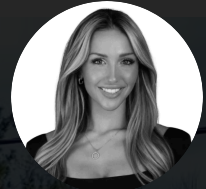


1103 SAINTE-THÉRÈSE MONT-BELLEVUE

6 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A 6-unit all-brick apartment building in Sherbrooke, consisting of 5 units with 4½ rooms and 1 unit with 3½ rooms. The Mont-Bellevue neighborhood is particularly attractive due to its proximity to the University of Sherbrooke, the CHUS, schools, shops, parks, essential services, and public transportation. Its strategic location helps maintain strong rental demand and is a major asset for investors. The heating system has been fully converted from oil to electric.

HIGHLIGHTS

- ✓ Significant potential for increasing revenue and creating value;
- ✓ Well-maintained property that has undergone improvements over the years;
- ✓ Energy costs are shared between the owner and the tenants.

ASKING PRICE :
\$900,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Replacement of several windows;

Plumbing work carried out over the years;

Complete conversion of the heating system from oil to electricity;

Bathroom renovations, including the installation of Bain Magique wall and floor tiles.

ADDITIONAL INFORMATION

About 1.5 km from the University of Sherbrooke;

Easily accessible by public transportation.

High rental demand from students and professionals.

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

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

6

Hot Water System

Centralized tanks

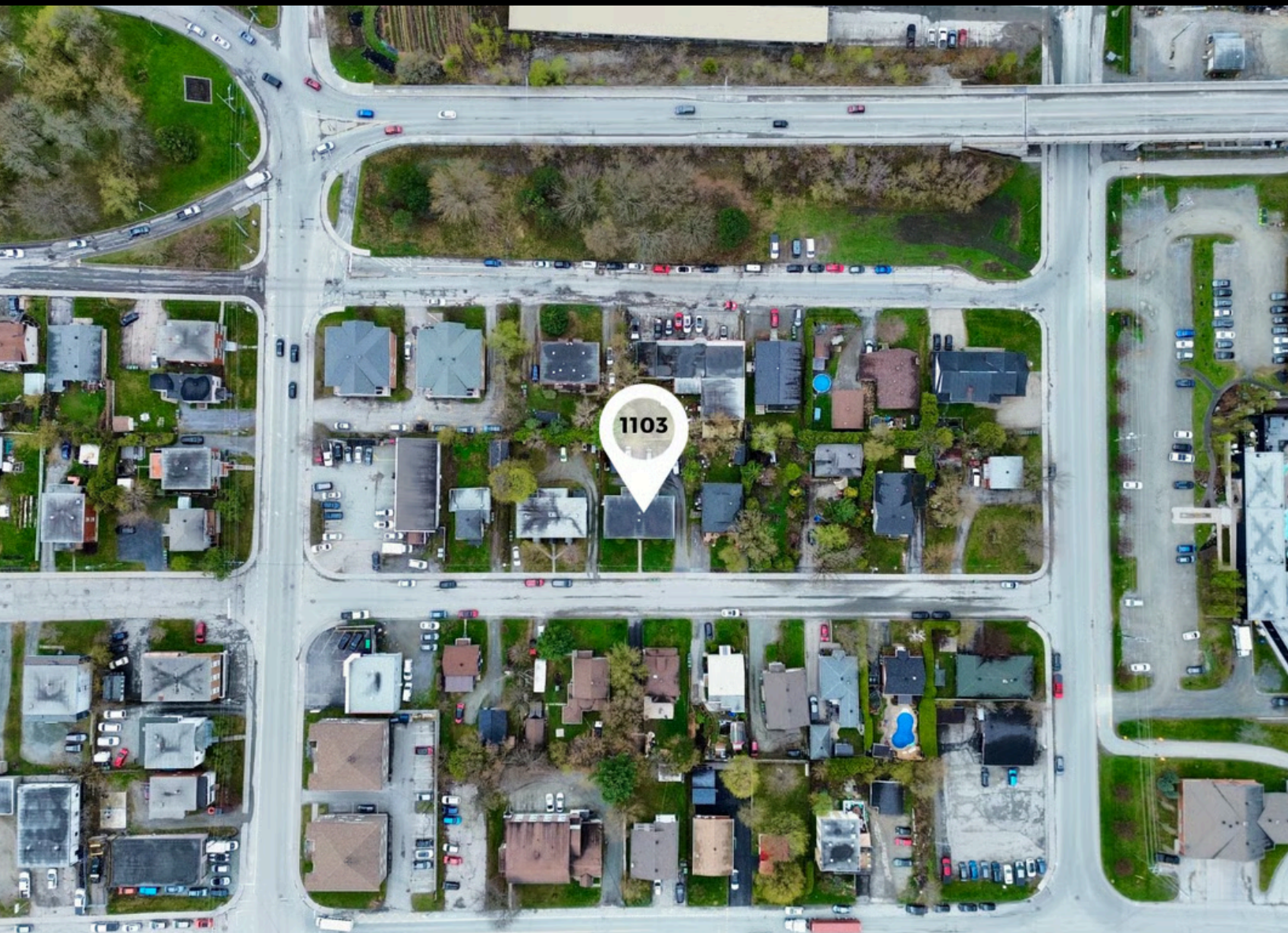


Heating System

Electric baseboard



1103 Sainte-Thérèse, Mont-Bellevue



BUILDING DESCRIPTION

General Information

Cadastral number 1 033 014

Total Municipal Assessment

Total Municipal Assessment 527 800 \$

Municipal Land Assessment 127 700 \$

Municipal Building Assessment 400 100 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1962

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 23

Number of Units 5 x 4.5 + 1 x 3.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Owner

Parking

Type of Parking Exterior

Number of Parking Spaces 6

Area

Land Surface Area 7 499 Sq ft



FEATURES

Fenced

To be verified

Condition of Roof

To be verified

Concierge Agreement

No

Hot Water System

Centralized tanks

Electrical Panels

Fuses and circuit breakers

Environmental Report

No

Internet and Telecom

To be verified

Condition of Doors

Good condition

Intercom and Doorbell

Yes

Condition of Windows

Good condition

Exterior Siding

Brick

Floor Covering

Laminate flooring, tiles, wood

Plumbing

Copper, ABS

Condition of Balconies

Good condition

Heating System

Electric baseboard

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$64,980	100 %	\$903
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$64,980		\$903
Vac. / Bad debt	\$1,949	3 %	\$27
EGR	\$63,031		\$875

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$2,836	4.5 %	\$473
Municipal Taxes	Current	\$7,118	11.3 %	\$1,186
School Taxes	Current	\$373	0.6 %	\$62
Insurance	Current	\$2,300	3.6 %	\$383
Electricity	Current	\$1,306	2.1 %	\$218
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	2.4 %	\$250
Maintenance	Normalised	\$4,200	6.7 %	\$700
Appliances				
WiFi	Current	\$960	1.5 %	\$160
Heat Pump				
CHMC: Other Costs	Normalised	\$630	1 %	\$105
Total Expenses		\$21,224	33.7 %	\$3,537
Net Revenue		\$41,807		\$6,968

FINANCING

	schl	conv
Maximum loan amount	\$739,690	\$524,553
Financing CAP	4.80 %	5.98 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.2 %	4.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$41,807	\$41,807
Annual Mortgage Cost	\$40,466	\$34,839
Net cash after mortgage	\$1,341	\$6,968

RETURN ON INVESTMENT

Down Payment	\$160,310	\$375,447
Cash on cash return	0.8 %	1.9 %
Return on liquidity + capitalization	5.7 %	5.0 %
Total yearly return with appreciation of 2 %	16.94 %	9.76 %

CPU
150 000 \$

GIM
13,9

NIM
21,5

CAP
4,7 %

