PVC / Aluminium

Exterior Siding

Brick, steel siding and aluminum panels

Floor Covering

Glued vinyl strip

Plumbing

PVC/PEX/ABS

Condition of Balconies

Aluminum decking

Heating System

Electric baseboard heaters and heat pumps

Condition of Kitchens

New - quartz countertops

Condition of Bathrooms

New construction

Condition of Roof

Elastomeric membrane

Concierge Agreement

No

Hot Water System

Centralized reservoir

Electrical Panels

Circuit breakers

Environmental Report

Yes

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$567,240	90.3 %	\$1,751
Affordable Res.			
Commercial			
Lockers	\$7,500	1.2 %	\$23
Parking	\$41,700	6.6 %	\$129
Laundry			
Électros	\$9,000	1.4 %	\$28
EV Chargers	\$2,880	0.5 %	\$9
Total Revenues	\$628,320		\$1,939
Vac. / Bad debt	\$18,850	3 %	\$58
EGR	\$609,470		\$1,881

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$30,474	5 %	\$1,129
Municipal Taxes	Current	\$78,300	12.8 %	\$2,900
School Taxes				
Insurance	Current	\$15,125	2.5 %	\$560
Electricity	Current	\$7,725	1.3 %	\$286
Heating				
Snow Removal				
Elevator	Current	\$3,600	0.6 %	\$133
Lawn				
Structural Reserve				
Janitor	Normalised	\$10,800	1.8 %	\$400
Maintenance	Normalised	\$18,900	3.1 %	\$700
Appliances	Current	\$8,100	1.3 %	\$300
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$6,095	1 %	\$226
Télécommunication	Current	\$2,400	0.4 %	\$89
Thermopompe	Current	\$5,130	0.8 %	\$190
Total Expenses		\$186,648	30.6 %	\$6,913
Net Revenue		\$422,822		\$15,660

FINANCING

	schl
Maximum loan amount	\$8,825,264
Financing CAP	4.55 %
Debt coverage ratio	1.1
Interest Rate	3.68 %
Amortization	50 Years
Term	5 Years

TREASURY

	schl
Net Revenue	\$422,822
Annual Mortgage Cost	\$403,203
Net cash after mortgage	\$19,619

RETURN ON INVESTMENT

Down Payment	\$3,124,736
Cash on cash return	0.6 %
Return on liquidity + capitalization	2.7 %

CPU
442 600 \$

GIM
19

NIM
28,3

CAP
3,5 %

