

**336 - 348B 14E AVENUE
LA GUADELOUPE**

14 UNITS

PMML

FOR SALE



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Real Estate Broker

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Investment opportunity in La Guadeloupe! Multi-residential building with 14 units generating gross revenues of \$118,380 annually. Built on a lot of over 23,000 sq. ft., the property offers interesting revenue diversification and rental optimization potential. A great opportunity to add a significant asset to a real estate portfolio.

HIGHLIGHTS

- ✓ Rental income optimization potential
- ✓ Close to several services
- ✓ Lot of ± 23,378 sq. ft. (2,171.9 m²)
- ✓ Several major renovations in recent years
- ✓ Additional revenue from right-of-way to BNC

ASKING PRICE :
\$1,500,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

The ground floor was formerly a commercial space and was converted into 7 additional residential units between 2020 and 2022.

New plumbing on the upper floor.

Exterior siding, windows, balconies, and roofing updated around 2020.

2nd floor:

336: Bathroom completely redone around 2023.

338: Apartment renovated (kitchen, flooring, bathroom) around 2023.

342: Apartment renovated (kitchen, flooring, bathroom) around 2022.

346: Apartment renovated (kitchen, flooring, bathroom) around 2022.

348A: Apartment renovated (kitchen, flooring, bathroom) around 2023.

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality, at the buyer's risk and peril.

A snow removal contrat is available in the file

Responsibility for appliances

Tenants

Number of units

14



Number of Parking Spaces

~20 spaces

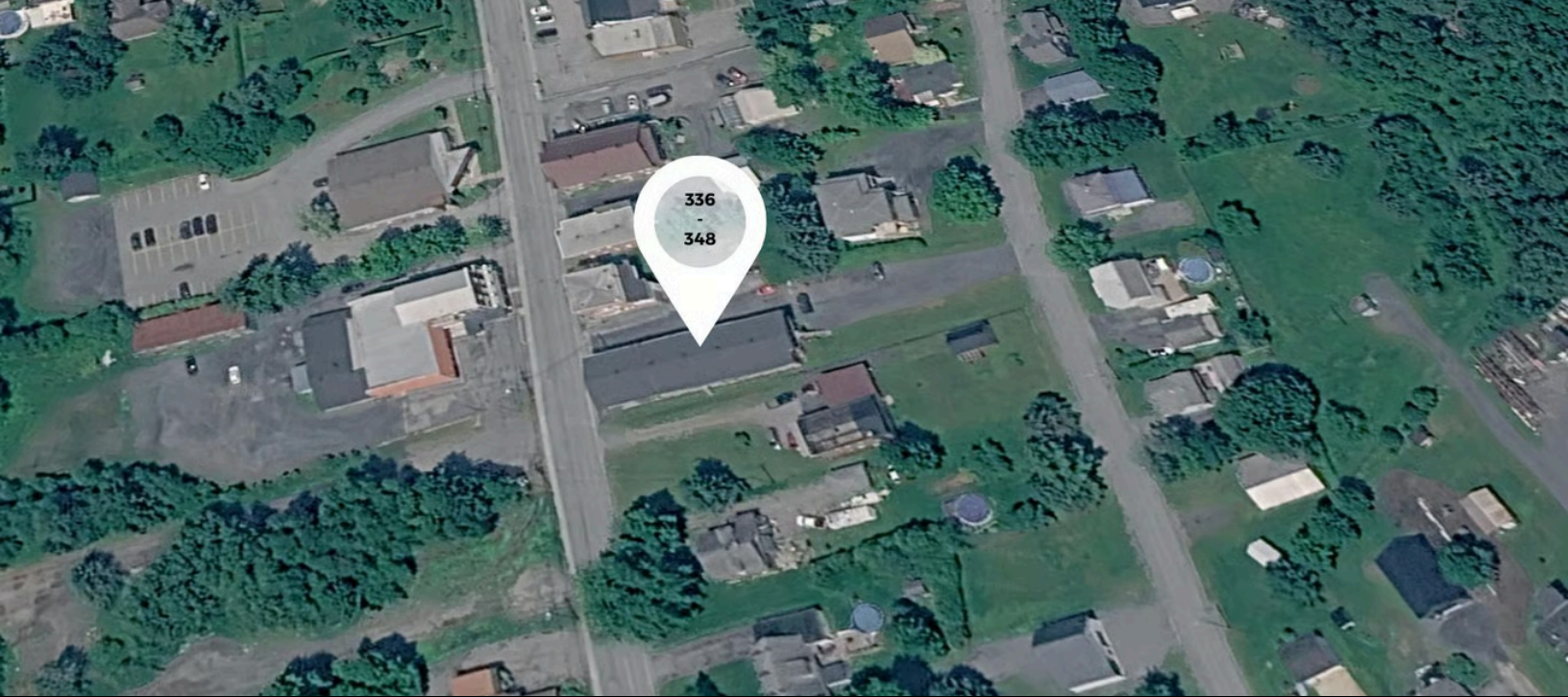
Hot Water System

Independent tanks

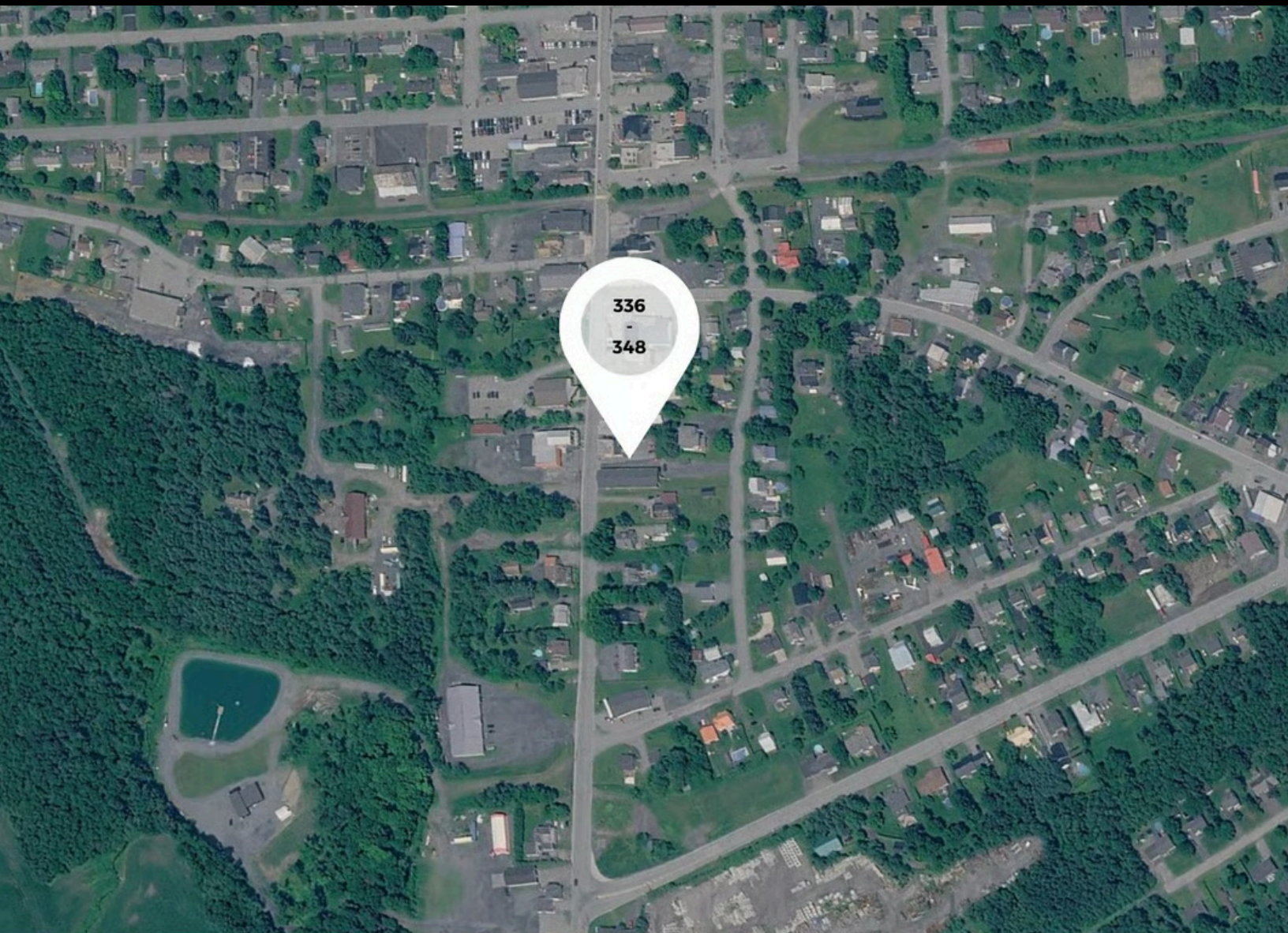


Heating System

Electric baseboards



336 - 348B 14e Avenue, La Guadeloupe



BUILDING DESCRIPTION

General Information

Cadastral number 5 666 367

Total Municipal Assessment

Total Municipal Assessment 734 400\$

Municipal Land Assessment 50 000\$

Municipal Building Assessment 684 400\$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Wood

Year of Construction 1945

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 8 x 4.5 + 6 x 3.5

Number of Units 14 units

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants except for two units (#344 & #346)

Hot Water Responsibility Tenants

Parking

Type of Parking Outdoor

Number of Parking Spaces ~20 spaces

Area

Land Surface Area 23,378 sq. ft.



FEATURES

Fenced

No

Condition of Roof

Good condition

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Phase I and II

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

No

Condition of Windows

Good condition

Exterior Siding

Vinyl

Floor Covering

Vinyl

Plumbing

Cuivre, PEX, ABS

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$118,380	90.3 %	\$705
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
BNC Right Of Way	\$12,735	9.7 %	\$76
Total Revenues	\$131,115		\$780
Vac. / Bad debt	\$3,933	3 %	\$23
EGR	\$127,182		\$757

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$6,359	5 %	\$454
Municipal Taxes	Current	\$14,376	11.3 %	\$1,027
School Taxes	Current	\$454	0.4 %	\$32
Insurance	Current	\$4,744	3.7 %	\$339
Electricity	Current	\$1,467	1.2 %	\$105
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$5,600	4.4 %	\$400
Maintenance	Normalised	\$9,800	7.7 %	\$700
Appliances				
WiFi	Current	\$12,644	9.9 %	\$903
Heat Pump				
CHMC: Other Costs	Normalised	\$1,272	1 %	\$91
Garbage	Current	\$993	0.8 %	\$71
Total Expenses		\$57,709	45.4 %	\$4,122
Net Revenue		\$69,473		\$4,962

FINANCING

	schl	conv
Maximum loan amount	\$1,229,181	\$836,809
Financing CAP	4.80 %	6.23 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.2 %	4.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$69,473	\$69,473
Annual Mortgage Cost	\$67,275	\$55,578
Net cash after mortgage	\$2,197	\$13,895

RETURN ON INVESTMENT

Down Payment	\$270,819	\$663,191
Cash on cash return	0.8 %	2.1 %
Return on liquidity + capitalization	5.6 %	4.9 %
Total yearly return with appreciation of 2 %	16.69 %	9.43 %

CPU
107 100 \$

GIM
11,4

NIM
21,6

CAP
4,6 %



