

1 - 23 L'ASSOMPTION EST SAINT-CHARLES-BORROMÉE

12 UNITS

PMML

FOR SALE



Chantal Bergeron

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PMML.CA



BUILDING TYPE

Detached

PROPERTY DESCRIPTION

Here are two adjacent buildings, totaling 12 units, recently built (2022), offering high-quality construction, durability, and peace of mind. Each building consists of six 4½-bedroom units, providing your tenants with spacious and pleasant living quarters. Each unit comes with two private parking spaces, outdoor storage, and a wall-mounted air conditioner. Ideally located, close to several essential daily amenities.

HIGHLIGHTS

- ✓ Ideal location for your tenants;
- ✓ -5 minutes from Joliette Hospital
- ✓ -1 minute from the grocery store
- ✓ -10 minutes from the Cégep Régional de Lanaudière in Joliette

ASKING PRICE :

3 800 000\$

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Construction 2022

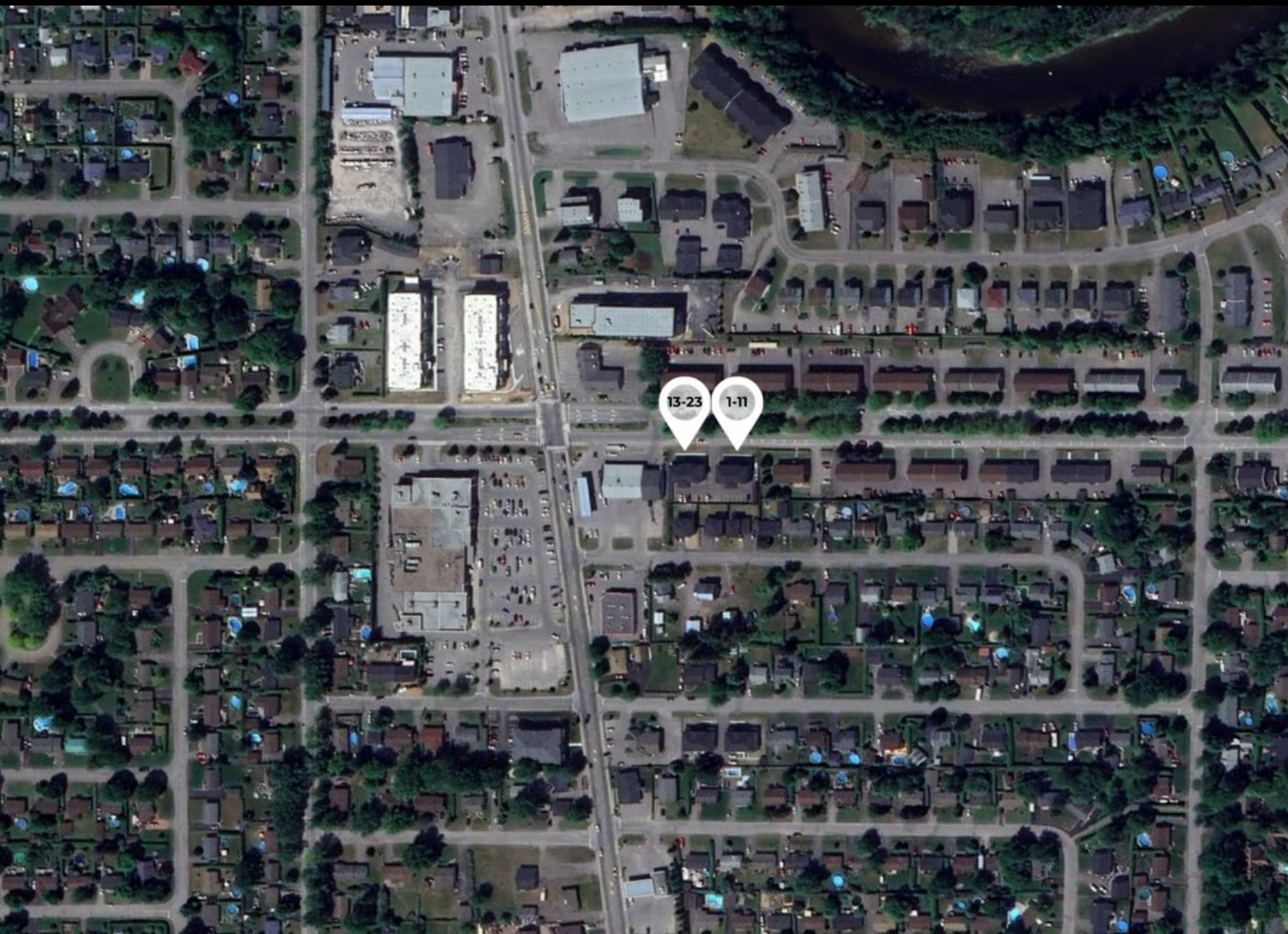
ADDITIONAL INFORMATION

La vente est faite avec garantie légale de qualité et de droit de propriété.

L'acheteur a la possibilité d'acquérir un immeuble sur deux.



1 -23 l'Assomption Est



BUILDING DESCRIPTION

General Information

Cadastral number 6 474 994, 6 474 995

Total Municipal Assessment

Total Municipal Assessment 3 164 400\$

Municipal Land Assessment 617 700\$

Municipal Building Assessment 2 546 700\$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Low Rise

Year of Construction 2022

Built in 2022, this property features modern, contemporary amenities designed to meet today's standards of comfort and quality.

Features

Plumbing Abs and PEX

Condition of Roof New | 2022

Condition of Doors New | 2022

Condition of Balconies New | 2022

Condition of Windows New | 2022

Condition of Kitchens New | 2022

Electrical Panels Circuit breakers

Exterior Siding Brick, Vinyl

Condition of Bathrooms New | 2022

Floor Covering Floating and ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Units 12 x 4.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Spacious, well-appointed, and bright apartments. Outdoor storage spaces for tenants. Ample parking.

Parking

Type of Parking Exterior

Number of Parking Spaces 24 spaces



FEATURES

Plumbing

Abs and PEX

Condition of Balconies

New | 2022

Heating System

Electric baseboards

Condition of Kitchens

New | 2022

Condition of Bathrooms

New | 2022

Condition of Roof

New | 2022

Concierge Agreement

Yes, without a written contract

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Update to be done

Condition of Doors

New | 2022

Intercom and Doorbell

Doorbells

Condition of Windows

New | 2022

Exterior Siding

Brick, Vinyl

Floor Covering

Floating and ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$212,088	100 %	\$1,473
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$212,088		\$1,473
Vac. / Bad debt	\$6,363	3 %	\$44
EGR	\$205,725		\$1,429

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$9,258	4.5 %	\$771
Municipal Taxes	Estimated	\$22,679	11 %	\$1,890
School Taxes	Estimated	\$1,979	1 %	\$165
Insurance	Estimated	\$11,000	5.3 %	\$917
Electricity				
Heating				
Snow Removal	Estimated	\$3,256	1.6 %	\$271
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$3,000	1.5 %	\$250
Maintenance	Normalised	\$8,400	4.1 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$2,057	1 %	\$171
Total Expenses		\$61,629	30.0 %	\$5,136
Net Revenue		\$144,096		\$12,008

FINANCING

Maximum loan amount	\$2,624,812
Financing CAP	4.67 %
Debt coverage ratio	1.1
Interest Rate	4.0 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$144,096
Annual Mortgage Cost	\$135,803
Net cash after mortgage	\$8,294

RETURN ON INVESTMENT

Down Payment	\$1,175,188
Cash on cash return	0.7 %
Return on liquidity + capitalization	3.1 %
Return on liquidity + cap. + appreciation	9.6 %

CPU
316 700 \$

GIM
17,9

NIM
26,4

CAP
3,8 %