

725 RUE DE LA MONTAGNE MONT-TREMBLANT

50 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Rooming House

PROPERTY DESCRIPTION

Exceptional investment opportunity in Mont-Tremblant! Formerly known as Les Résidences Le Vieux Sage, this 4-storey building offers 38 private rooms, each with its own bathroom, leased to Station Mont-Tremblant. The garden level is occupied by the CIUSSS. The property also includes an Intermediate Resource (IR) for individuals with Alzheimer's disease, currently operated and managed by the owners. Strong rental stability and significant potential for value optimization.

HIGHLIGHTS

- ✓ Located near tourist attractions
- ✓ Stable income – Stable AAA tenants
- ✓ Intermediate Resource (IR) operated by the current owners — see expenses in the due diligence.
- ✓ 5-year lease beginning in 2025 with Mont Tremblant
- ✓ 10-year lease beginning in 2024 renewable annually with CIUSS

ASKING PRICE :

\$4,995,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Expansion was made in 2009-2010 former owner

ADDITIONAL INFORMATION

Common room on each floor

A large commercial dining room on the ground floor

Outdoor terrace

Dedicated fiber for internet

Freight elevator

Smart TV for each room

Different password for each room with portal

Full bathroom in all rooms

The sale is made without legal guarantee

Responsibility for appliances

Landlord

Number of units

50



Number of Parking Spaces

30 spaces

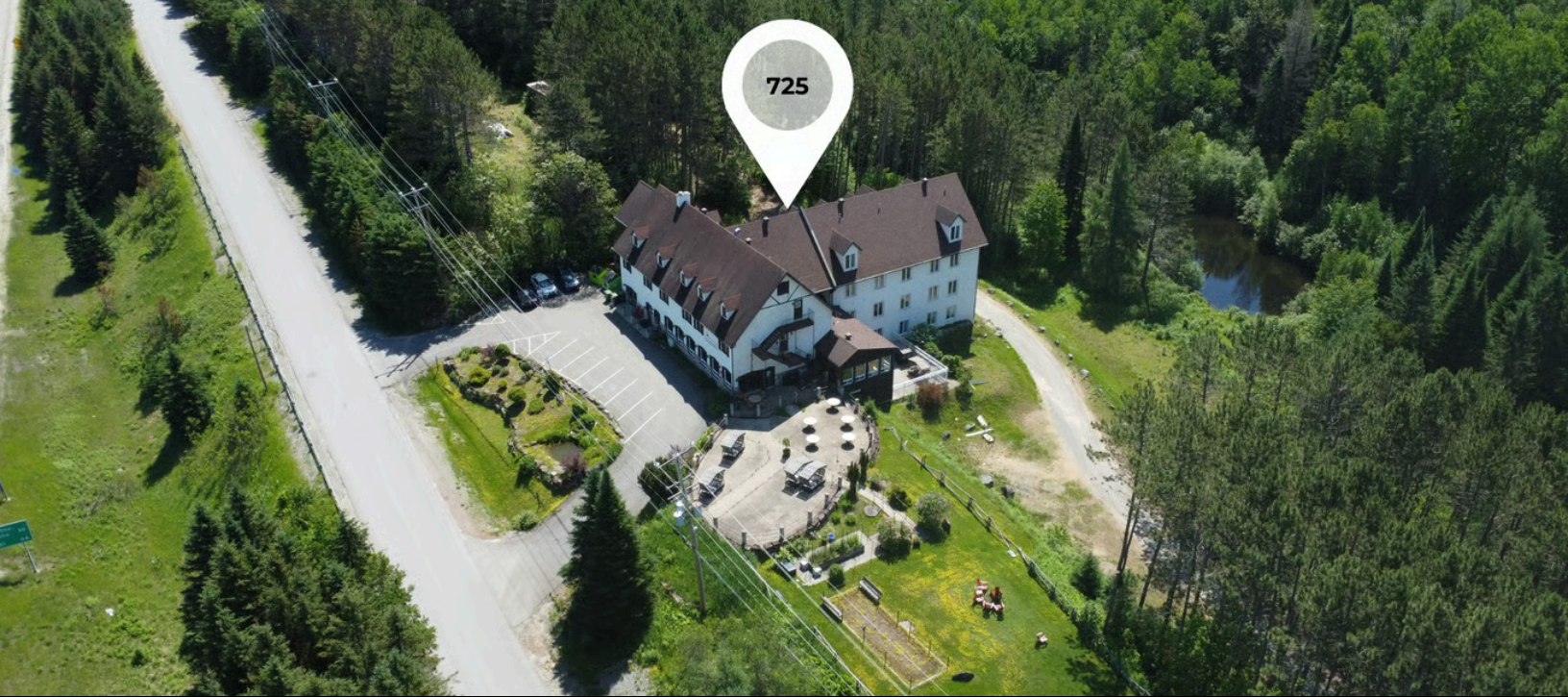
Hot Water System

Central propane tank

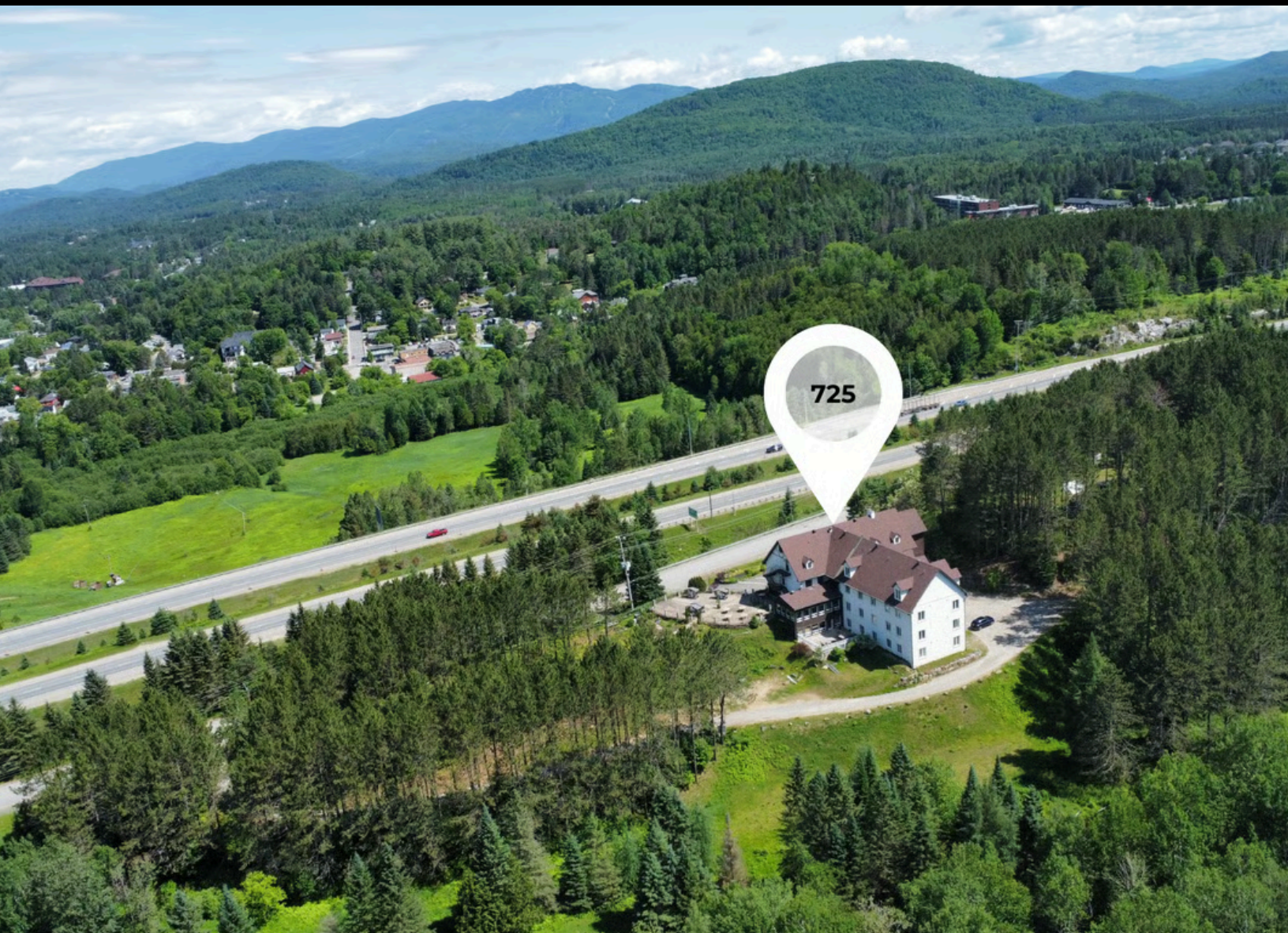


Heating System

Electric baseboards



725 Rue de la Montagne, Mont-Tremblant



BUILDING DESCRIPTION

General Information

Cadastral number 5 785 031

Total Municipal Assessment

Total Municipal Assessment 4 189 800 \$

Municipal Land Assessment 248 100 \$

Municipal Building Assessment 3 941 700 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1985

Electric heating Propane water heater Gicleur
Entrée Électrique 347V/600V

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room Yes, on site - (2)

Number of Rooms 50

Number of Units 50 x Rooms

Washer/Dryer Inlet Landlord

Appliance Responsibility Landlord

Heating Responsibility Landlord

Hot Water Responsibility Landlord

Central access system with code Municipal aqueduct Municipal sewer .The PROPERTY is subject to a right of first refusal in favor of the tenant under the current lease, which right remains enforceable in accordance with the terms and conditions set forth in said lease.

Parking

Type of Parking Outdoor

Number of Parking Spaces 30 spaces

Area

Land Surface Area 68 787 sq. ft.



FEATURES

Fenced

No

Condition of Roof

Asphalt shingles

Concierge Agreement

Yes

Hot Water System

Central propane tank

Electrical Panels

Circuit breakers

Environmental Report

Update to be done

Internet and Telecom

Fiber

Condition of Doors

Good condition

Intercom and Doorbell

Yes

Condition of Windows

Good condition

Exterior Siding

Stucco, stone and wood

Floor Covering

Commercial tiles

Plumbing

Copper, steel and ABS

Condition of Balconies

Metal

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good and new condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$399,000	36.8 %	\$665
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Revenu RI	\$684,000	63.2 %	\$1,140
Total Revenues	\$1,083,000		\$1,805
Vac. / Bad debt	\$32,490	3 %	\$54
EGR	\$1,050,510		\$1,751

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$52,526	5 %	\$1,051
Municipal Taxes	Current	\$20,932	2 %	\$419
School Taxes	Current	\$2,992	0.3 %	\$60
Insurance	Current	\$14,000	1.3 %	\$280
Electricity	Current	\$34,500	3.3 %	\$690
Heating				
Snow Removal	Current	\$2,875	0.3 %	\$58
Elevator				
Lawn	Current	\$1,840	0.2 %	\$37
Structural Reserve				
Janitor	Normalised	\$20,000	1.9 %	\$400
Maintenance	Normalised	\$35,000	3.3 %	\$700
Appliances				
WiFi	Current	\$21,600	2.1 %	\$432
Heat Pump				
CHMC: Other Costs	Normalised	\$10,505	1 %	\$210
Dépense De La RI	Current	\$480,696	45.8 %	\$9,614
Total Expenses		\$697,466	66.4 %	\$13,949
Net Revenue		\$353,044		\$7,061

FINANCING

Maximum loan amount	\$3,746,250
Financing CAP	6.07 %
Debt coverage ratio	1.25
Interest Rate	4.25 %
Amortization	25 Years
Term	5 Years

TREASURY

Net Revenue	\$353,044
Annual Mortgage Cost	\$242,604
Net cash after mortgage	\$110,440

RETURN ON INVESTMENT

Down Payment	\$1,248,750
Cash on cash return	8.8 %
Return on liquidity + capitalization	15.8 %
Total yearly return with appreciation of 2 %	23.77 %

CPU
99 900 \$

GIM
4,6

NIM
14,2

CAP
7,1 %





