

1686 DE COURVILLE SHERBROOKE

8 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

Brick 8-unit apartment building located in the Mont-Bellevue area of Sherbrooke. Close to the Université de Sherbrooke, a park, shops, and public transit. The building comprises seven 4½-room units and one 2½-room unit. Owned by the same owner since 2011 and meticulously maintained. The roof was replaced in 2016, and energy costs are covered by the owner. Ideal for alternative financing or MLI Select EE programs.

HIGHLIGHTS

- ✓ Close to Mont-Bellevue Park, the Université de Sherbrooke, and public transit.
- ✓ Quality tenants and well-maintained units.
- ✓ Option to purchase this building as part of a portfolio of five 8-unit buildings located nearby.

ASKING PRICE :
\$1,275,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Units renovated over the years, with the exception of the kitchens in units 6, 7, and 8

Roof: 2016

Doors and windows: 2011

Heating: electric furnace (approx. 1990)

Parking: maintained as needed

Balconies: fiberglass, 2015

ADDITIONAL INFORMATION

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

Significant potential for optimization.

Responsibility for appliances

Tenant/Owner #2 (4)

Number of units

8



Number of Parking Spaces

Around 9 spaces

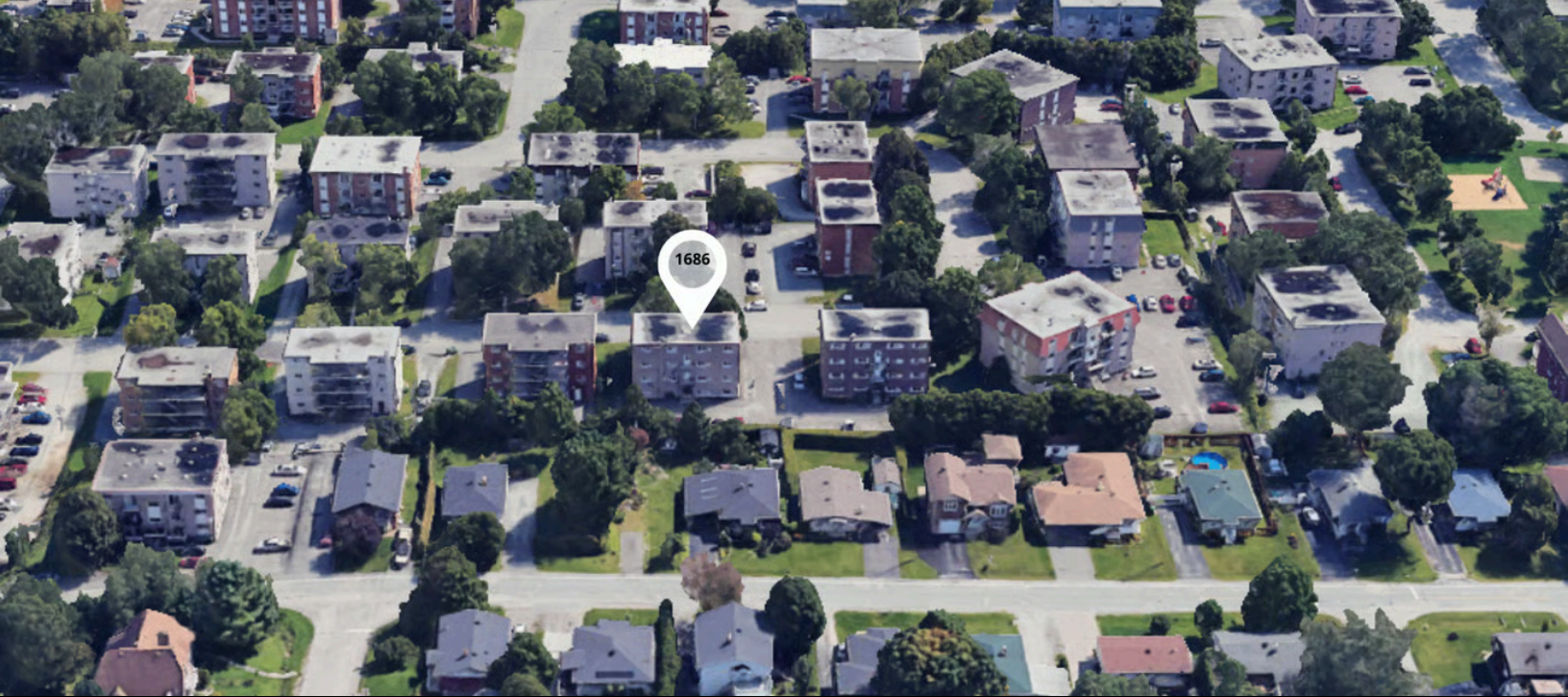
Hot Water System

Central tank - Dual-energy (oil and electricity)

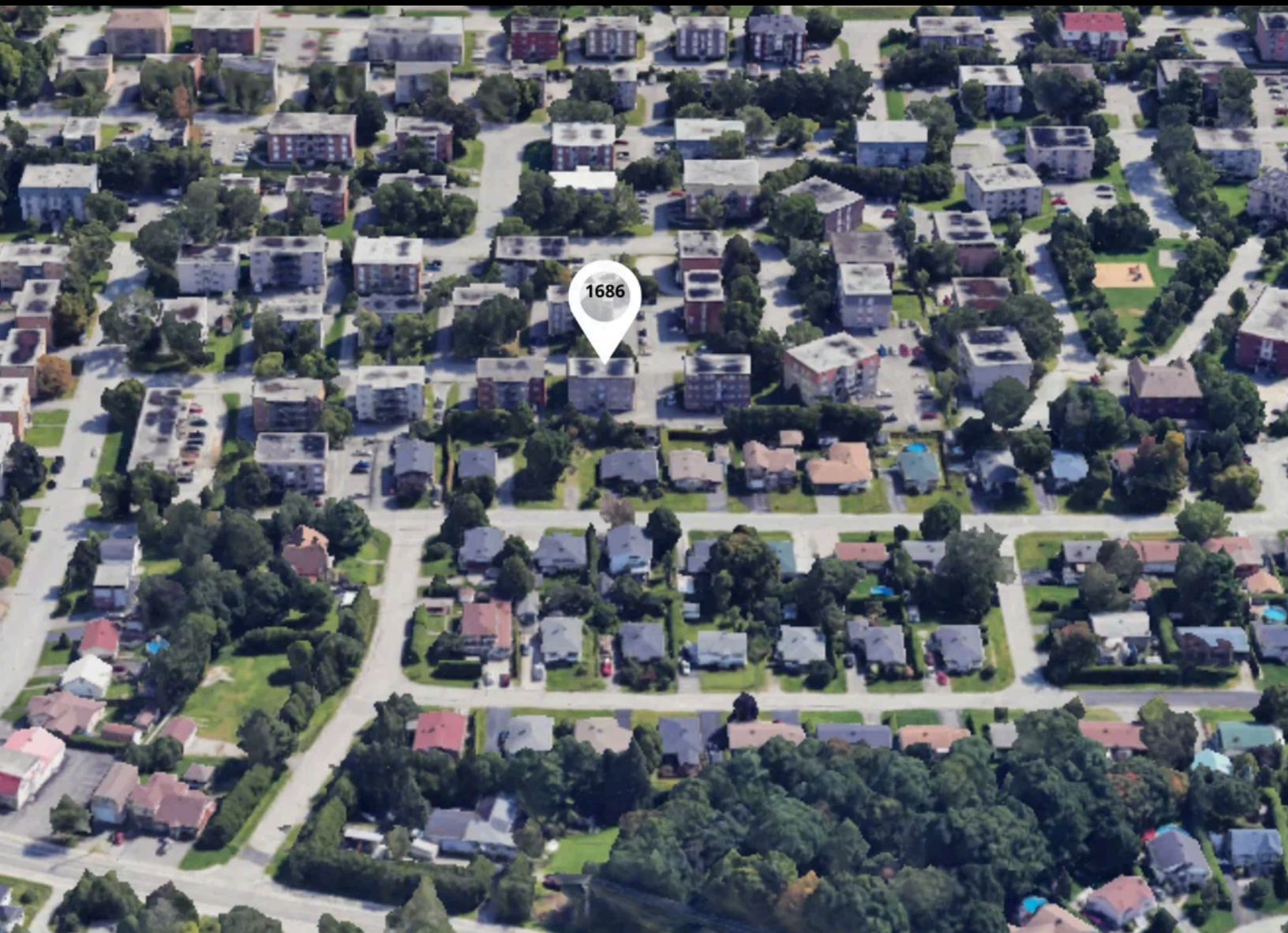


Heating System

Dual-energy hot water (oil and electricity)



1686 de Courville, Sherbrooke



BUILDING DESCRIPTION

General Information

Cadastral number 2 130 832

Total Municipal Assessment

Total Municipal Assessment 676 600 \$

Municipal Land Assessment 188 100 \$

Municipal Building Assessment 488 500 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1972

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

Appliance Responsibility Tenant/Owner #2 (4)

Heating Responsibility Owner

Hot Water Responsibility Owner

Central vacuum

Parking

Type of Parking Outdoor

Number of Parking Spaces Around 9 spaces

Area

Land Surface Area 8 900 sq.ft



FEATURES

Fenced

Yes, at the back

Condition of Roof

Elastomeric membrane - 2016

Concierge Agreement

To be verified

Hot Water System

Central tank - Dual-energy (oil and electricity)

Electrical Panels

Circuit breakers

Condition of Bathrooms

Good condition, several renovated

Internet and Telecom

N/A

Condition of Doors

Good condition - 2011

Intercom and Doorbell

Yes

Condition of Windows

Good condition - 2011

Exterior Siding

Brick

Environmental Report

Yes

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	\$85,476	100 %	\$890
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$85,476		\$890
Vac. / Bad debt	\$2,564	3 %	\$27
EGR	\$82,912		\$864

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,731	4.5 %	\$466
Municipal Taxes	Current	\$9,254	11.2 %	\$1,157
School Taxes	Current	\$461	0.6 %	\$58
Insurance	Current	\$2,424	2.9 %	\$303
Electricity	Estimated	\$4,206	5.1 %	\$526
Heating	Estimated	\$1,533	1.8 %	\$192
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	2.4 %	\$250
Maintenance	Normalised	\$5,600	6.8 %	\$700
Appliances	Estimated	\$240	0.3 %	\$30
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$829	1 %	\$104
Total Expenses		\$30,278	36.5 %	\$3,785
Net Revenue		\$52,634		\$6,579

FINANCING

SCHL

Maximum loan amount	\$776,731	\$618,359	\$917,954
Financing CAP	5.76 %	6.38 %	4.87 %
Debt coverage ratio	1.3	1.25	1.1
Interest Rate	4.3 %	4.75 %	4.3 %
Amortization	40 Years	25 Years	40 Years
Term	5 Years	5 Years	5 Years

TREASURY

SCHL

Net Revenue	\$52,634	\$52,634	\$52,634
Annual Mortgage Cost	\$43,020	\$42,107	\$50,538
Net cash after mortgage	\$9,614	\$10,527	\$2,095

RETURN ON INVESTMENT

Down Payment	\$498,269	\$656,641	\$357,046
Cash on cash return	1.9 %	1.6 %	0.6 %
Return on liquidity + capitalization	3.5 %	3.6 %	3.2 %
Total yearly return with appreciation of 2 %	8.65 %	7.51 %	10.36 %

CPU
159 400 \$

GIM
14,9

NIM
24,2

CAP
4,1 %





