

1850 - 1900 - 1920 DES BOISÉS SHERBROOKE

24 UNITS

PMML

FOR SALE



Jessika Lahaie

Team Jessika Lahaie

Executive VP

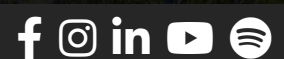
Real Estate Broker | PMML

Partner

📞 819-345-2487

✉️ jessika.lahaie@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Great investment opportunity comprising 3 buildings of 8 units located on the same street in Sherbrooke, for a total of 24 units. Each building consists of 7 x 4½ and 1 x 2½. The portfolio generates gross reported revenues of \$258,850 annually. An attractive opportunity to acquire multiple buildings in close proximity and streamline property management.

HIGHLIGHTS

- ✓ Close to Mont-Bellevue Park and its trails, as well as numerous shops and services.
- ✓ An attractive opportunity to acquire several properties in the immediate vicinity that offer great potential for optimization.
- ✓ Well-maintained properties and quality tenants.
- ✓ Storage available in the basement.

ASKING PRICE :

\$3,865,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Renovation of kitchens, floors, and bathrooms over the years.

Roofs redone in 2014

Doors and windows replaced in 2011

Fiberglass balconies dating from 2015

ADDITIONAL INFORMATION

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

2026 Phase I and Phase II environmental reports available.

Responsibility for appliances

Tenants/Owner (9)

Number of units

24



Number of Parking Spaces

24 spaces

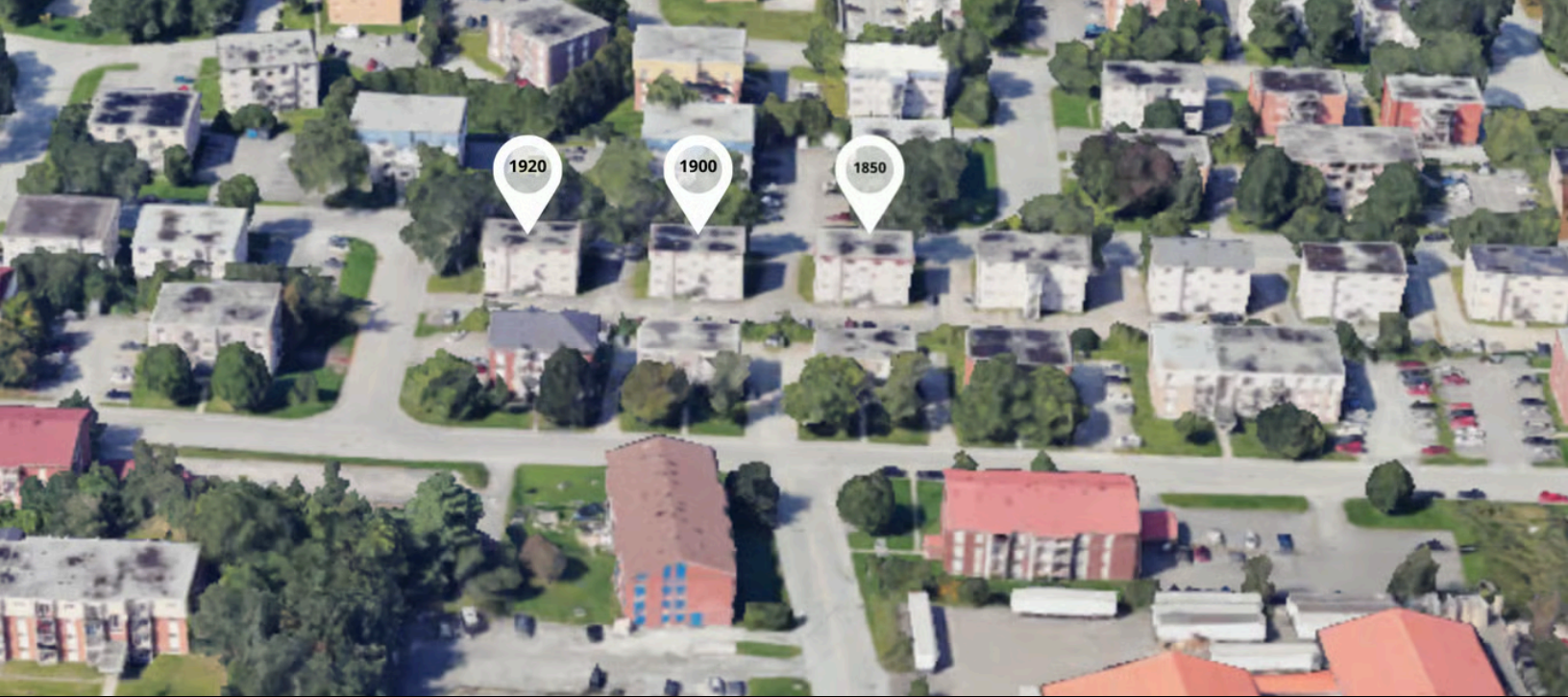
Hot Water System

Central tank - Dual-energy (oil and electricity)

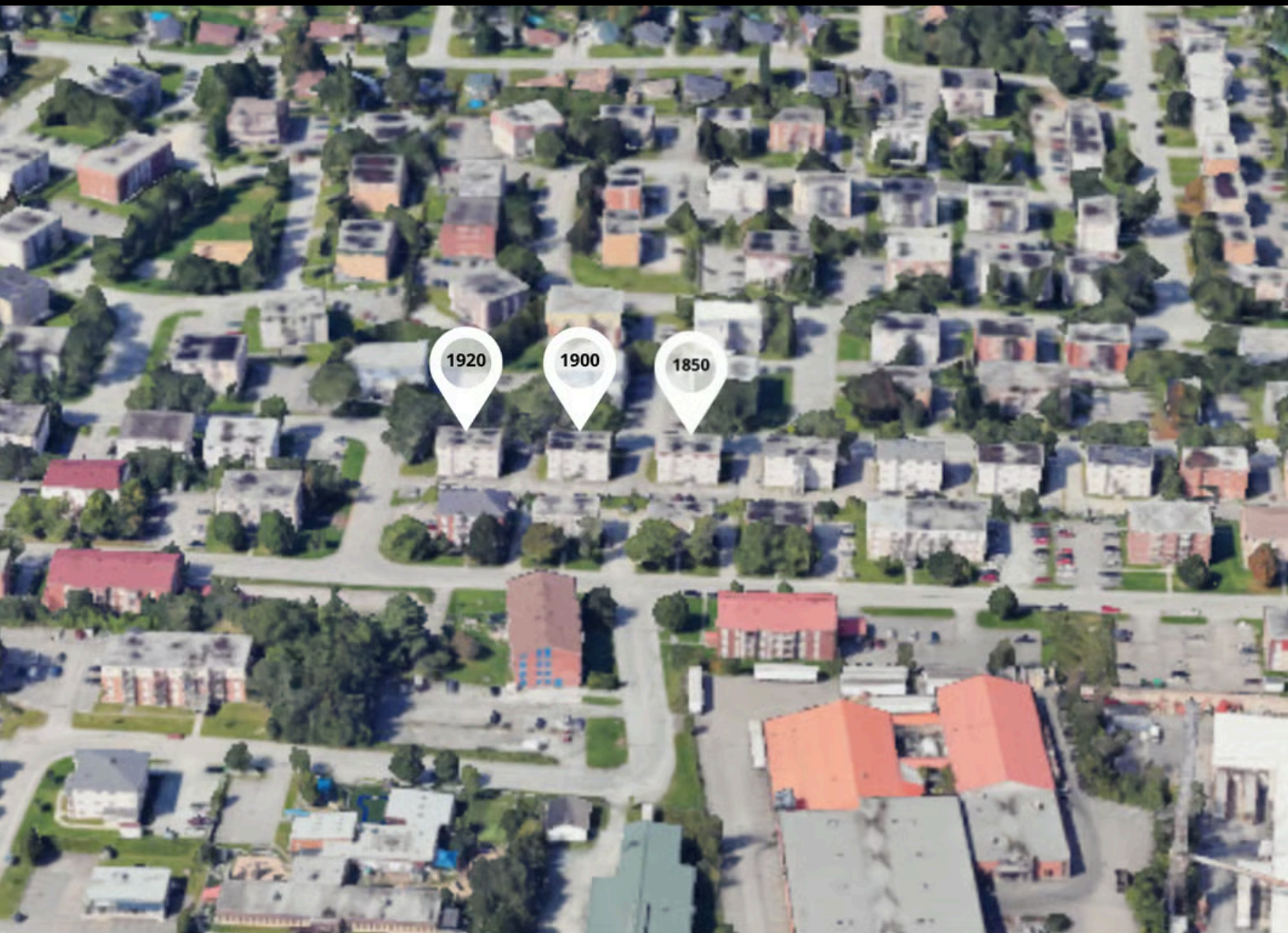


Heating System

Hot water dual-energy (oil and electricity)



1850 - 1900 - 1920 des Boisés, Sherbrooke



BUILDING DESCRIPTION

General Information

Cadastral number 2 130 897, 2 130 896, 2 130 893

Total Municipal Assessment

Total Municipal Assessment 2 095 400 \$

Municipal Land Assessment 620 700 \$

Municipal Building Assessment 1 474 700 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1970 - 1972

Electromechanical System

Fire System Yes

Building type

Laundry Room N/A

Number of Rooms 60

Number of Units 21 x 4½ and 3 x 2½

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants/Owner (9)

Heating Responsibility Owner

Hot Water Responsibility Owner

Number 1850 shares a bin with the neighbor.

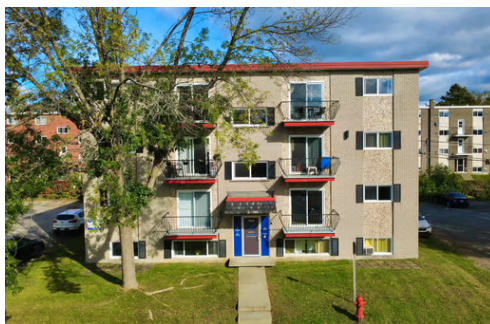
Parking

Type of Parking Outdoor

Number of Parking Spaces 24 spaces

Area

Land Surface Area 29 699 pi²



FEATURES

Fenced

Yes, at the back

Condition of Roof

Elastomeric membrane +/- 2014

Concierge Agreement

Yes

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 - Approx. 2011

Intercom and Doorbell

Yes

Condition of Windows

Good condition - Approx. 2011

Exterior Siding

Brick

Environmental Report

Phase I and Phase II completed in 2026

Plumbing

ABS / PEX / Copper

Condition of Balconies

Fiberglass

Heating System

Hot water dual-energy (oil and electricity)

Condition of Kitchens

Good condition, several renovated

Distance from fire station and hydrant

Nearby

Floor Covering

Floating / ceramic / Vinyl

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$260,100	100 %	\$903
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$260,100		\$903
Vac. / Bad debt	\$7,803	3 %	\$27
EGR	\$252,297		\$876

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$12,615	5 %	\$526
Municipal Taxes	Current	\$28,313	11.2 %	\$1,180
School Taxes	Current	\$1,429	0.6 %	\$60
Insurance	Current	\$7,363	2.9 %	\$307
Electricity	Estimated	\$13,102	5.2 %	\$546
Heating	Estimated	\$4,995	2 %	\$208
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Estimated	\$6,000	2.4 %	\$250
Maintenance	Normalised	\$16,800	6.7 %	\$700
Appliances	Estimated	\$960	0.4 %	\$40
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$2,523	1 %	\$105
Total Expenses		\$94,100	37.3 %	\$3,921
Net Revenue		\$158,197		\$6,592

FINANCING

Maximum loan amount	\$1,813,341	\$2,269,197	\$2,681,778
Financing CAP	6.54 %	5.93 %	5.01 %
Debt coverage ratio	1.25	1.3	1.1
Interest Rate	5.0 %	4.5 %	4.5 %
Amortization	25 Years	40 Years	40 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$158,197	\$158,197	\$158,197
Annual Mortgage Cost	\$126,558	\$129,306	\$151,904
Net cash after mortgage	\$31,639	\$28,891	\$6,293

RETURN ON INVESTMENT

Down Payment	\$2,051,659	\$1,595,803	\$1,183,222
Cash on cash return	1.5 %	1.8 %	0.5 %
Return on liquidity + capitalization	3.4 %	3.2 %	2.7 %
Total yearly return with appreciation of 2 %	7.15 %	8.05 %	9.27 %

CPU
161 000 \$

GIM
14,9

NIM
24,4

CAP
4,1 %





