

PORTFOLIO 540 - 571 NOTRE-DAME LAVALTRIE

76 UNITS

PMML

FOR SALE



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BUILDING TYPE

Isolated

PROPERTY DESCRIPTION

A complex of recently built residential buildings (2019, 2022, and 2025) totaling 76 units, spread across detached three-story brick and wood buildings. The units, mainly 3½, 4½, and 5½ types, effectively meet current rental market demand.

Each unit has a washer/dryer hookup, with kitchens and bathrooms fitted out during construction. Finishes include laminate and ceramic flooring. Heating is provided by electric baseboard heaters with independent hot water tanks; Heating, hot water, and appliance costs are borne by tenants, optimizing the operating structure.

The buildings offer outdoor and/or indoor parking spaces (up to 49 spaces depending on the asset), as well as intercom and fire alarm systems. The major components—roofs, balconies, doors, and windows—date back to the year of construction, ensuring consistency and durability.

This portfolio stands out for the quality and recentness of its assets, offering a stable profile and potential for revenue optimization in a strong rental market.

HIGHLIGHTS

- ✓ Located in a peaceful and growing residential area of Lavaltrie, the buildings enjoy a strategic location facing Notre-Dame Boulevard, a major thoroughfare offering direct access to shops, essential services, and major traffic arteries.
- ✓ The area is sought after for its quality of life, proximity to elementary and high schools, and sustained residential development. The properties have large parking areas (up to 49 spaces depending on the building), including outdoor and indoor spaces, as well as shared parking in the rear. Secure storage spaces in the basement are also available to tenants.
- ✓ This is a rapidly growing area, with major commercial development nearby, including the arrival of Maxi, Pharmaprix, Super C, and Starbucks, enhancing its rental appeal.

ASKING PRICE :
\$23,350,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Construction 2025: 570 Notre-Dame (24 units)

Construction 2022: 561 / 571 Notre-Dame (8 units each)

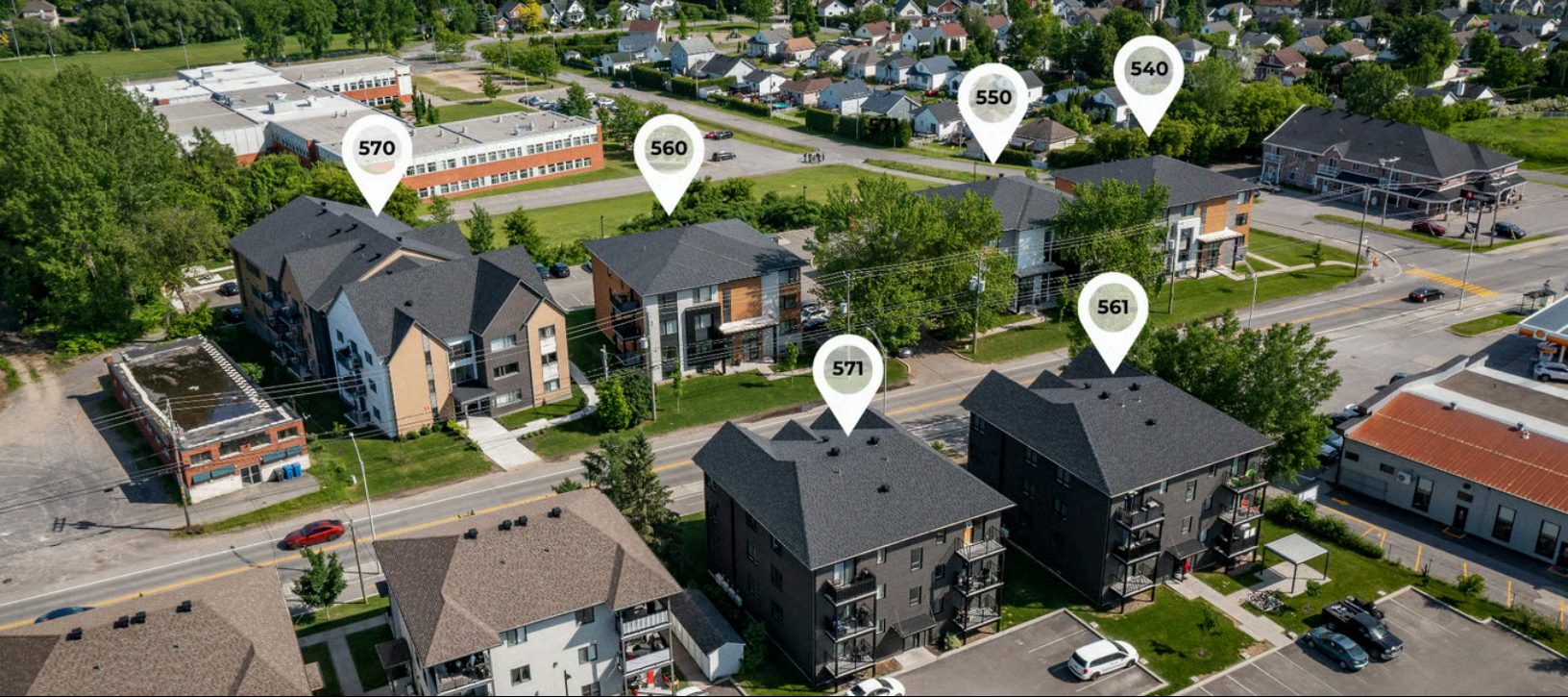
Construction 2019: 540 / 550 / 560 Notre-Dame (12 units each)

ADDITIONAL INFORMATION

Snow removal contracts have been awarded in the total amount of \$25,397, as well as a lawn maintenance contract in the amount of \$8,035. Additional information may be provided by the listing broker following the acceptance of an offer to purchase.

The buildings located at 561–571 are held in co-ownership.

The properties located at 561–570–571 must be sold with the assumption of the existing mortgages.



Portfolio 540 - 571 Notre-Dame, Lavaltrie



BUILDING DESCRIPTION

General Information

Cadastral number 6 281 770 et autres

Total Municipal Assessment

Total Municipal Assessment 17 378 600 \$

Municipal Land Assessment 2 759 800 \$

Municipal Building Assessment 14 618 800 \$

Construction

Number of Storeys 3

Type of Building Isolated

Type of Construction Brick and wood

Year of Construction 2019 - 2022 - 2025

Features

Plumbing Plastic / PEX

Condition of Roof Asphalt shingles (2019-2025)

Condition of Doors Constructions 2019-2025

Condition of Balconies Constructions 2019-2025

Condition of Windows Constructions 2019-2025

Condition of Kitchens Constructions 2019-2025

Electrical Panels Circuit breakers

Exterior Siding Brick, fiber cement, and steel

Condition of Bathrooms Constructions 2019-2025

Floor Covering Floating / ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 148 spaces



FEATURES

Plumbing

Plastic / PEX

Condition of Balconies

Constructions 2019-2025

Heating System

Electric baseboards

Condition of Kitchens

Constructions 2019-2025

Condition of Bathrooms

Constructions 2019-2025

Condition of Roof

Asphalt shingles (2019-2025)

Concierge Agreement

Yes

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Update to be done

Condition of Doors

Constructions 2019-2025

Intercom and Doorbell

Yes

Condition of Windows

Constructions 2019-2025

Exterior Siding

Brick, fiber cement, and steel

Floor Covering

Floating / ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$1,425,408	100 %	\$1,563
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$1,425,408		\$1,563
Vac. / Bad debt	\$42,762	3 %	\$47
EGR	\$1,382,646		\$1,516

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$67,574	4.9 %	\$889
Municipal Taxes	Current	\$179,297	13 %	\$2,359
School Taxes	Current	\$13,372	1 %	\$176
Insurance	Current	\$27,567	2 %	\$363
Electricity	Current	\$13,730	1 %	\$181
Heating				
Snow Removal	Current	\$25,399	1.8 %	\$334
Elevator				
Lawn	Current	\$9,951	0.7 %	\$131
Structural Reserve				
Janitor	Normalised	\$28,000	2 %	\$368
Maintenance	Normalised	\$53,200	3.8 %	\$700
Appliances				
WiFi	Current	\$3,050	0.2 %	\$40
Heat Pump				
CHMC: Other Costs	Normalised	\$13,826	1 %	\$182
Internet	Current	\$14,414	1 %	\$190
Co-Ownership Fees	Current	\$17,690	1.3 %	\$233
Garbage	Current	\$30,132	2.2 %	\$396
Alarm Central	Current	\$787	0.1 %	\$10
Total Expenses		\$497,989	36.0 %	\$6,552
Net Revenue		\$884,656		\$11,640

FINANCING

	schl	Ass
Maximum loan amount	\$17,636,734	\$11,097,284
Financing CAP	4.26 %	5.98 %
Debt coverage ratio	1.1	1.25
Interest Rate	3.4 %	4.1 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	Ass
Net Revenue	\$884,656	\$884,656
Annual Mortgage Cost	\$853,811	\$707,725
Net cash after mortgage	\$30,845	\$176,931

RETURN ON INVESTMENT

Down Payment	\$5,713,266	\$12,252,716
Cash on cash return	0.5 %	1.4 %
Return on liquidity + capitalization	4.5 %	3.6 %
Total yearly return with appreciation of 2 %	12.65 %	7.39 %

CPU
307 200 \$

GIM
16,4

NIM
26,4

CAP
3,8 %