

1684 DE COURVILLE SHERBROOKE

8 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

8-unit brick building located in the Mont-Bellevue area of Sherbrooke, consisting of 7 x 4½ and 1 x 2½. The area is distinguished by its proximity to Mont-Bellevue Park, the Université de Sherbrooke, shops, services, and public transit. Its central and sought-after location makes it an attractive rental opportunity. The property also features 8 outdoor parking spaces and sits on a 10,590 sq. ft. lot.

HIGHLIGHTS

- ✓ Near Mont-Bellevue Park.
- ✓ Public transportation nearby.
- ✓ Washer-dryer hookup in each unit.

ASKING PRICE :
\$1,335,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Renovation of the majority of the units—including kitchens, flooring, and bathrooms—over the years (2 original kitchens).

Roof – 2016

Doors and windows – 2015

Oil-fired boiler (approx. 2016)

Fiberglass balconies (2015)

ADDITIONAL INFORMATION

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

Phase I and Phase II environmental reports available on file.

Responsibility for appliances

Tenants/Owner (#2 - 4 appliances)

Number of units

8

Number of Parking Spaces

Around 10 spaces

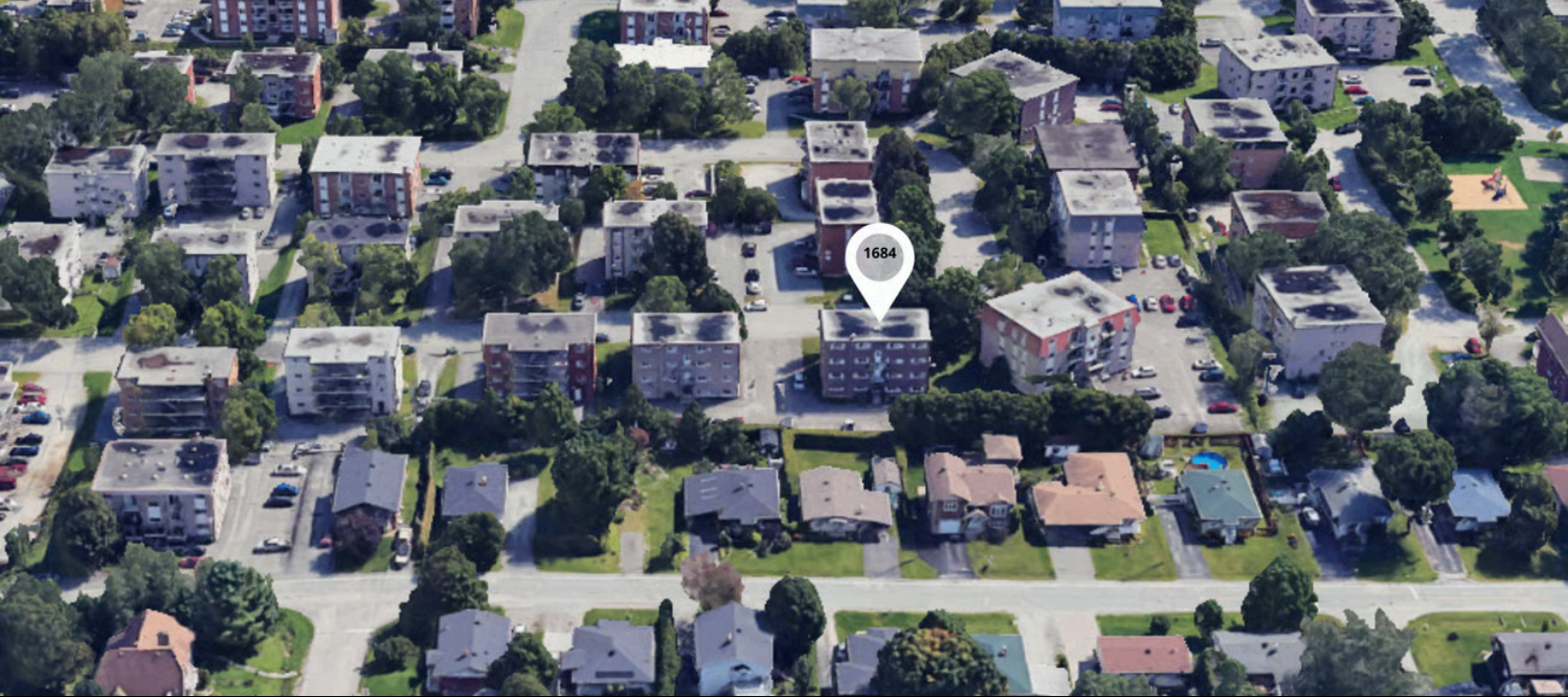
Hot Water System

Independent tanks

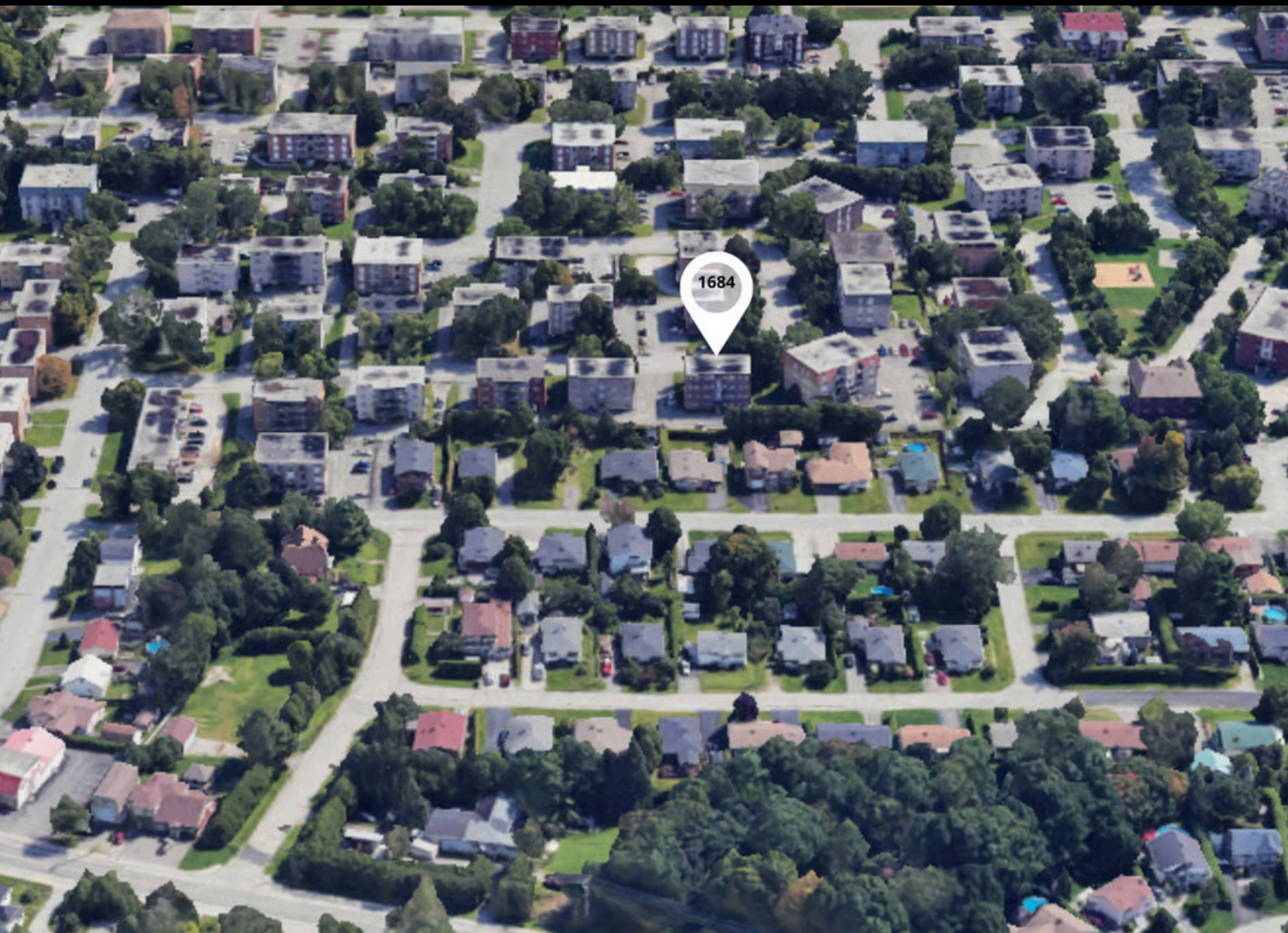
Heating System

Dual-energy hot water (oil and electricity)





1684 de Courville, Sherbrooke



BUILDING DESCRIPTION

General Information

Cadastral number 2 130 830

Total Municipal Assessment

Total Municipal Assessment 682 900 \$

Municipal Land Assessment 221 400 \$

Municipal Building Assessment 461 500 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1973

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 30

Number of Units 7 x 4½ + 1 x 2½

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants/Owner (#2 - 4 appliances)

Heating Responsibility Owner

Hot Water Responsibility Owner

Central vacuum

Parking

Type of Parking Outdoor

Number of Parking Spaces Around 10 spaces

Area

Land Surface Area 10 590 sq. ft.



FEATURES

Fenced

Yes, in the back

Condition of Roof

Elastomeric membrane - 2016

Concierge Agreement

Yes

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Condition of Bathrooms

Good condition, several renovated

Internet and Telecom

N/A

Condition of Doors

Good condition - 2015

Intercom and Doorbell

Oui

Condition of Windows

Good condition - 2015

Exterior Siding

Brick

Environmental Report

Yes, Phase I and Phase II available

Plumbing

ABS / PEX / Copper

Condition of Balconies

Fiberglass

Heating System

Dual-energy hot water (oil and electricity)

Condition of Kitchens

Good condition, several renovated

Distance from fire station and hydrant

Nearby

Floor Covering

Various

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$90,852	100 %	\$946
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$90,852		\$946
Vac. / Bad debt	\$2,726	3 %	\$28
EGR	\$88,126		\$918

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,966	4.5 %	\$496
Municipal Taxes	Current	\$9,307	10.6 %	\$1,163
School Taxes	Current	\$466	0.5 %	\$58
Insurance	Current	\$2,426	2.8 %	\$303
Electricity	Estimated	\$4,332	4.9 %	\$542
Heating	Estimated	\$2,026	2.3 %	\$253
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	2.3 %	\$250
Maintenance	Normalised	\$5,600	6.4 %	\$700
Appliances	Estimated	\$240	0.3 %	\$30
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$881	1 %	\$110
Total Expenses		\$31,244	35.5 %	\$3,905
Net Revenue		\$56,882		\$7,110

FINANCING

	schl		
Maximum loan amount	\$740,155	\$992,057	\$668,276
Financing CAP	6.53 %	4.87 %	6.38 %
Debt coverage ratio	1.3	1.1	1.25
Interest Rate	4.3 %	4.3 %	4.75 %
Amortization	30 Years	40 Years	25 Years
Term	5 Years	5 Years	5 Years

TREASURY

	schl		
Net Revenue	\$56,882	\$56,882	\$56,882
Annual Mortgage Cost	\$46,277	\$54,613	\$45,506
Net cash after mortgage	\$10,605	\$2,270	\$11,376

RETURN ON INVESTMENT

Down Payment	\$594,845	\$342,943	\$666,724
Cash on cash return	1.8 %	0.7 %	1.7 %
Return on liquidity + capitalization	4.0 %	3.6 %	3.9 %
Total yearly return with appreciation of 2 %	8.49 %	11.41 %	7.87 %

CPU
166 900 \$

GIM
14,7

NIM
23,5

CAP
4,3 %





