

101 DU LAC ROCK FOREST/SAINT-ELIE

49 UNITS

PMML

FOR SALE



Jessika Lahaie

Team Jessika Lahaie

Executive VP

Real Estate Broker | PMML

Partner

 819-345-2487

 jessika.lahaie@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Discover this unique multi-residential complex of 49 units, exceptionally located on the shores of Lake Magog, offering breathtaking views in a unique environment.

Carefully maintained by the same owners since 2012, the building reflects rigorous management and constant maintenance. Several major renovations have been carried out over the years, including the refurbishment of some units, the roof, brick joints, ceramic tile installation in common areas, fire system upgrades, improvements to the outdoor garage, and more. The building consists of 7 x 5.5, 36 x 4.5, and 6 x 3.5 units. Energy costs are the responsibility of the tenants, with the exception of two 3.5 units.

This investment combines a high occupancy rate with attractive optimization potential. A rare opportunity to acquire a prestigious building in a sought-after area where rental demand will continue to grow.

HIGHLIGHTS

- ✓ It features a small gym, a laundry room, an office, and a storage area reserved for owners.
- ✓ The property sits on a lot of over 83,000 square feet, offering ample parking and beautifully landscaped green spaces.
- ✓ Accessible to individuals with reduced mobility, thanks to access walkways and an elevator.
- ✓ Direct water access with a private dock offering ten boat slips.

ASKING PRICE :
\$10,995,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

13 apartments renovated over the years

Masonry

Modernization of common areas

Replacement of a significant portion of the hot water tanks (2026)

Improvements to the outdoor garage (2025)

Installation of a new intercom system (2022)

Installation of a camera system (2020)

Replacement of the elevator hydraulic cylinder (2020)

Modernization of the fire protection system (2019)

Roofing (2017)

ADDITIONAL INFORMATION

There is an outdoor sprinkler system, and the pump is located in the lake.

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

Several service contracts are in place for the property (internet for intercom, alarm system, Enviro Connexion, Terminix, dock, lawn care, snow removal, etc.).

Responsibility for appliances

Tenants

Number of units

49



Number of Parking Spaces

72

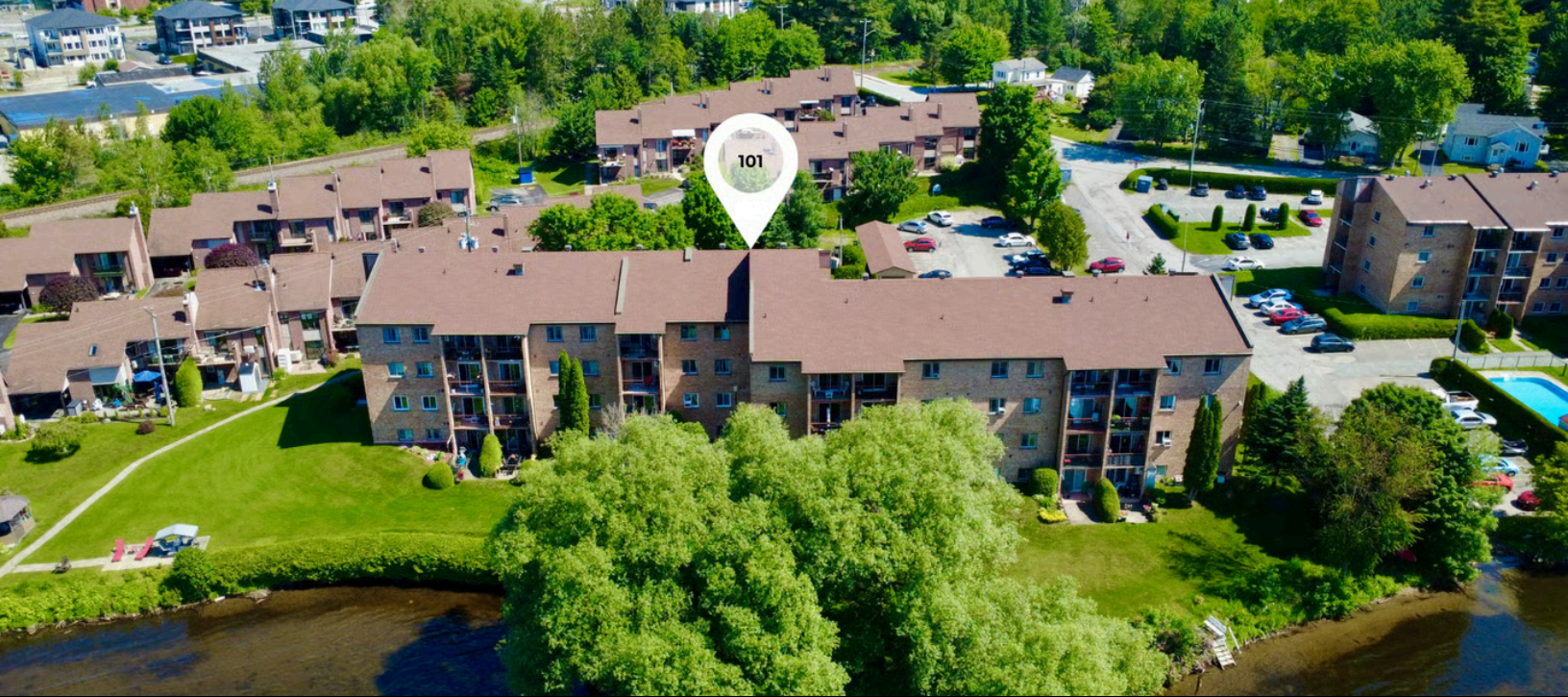
Hot Water System

Independent tanks - Recent



Heating System

Electric baseboards



101 du Lac, Rock Forest/Saint-Elie



BUILDING DESCRIPTION

General Information

Cadastral number 1 799 835

Total Municipal Assessment

Total Municipal Assessment \$ 7 089 600

Municipal Land Assessment \$ 1 806 000

Municipal Building Assessment \$ 5 283 600

Construction

Number of Storeys 4

Type of Building Detached

Type of Construction Brick, wood, and concrete

Year of Construction 1986

Large garage measuring 60 x 15 feet and warehouse with a +/- 145-foot loading dock

Features

Plumbing Copper, ABS

Condition of Roof Asphalt shingles - 2017

Condition of Doors Good condition

Condition of Balconies Good condition in concrete

Condition of Windows PVC, Sliding - Original

Condition of Kitchens Good condition in melamine

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good condition

Floor Covering Ceramic, Linoleum, Floating floor, Carpet

Electromechanical System

Fire System

Fire detector connected to the control panel with a Wi-Fi camera system

Building type

Laundry Room Yes

Number of Units 7 x 5.5, 36 x 4.5, 6 x 3.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenant except two 3.5

Hot Water Responsibility Tenant except two 3.5

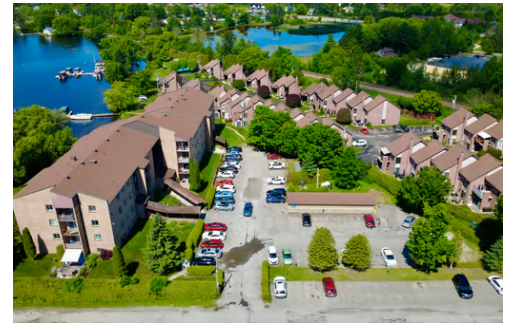
Parking

Type of Parking Exterior

Number of Parking Spaces 72

Area

Land Surface Area 83 004 sq.ft



FEATURES

Fenced

N/A

Condition of Roof

Asphalt shingles - 2017

Concierge Agreement

Yes

Hot Water System

Independent tanks - Recent

Electrical Panels

Circuit breakers

Environmental Report

Yes

Internet and Telecom

Internet for the intercom and cameras only

Condition of Doors

Good condition

Intercom and Doorbell

Intercom

Condition of Windows

PVC, Sliding - Original

Exterior Siding

Brick

Floor Covering

Ceramic, Linoleum, Floating floor, Carpet

Plumbing

Copper, ABS

Condition of Balconies

Good condition in concrete

Heating System

Electric baseboards

Condition of Kitchens

Good condition in melamine

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$595,608	98.6 %	\$1,013
Affordable Res.			
Commercial			
Lockers			
Parking	\$8,000	1.3 %	\$14
Laundry	\$500	0.1 %	\$1
Total Revenues	\$604,108		\$1,027
Vac. / Bad debt	\$18,123	3 %	\$31
EGR	\$585,985		\$997

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$29,299	5 %	\$598
Municipal Taxes	Current	\$80,797	13.8 %	\$1,649
School Taxes	Current	\$5,270	0.9 %	\$108
Insurance	Current	\$17,986	3.1 %	\$367
Electricity	Current	\$7,320	1.2 %	\$149
Heating				
Snow Removal				
Elevator	Estimated	\$3,600	0.6 %	\$73
Lawn				
Structural Reserve				
Janitor	Normalised	\$19,600	3.3 %	\$400
Maintenance	Normalised	\$34,300	5.9 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$5,860	1 %	\$120
Total Expenses		\$204,032	34.8 %	\$4,164
Net Revenue		\$381,953		\$7,795

FINANCING

	schl	conv
Maximum loan amount	\$7,187,930	\$4,670,792
Financing CAP	4.52 %	6.13 %
Debt coverage ratio	1.1	1.25
Interest Rate	3.78 %	4.35 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$381,953	\$381,953
Annual Mortgage Cost	\$367,429	\$305,562
Net cash after mortgage	\$14,524	\$76,390

RETURN ON INVESTMENT

Down Payment	\$3,807,070	\$6,324,208
Cash on cash return	0.4 %	1.2 %
Return on liquidity + capitalization	2.6 %	2.9 %
Total yearly return with appreciation of 5.08 %	17.25 % of 3.74 %	9.39 %

CPU
224 400 \$

GIM
18,2

NIM
28,8

CAP
3,5 %

