

116 - 128 SAINT-JEAN-BAPTISTE BROMPTON

7 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

This property is located in the heart of the Bromptonville borough of Sherbrooke. It comprises one 6.5-room unit, four 4.5-room units, two 2.5-room units, and a large garage, distributed across two buildings. Energy costs are shared between the landlord and tenants depending on the unit. The property is fully electric. The units in the front building are laid out over two floors. Ideal for an investor looking to add value or a renovator—perfect for the MLI Sélect program with a minimal down payment!

HIGHLIGHTS

- ✓ Centrally located in Brompton.
- ✓ Close to all amenities.
- ✓ 10 km and approximately 10 minutes from Sherbrooke.
- ✓ Potential to increase rents following renovations.

ASKING PRICE :
\$849,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2 x 4.5-room units partially renovated in 2022

1 x 2.5-room unit partially renovated in 2023

1 x 4.5-room unit partially renovated in 2025

Unit 126: currently being renovated.

Garage on a concrete slab; built around 1991

ADDITIONAL INFORMATION

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

Pets are permitted under the terms of the lease.

The units in the front building are laid out over two floors, and the foundation is made of stone and mortar.

The certificate of location indicates some encroachments as well as instances of non-compliance with setback requirements.

Responsibility for appliances

Tenants

Number of units

7



Number of Parking Spaces

Around 7 spaces

Hot Water System

Independent tanks

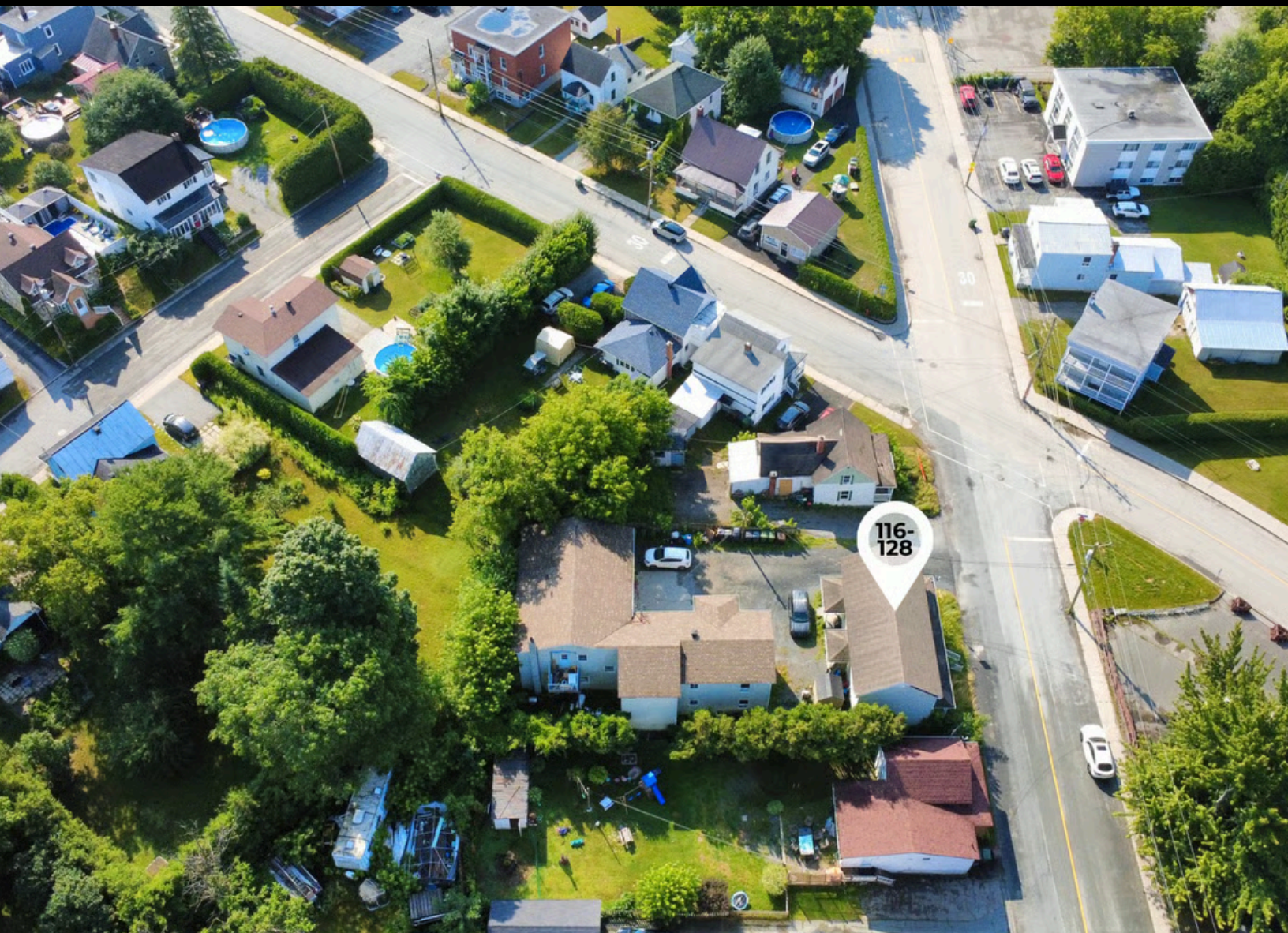


Heating System

Electric baseboards



116 - 128 Saint-Jean-Baptiste, Brompton



BUILDING DESCRIPTION

General Information

Cadastral number 3 102 387

Total Municipal Assessment

Total Municipal Assessment 579 200 \$

Municipal Land Assessment 119 000 \$

Municipal Building Assessment 460 200 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Wood

Year of Construction 1920 and 1991

Ideal for an MLI Select EE financing.

Electromechanical System

Fire System Smoke alarms

Building type

Laundry Room No

Number of Rooms 26

Number of Units 1 x 6.5 + 4 x 4.5 + 2 x 2.5, garage

Washer/Dryer Inlet Yes, except the 2.5

Appliance Responsibility Tenants

Heating Responsibility Owner/Tenants

Hot Water Responsibility Owner/Tenants

Parking

Type of Parking Exterior in gravel / Garage

Number of Parking Spaces Around 7 spaces

Area

Land Surface Area 8 849 sq.ft



FEATURES

Fenced

N/A

Condition of Roof

Asphalt shingles

Concierge Agreement

Yes, without contract

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

No

Internet and Telecom

N/A

Condition of Doors

Medium condition

Intercom and Doorbell

Independent entries

Condition of Windows

To be changed

Exterior Siding

Vinyl and brick

Floor Covering

Floating, ceramic, glued tiles

Plumbing

Pex, ABS

Condition of Balconies

Concrete and wood

Heating System

Electric baseboards

Condition of Kitchens

Medium condition / to be renovated

Condition of Bathrooms

Medium condition / to be renovated

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$72,480	97.5 %	\$863
Affordable Res.			
Commercial			
Lockers			
Parking	\$1,896	2.5 %	\$23
Laundry			
Total Revenues	\$74,376		\$885
Vac. / Bad debt	\$2,231	3 %	\$27
EGR	\$72,145		\$859

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,247	4.5 %	\$464
Municipal Taxes	Current	\$7,989	11.1 %	\$1,141
School Taxes	Current	\$410	0.6 %	\$59
Insurance	Current	\$8,856	12.3 %	\$1,265
Electricity	Estimated	\$1,100	1.5 %	\$157
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,750	2.4 %	\$250
Maintenance	Normalised	\$4,900	6.8 %	\$700
Appliances				
WiFi	Current	\$1,169	1.6 %	\$167
Heat Pump				
CHMC: Other Costs	Normalised	\$721	1 %	\$103
Total Expenses		\$30,142	41.8 %	\$4,306
Net Revenue		\$42,003		\$6,000

FINANCING

Maximum loan amount	\$712,037	\$481,457
Financing CAP	5.01 %	6.54 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.5 %	5.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$42,003	\$42,003
Annual Mortgage Cost	\$40,337	\$33,602
Net cash after mortgage	\$1,666	\$8,401

RETURN ON INVESTMENT

Down Payment	\$136,963	\$367,543
Cash on cash return	1.2 %	2.3 %
Return on liquidity + capitalization	6.3 %	5.0 %
Total yearly return with appreciation of 2 %	18.68 %	9.63 %

CPU

121 300 \$

GIM

11,4

NIM

20,2

CAP

5 %







