

1900 DES BOISÉS SHERBROOKE

8 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

8-unit building located in Sherbrooke, consisting of 7 4½ units and one 2½ unit. Built in 1970, it has 3 floors and brick exterior siding. Each unit has a washer-dryer hookup. Heating and hot water are the responsibility of the owner. The property also offers 8 outdoor parking spaces on a 9,900 sq. ft. lot.

HIGHLIGHTS

- ✓ Close to Mont-Bellevue Park, its trails, and numerous shops and services.
- ✓ Heating and hot water are the landlord's responsibility.

ASKING PRICE :

\$1,295,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Units renovated over the years

Roof: 2014

Doors and windows: 2011

Heating: electric furnace (approx. 1990) and oil boiler (approx. 2008)

Parking: maintained as needed

Balconies: fiberglass, 2015

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality, at the buyer's risk and peril. Heating and hot water are at the owner's expense.

Responsibility for appliances

Tenants/Owner #2 (4)



Number of units

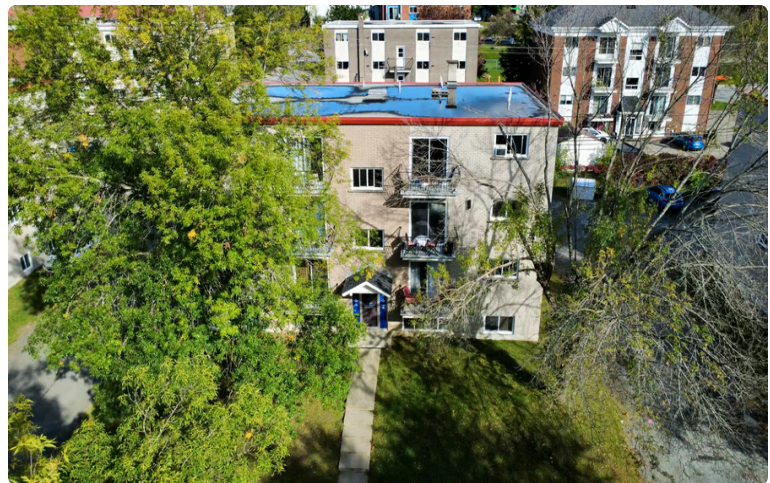
8

Number of Parking Spaces

Around 10 spaces

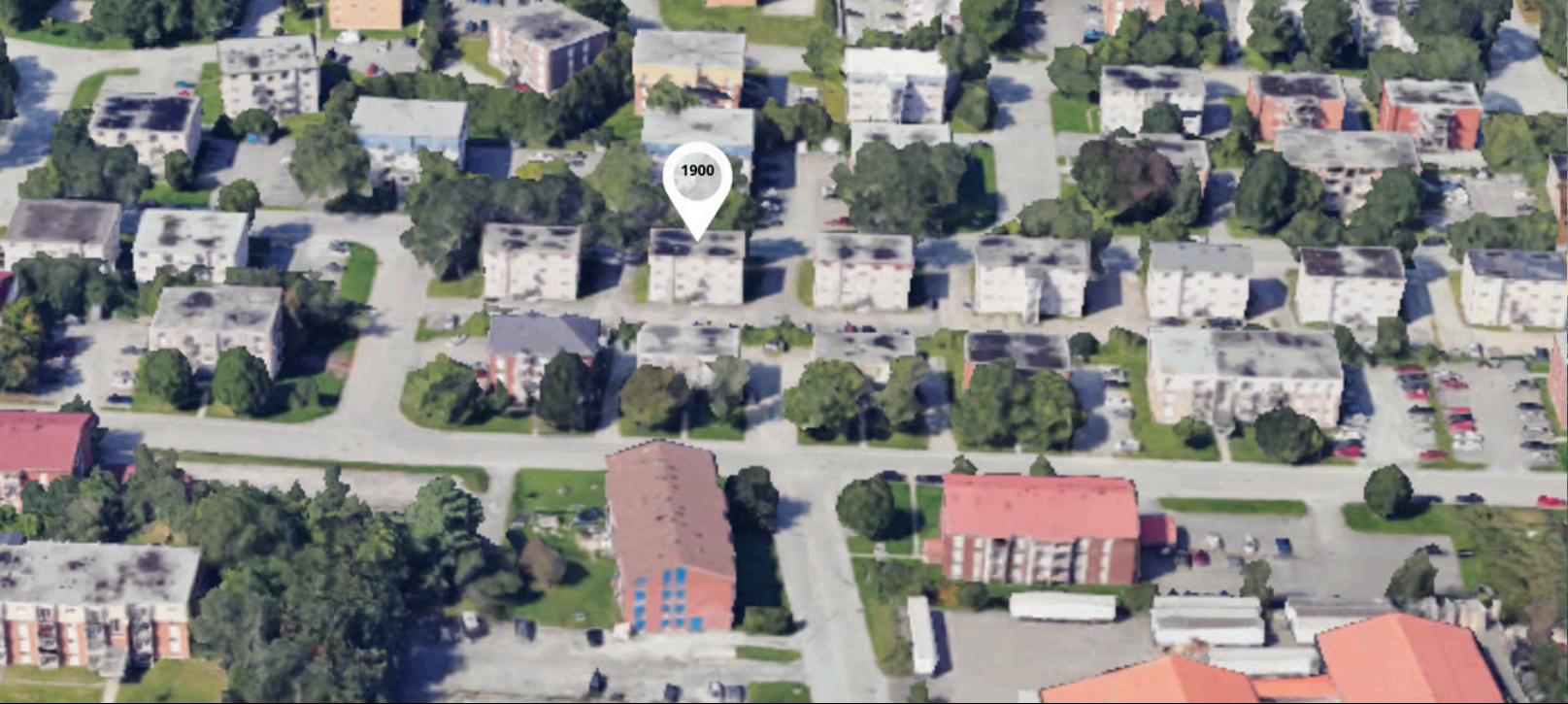
Hot Water System

Central tank – Dual-energy (oil and electricity)

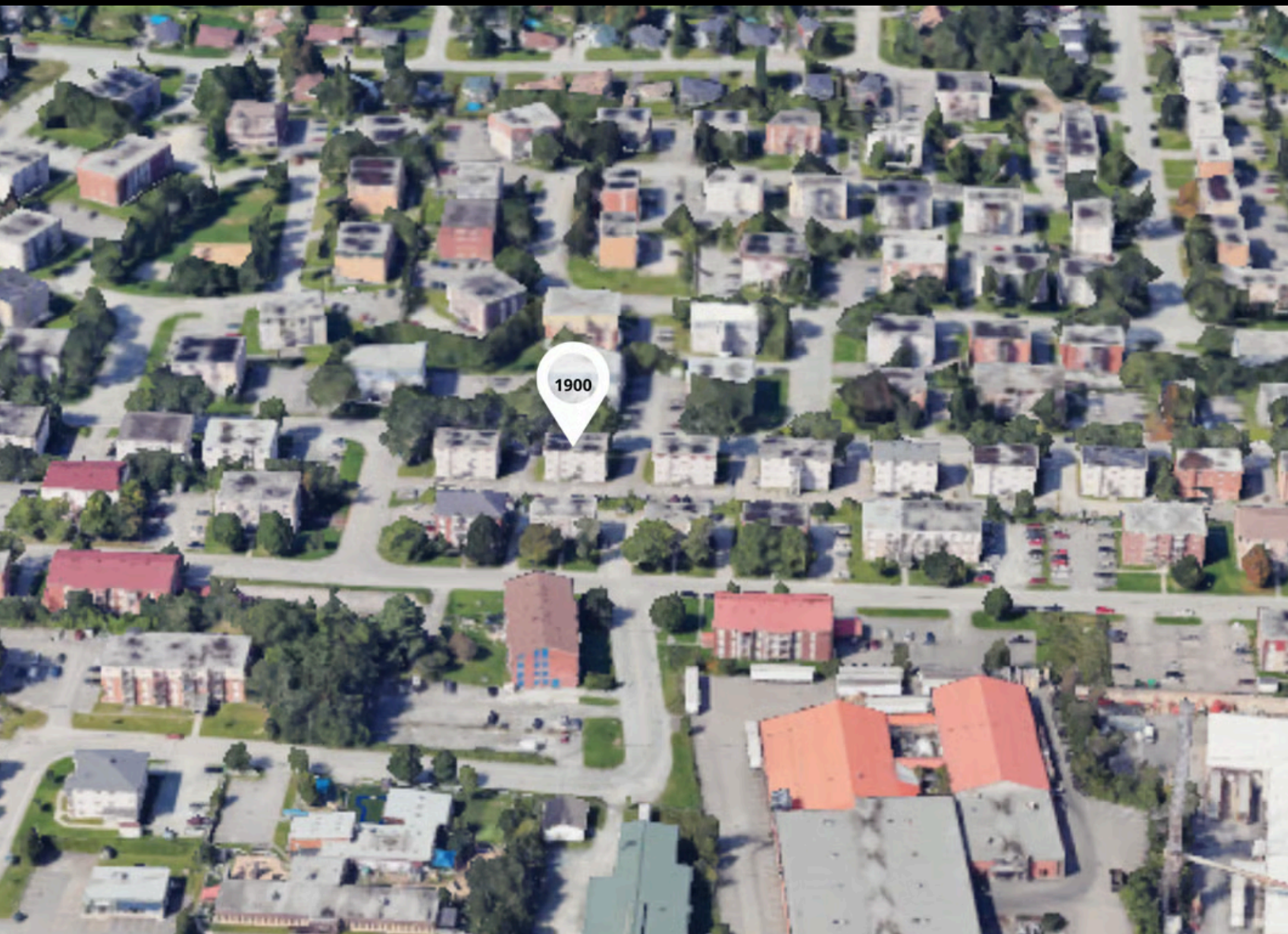


Heating System

Dual-energy hot water (oil and electricity)



1900 des Boisés, Sherbrooke



BUILDING DESCRIPTION

General Information

Cadastral number 2130896

Total Municipal Assessment

Total Municipal Assessment 683 900 \$

Municipal Land Assessment 206 900 \$

Municipal Building Assessment 477 000 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1970

Electromechanical System

Fire System Yes

Building type

Laundry Room N/A

Number of Rooms 30

Number of Units 7 x 4½, 1 x 2

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants/Owner #2 (4)

Heating Responsibility Owner

Hot Water Responsibility Owner

Parking

Type of Parking Outdoor

Number of Parking Spaces Around 10 spaces

Area

Land Surface Area 9900 sq.ft



FEATURES

Fenced

Yes

Condition of Roof

Elastomeric membrane - 2014

Concierge Agreement

N/A

Hot Water System

Central tank - Dual-energy (oil and electricity)

Electrical Panels

Circuit breakers

Condition of Bathrooms

Good condition

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, 2015

Heating System

Dual-energy hot water (oil and electricity)

Condition of Kitchens

Good condition

Distance from fire station and hydrant

Nearby

Floor Covering

Floating / ceramic / vinyl / Wood

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$88,512	100 %	\$922
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$88,512		\$922
Vac. / Bad debt	\$2,655	3 %	\$28
EGR	\$85,857		\$894

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,864	4.5 %	\$483
Municipal Taxes	Current	\$9,315	10.8 %	\$1,164
School Taxes	Current	\$461	0.5 %	\$58
Insurance	Current	\$2,501	2.9 %	\$313
Electricity	Estimated	\$4,572	5.3 %	\$572
Heating	Estimated	\$982	1.1 %	\$123
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	2.3 %	\$250
Maintenance	Normalised	\$5,600	6.5 %	\$700
Appliances	Estimated	\$240	0.3 %	\$30
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$859	1 %	\$107
Total Expenses		\$30,393	35.4 %	\$3,799
Net Revenue		\$55,464		\$6,933

FINANCING

	SCHL	Conventional	SCHL APH 50
Maximum loan amount	\$818,492	\$651,605	\$967,309
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	Conventional	SCHL APH 50
Net Revenue	\$55,464	\$55,464	\$55,464
Annual Mortgage Cost	\$45,329	\$44,371	\$53,252
Net cash after mortgage	\$10,134	\$11,093	\$2,211

RETURN ON INVESTMENT

Down Payment	\$476,508	\$643,395	\$327,691
Cash on cash return	2.1 %	1.7 %	0.7 %
Return on liquidity + capitalization	3.9 %	3.9 %	3.7 %
Total yearly return with appreciation of 2 %	9.33 %	7.93 %	11.6 %

CPU
161 900 \$

GIM
14,6

NIM
23,4

CAP
4,3 %





