

155 LOMAS JACQUES-CARTIER

30 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A magnificent 30-unit building located in the sought-after Jacques-Cartier area, close to King Street West. It comprises twenty 2.5-room units and ten 3.5-room units. Built in 1964 and held by the same owner since 2005, the property features a large in-ground outdoor pool, a spacious laundry room, and bright, well-laid-out apartments. The roof and windows were replaced between 2010 and 2012. Hot water costs are covered by the owner, while electricity and heating costs are allocated based on the specific unit. This building offers excellent potential for optimization.

HIGHLIGHTS

- ✓ Close to all the amenities on King Street West.
- ✓ Located in the sought-after Jacques-Cartier neighborhood, just 3 km from the University of Sherbrooke.
- ✓ All units are rented with hot water, a refrigerator, and a stove included. 19 units are rented with electricity and heating included. 15 are rented with internet included.
- ✓ Ideal for an MLI Select mortgage.

ASKING PRICE :
\$3,499,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Painting of hallways - 2026

New carpeting in hallways - 2026

2 heating tanks - 2021

Replacement of the outdoor pool pump and filter - 2020.

Laundry room: Installation of a new washer and dryer in 2024.

Updates to several units over time (paint, flooring, countertops)

ADDITIONAL INFORMATION

Existing rights are in effect, although zoning regulations allow for a maximum of 6 residential units.

Rental trash containers and Internet service are included for tenants.

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

The leases are spread throughout the year, and revenue will increase by approximately \$1,800 by January 2027.

Responsibility for appliances

Owner (Stove, fridge, some furniture)

Number of units

30



Number of Parking Spaces

18 Spots

Hot Water System

Dual-fuel - Electricity and heating oil (2012 tank)

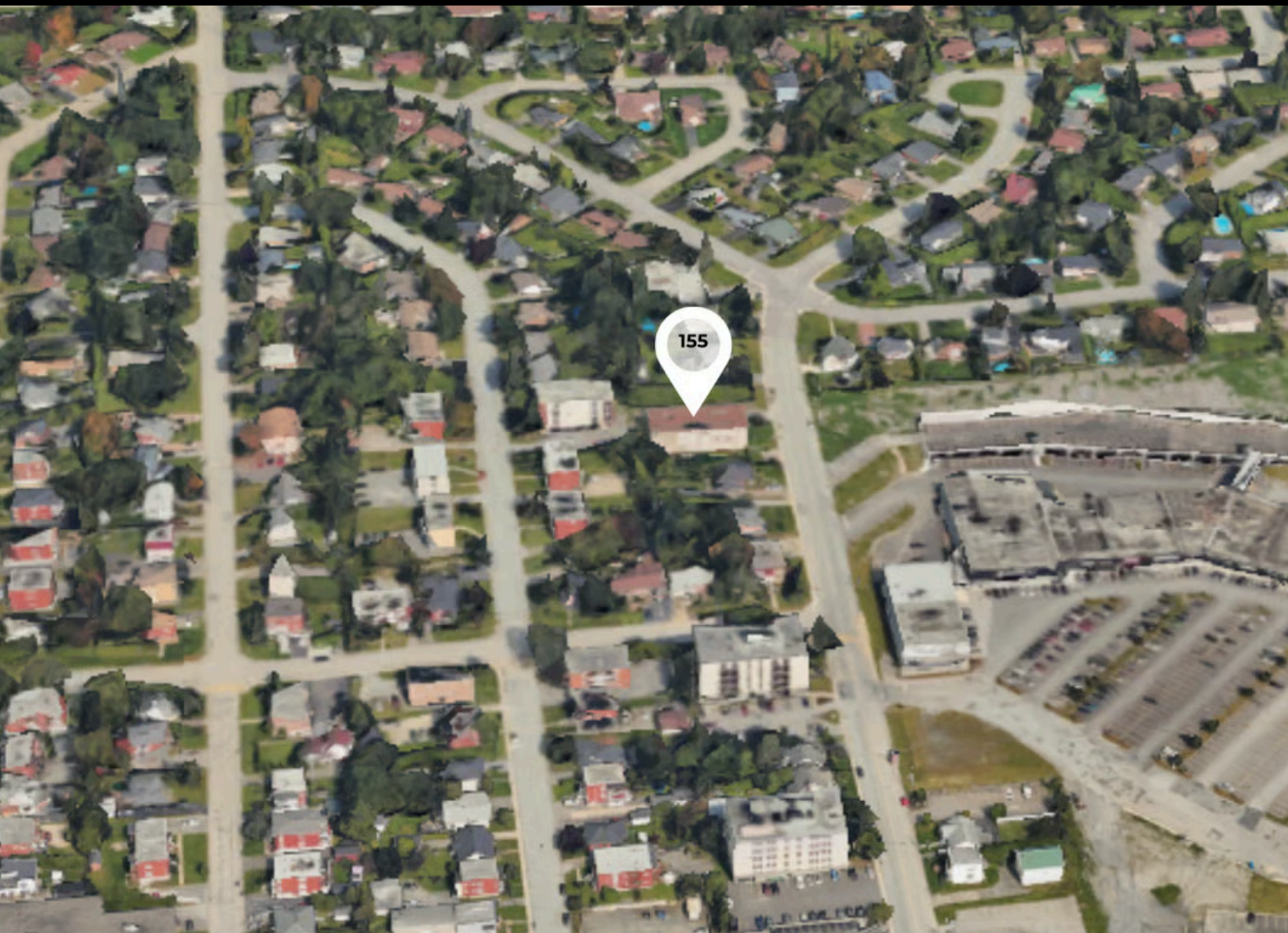


Heating System

Electric baseboards



155 Lomas, Jacques-Cartier



BUILDING DESCRIPTION

General Information

Cadastral number 1 137 481

Total Municipal Assessment

Total Municipal Assessment 2 003 000 \$

Municipal Land Assessment 281 400 \$

Municipal Building Assessment 1 721 600 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Wood

Year of Construction 1964

In-ground pool

Features

Plumbing Copper, ABS, PEX

Condition of Roof Good condition – 2012

Condition of Doors Good condition +/-2010

Condition of Balconies N/A

Condition of Windows Good condition +/-2010

Condition of Kitchens very good condition and renovated

Electrical Panels Breakers, 100 amps, but rated for 60 amps

Exterior Siding Brick, Stone

Condition of Bathrooms very good condition and renovated

Floor Covering Vinyl, laminate, carpet

Electromechanical System

Fire System Yes – up to date

Building type

Laundry Room Yes, payable (2 washers and 2 dryers)

Number of Rooms 70

Number of Units 20 x 2.5, 10 x 3.5

Washer/Dryer Inlet N/A

Appliance Responsibility Owner (Stove, fridge, some furniture)

Heating Responsibility Owner 19 / Tenant 11

Hot Water Responsibility Owner

Parking

Type of Parking Asphalt exterior

Number of Parking Spaces 18 Spots

Area

Land Surface Area 16 640 sq.ft



FEATURES

Fenced

Yes

Condition of Roof

Good condition - 2012

Concierge Agreement

Yes

Hot Water System

Dual-fuel - Electricity and heating oil (2012 tank)

Electrical Panels

Breakers, 100 amps, but rated for 60 amps

Environmental Report

Yes (2026)

Internet and Telecom

Internet

Condition of Doors

Good condition +/-2010

Intercom and Doorbell

Intercom

Condition of Windows

Good condition +/-2010

Exterior Siding

Brick, Stone

Floor Covering

Vinyl, laminate, carpet

Plumbing

Copper, ABS, PEX

Condition of Balconies

N/A

Heating System

Electric baseboards

Condition of Kitchens

very good condition and renovated

Condition of Bathrooms

very good condition and renovated

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$252,876	99.1 %	\$702
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry	\$2,340	0.9 %	\$7
Total Revenues	\$255,216		\$709
Vac. / Bad debt	\$7,656	3 %	\$21
EGR	\$247,560		\$688

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$12,378	5 %	\$413
Municipal Taxes	Current	\$30,038	12.1 %	\$1,001
School Taxes	Current	\$1,436	0.6 %	\$48
Insurance	Current	\$12,333	5 %	\$411
Electricity	Current	\$16,300	6.6 %	\$543
Heating	Estimated	\$897	0.4 %	\$30
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$12,000	4.8 %	\$400
Maintenance	Normalised	\$21,000	8.5 %	\$700
Appliances	Estimated	\$3,600	1.5 %	\$120
WiFi	Current	\$2,318	0.9 %	\$77
Heat Pump				
CHMC: Other Costs	Normalised	\$2,476	1 %	\$83
Conteneur	Current	\$1,385	0.6 %	\$46
Total Expenses		\$116,161	46.9 %	\$3,872
Net Revenue		\$131,399		\$4,380

FINANCING

Maximum loan amount	\$2,530,851	\$1,582,721
Financing CAP	4.93 %	6.23 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.15 %	4.5 %
Amortization	50 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$131,399	\$131,399
Annual Mortgage Cost	\$125,854	\$105,119
Net cash after mortgage	\$5,545	\$26,280

RETURN ON INVESTMENT

Down Payment	\$968,149	\$1,916,279
Cash on cash return	0.6 %	1.4 %
Return on liquidity + capitalization	2.3 %	3.2 %
Total yearly return with appreciation of 2 %	9.5 %	6.86 %

CPU
116 600 \$

GIM
13,7

NIM
26,6

CAP
3,8 %

