

1920 DES BOISÉS SHERBROOKE

8 UNITS

PMML

FOR SALE



Jessika Lahaie

Team Jessika Lahaie

Executive VP

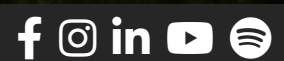
Real Estate Broker | PMML

Partner

📞 819-345-2487

✉️ jessika.lahaie@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

8-unit brick building located in the university district. The property comprises seven 4½-room units and one 2½-room unit. Energy costs are the owner's responsibility. Meticulously maintained by the same owner since 2005. Several improvements have been made over the years, including the roof, doors and windows, and balconies, as well as updates to several units. A must-see!

HIGHLIGHTS

- ✓ Located near the Université de Sherbrooke, close to parks, shops, and public transport.
- ✓ Well-maintained properties and quality tenants.

ASKING PRICE :
\$1,275,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Units renovated over the years: kitchens, flooring, and bathrooms

Roof: 2014

Doors/windows: 2011

Fiberglass balconies: ± 2015

Heating: electric furnace and oil boiler

Parking area maintained annually

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.

Phase I and Phase II environmental studies completed in 2026.

Responsibility for appliances

Tenant/Owner #2 (4) and #1 (1)

Number of units

8

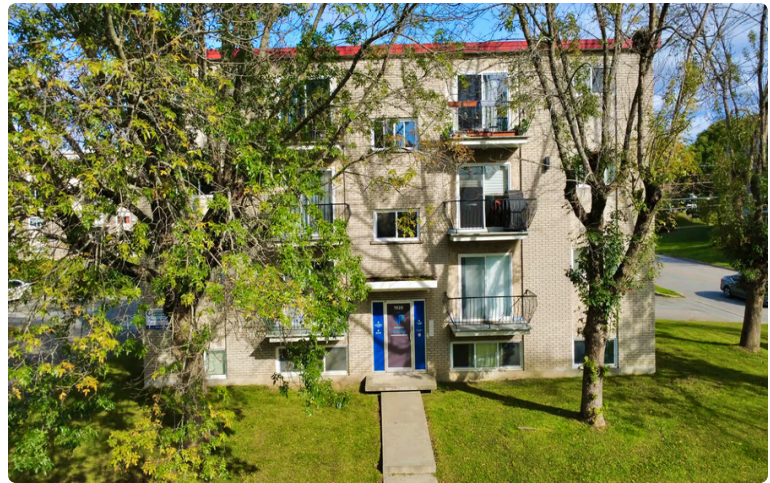


Number of Parking Spaces

Around 9 spaces

Hot Water System

Independent tanks

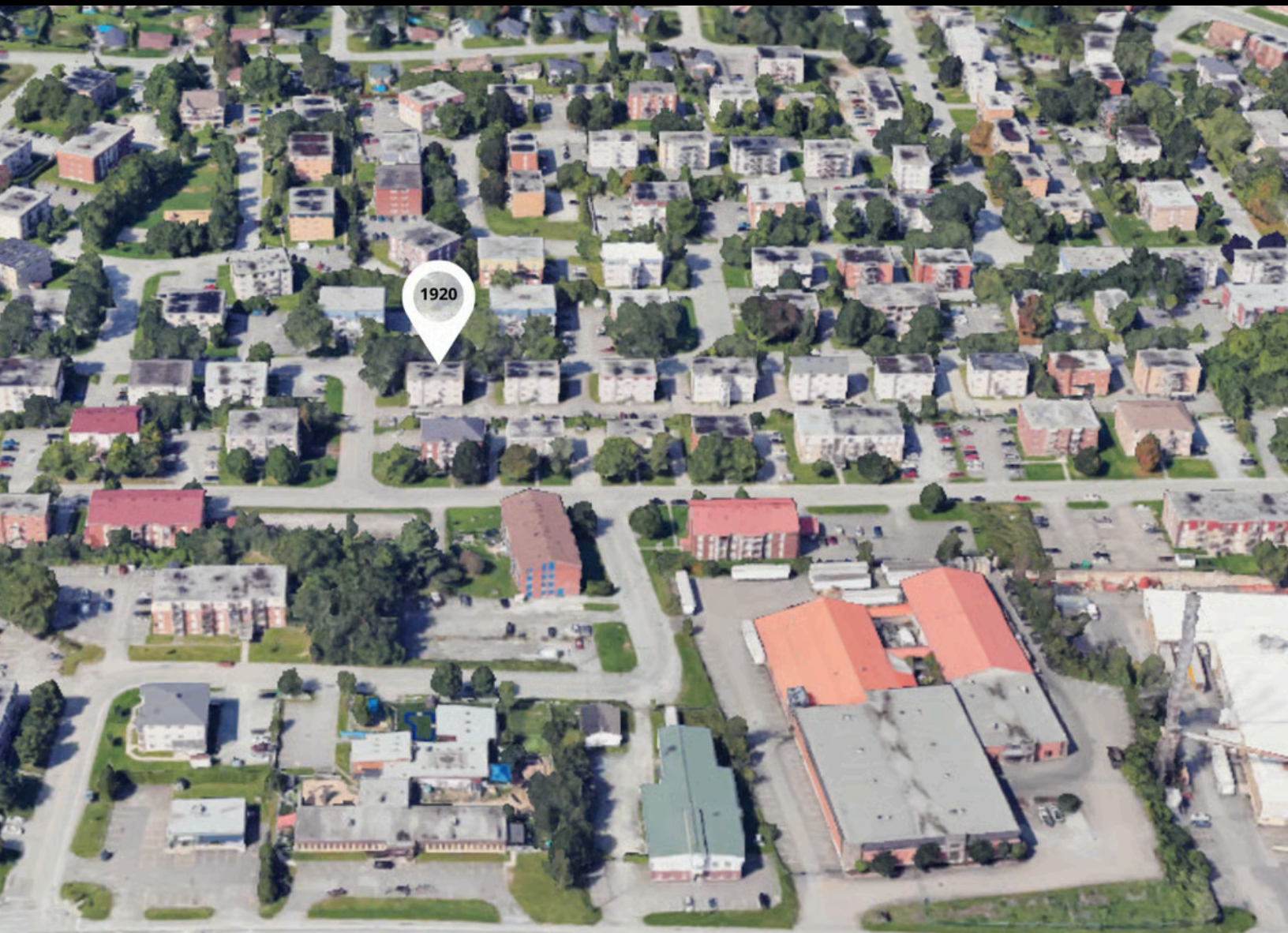


Heating System

Electric baseboards



1920 des Boisés, Sherbrooke



BUILDING DESCRIPTION

General Information

Cadastral number	2 130 893
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Total Municipal Assessment

Total Municipal Assessment	714 900 \$
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Municipal Land Assessment	206 900 \$
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Municipal Building Assessment	508 000 \$
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Construction

Number of Storeys	3
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Type of Building	Detached
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Type of Construction	Brick and wood
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Year of Construction	1970
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Electromechanical System

Fire System	Smoke detectors
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Building type

Laundry Room	N/A
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Number of Rooms	30
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Number of Units	7 x 4½, 1 x 2½
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Washer/Dryer Inlet	Yes, in each unit
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Appliance Responsibility	Tenant/Owner #2 (4) and #1 (1)
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Heating Responsibility	Owner
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Hot Water Responsibility	Owner
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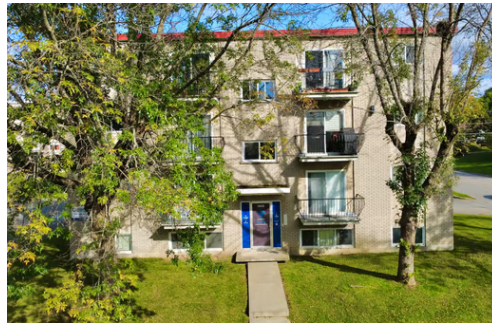
Parking

Type of Parking	Outdoor
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Number of Parking Spaces	Around 9 spaces
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Area

Land Surface Area	9900 sq.ft
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FEATURES

Fenced

Yes, at the back

Condition of Doors

Sliding patio doors

Intercom and Doorbell

Yes

Condition of Windows

Sliding windows

Exterior Siding

Brick

Environmental Report

Phase I and Phase II completed in 2026

Plumbing

ABS / PEX

Condition of Balconies

Fiberglass - 2015

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Distance from fire station and hydrant

Nearby

Floor Covering

Floating / ceramic

Condition of Roof

Elastomeric membrane - 2014

Concierge Agreement

Yes

Hot Water System

Independent tanks

Electrical Panels

Breakers

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$83,304	100 %	\$868
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$83,304		\$868
Vac. / Bad debt	\$2,499	3 %	\$26
EGR	\$80,805		\$842

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,636	4.5 %	\$455
Municipal Taxes	Current	\$9,576	11.9 %	\$1,197
School Taxes	Current	\$491	0.6 %	\$61
Insurance	Current	\$2,430	3 %	\$304
Electricity	Estimated	\$3,912	4.8 %	\$489
Heating	Estimated	\$1,742	2.2 %	\$218
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	2.5 %	\$250
Maintenance	Normalised	\$5,600	6.9 %	\$700
Appliances	Estimated	\$300	0.4 %	\$38
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$808	1 %	\$101
Total Expenses		\$30,495	37.7 %	\$3,812
Net Revenue		\$50,310		\$6,289

FINANCING

	SCHL		Conventionnel
Maximum loan amount	\$742,436	\$877,422	\$591,054
Financing CAP	5.76 %	4.87 %	6.38 %
Debt coverage ratio	1.3	1.1	1.25
Interest Rate	4.3 %	4.3 %	4.75 %
Amortization	40 Years	40 Years	25 Years
Term	5 Years	5 Years	5 Years

TREASURY

	SCHL		Conventionnel
Net Revenue	\$50,310	\$50,310	\$50,310
Annual Mortgage Cost	\$41,123	\$48,309	\$40,248
Net cash after mortgage	\$9,187	\$2,000	\$10,062

RETURN ON INVESTMENT

Down Payment	\$532,564	\$397,578	\$683,946
Cash on cash return	1.7 %	0.5 %	1.5 %
Return on liquidity + capitalization	3.2 %	2.8 %	3.3 %
Total yearly return with appreciation of 2 %	7.95 %	9.18 %	7.06 %

CPU
159 400 \$

GIM
15,3

NIM
25,3

CAP
4 %



