

227 DE WINDSOR BROMPTON

12 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

An attractive 12-unit building located in Brompton, adjacent to Ernest-Bergeron Park. It offers well-laid-out apartments—comprising three 3½, six 4½, and three 5½ units—with 3 recently renovated. Tenants cover their own energy costs. The roof was replaced in 2020 and the windows in 2019. Internet service is included in the leases. An excellent opportunity to expand your real estate portfolio!

HIGHLIGHTS

- ✓ Located in a peaceful area close to all amenities and the Kruger plant.
- ✓ Ideal for energy-efficiency financing (see CMHC scenario).
- ✓ Private storage space in the outdoor shed.

ASKING PRICE :
\$2,349,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Shed roofing (2026)

Roofing (2020 and 2025)

Windows (2018 to 2020)

Complete renovation of 3 units (2 x 5.5, 1 x 4.5).

Fire safety system upgrade.

ADDITIONAL INFORMATION

Several rents are below market value.

Internet service is included in the leases.

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

Responsibility for appliances

Tenant

Number of units

12



Number of Parking Spaces

Large gravel area

Hot Water System

40-gallon electric water heaters (one per unit)

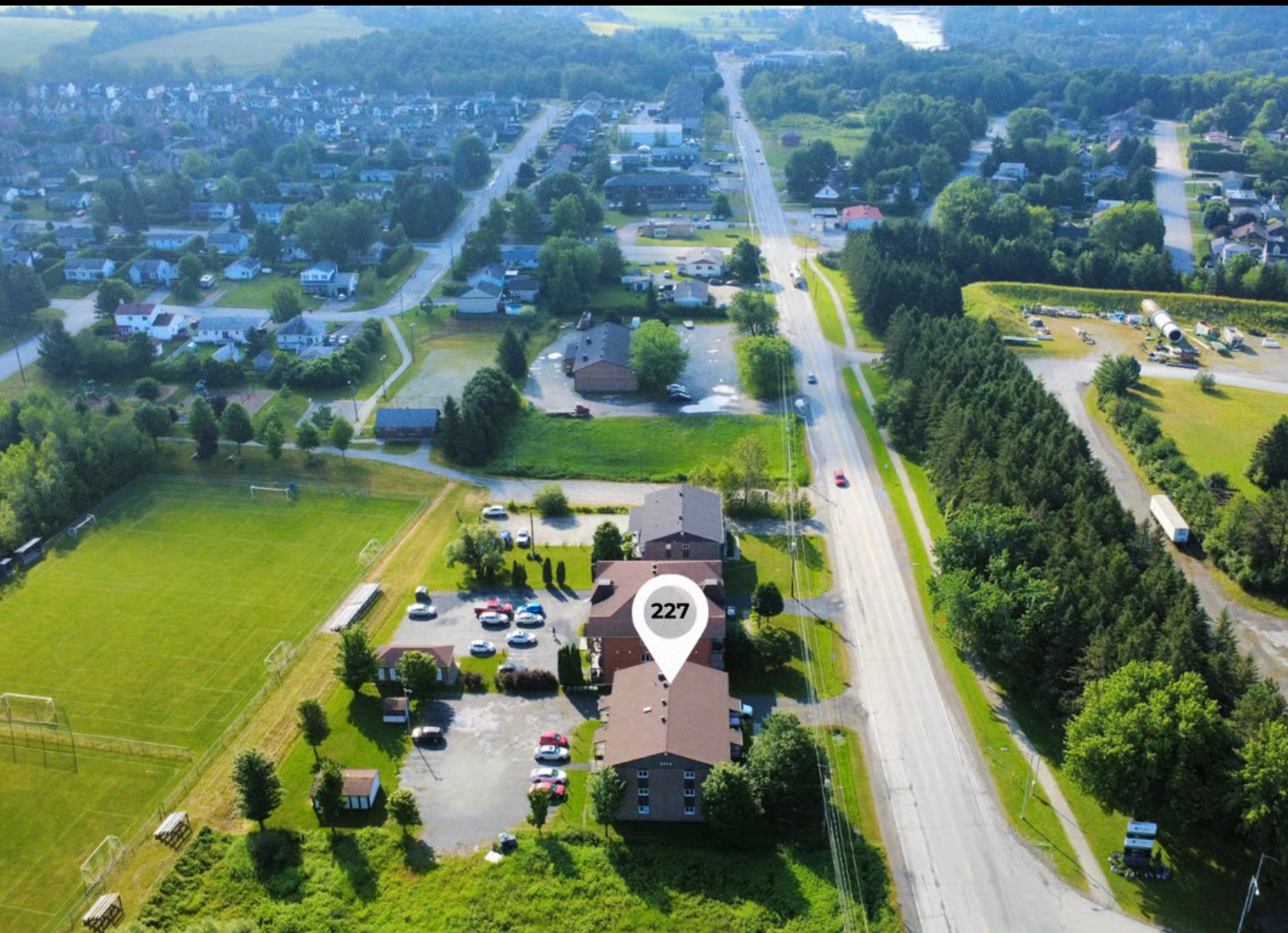


Heating System

Electric baseboards



227 de Windsor, Brompton



BUILDING DESCRIPTION

General Information

Cadastral number 3 102 621

Total Municipal Assessment

Total Municipal Assessment 1 313 600 \$

Municipal Land Assessment 217 500 \$

Municipal Building Assessment 1 096 100 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1986

Central vacuum in common area.

Electromechanical System

Fire System Yes

Building type

Laundry Room N/A

Number of Rooms 48

Number of Units 3 x 3.5, 6 x 4.5, 3 x 5.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Exterior

Number of Parking Spaces Large gravel area

Area

Land Surface Area 21 534 sq. ft.



FEATURES

Internet and Telecom

Internet

Condition of Doors

Majority original (1985), 1 replaced

Intercom and Doorbell

To be verified

Condition of Windows

All replaced in 2020

Exterior Siding

Brick

Floor Covering

Vinyl, floating

Plumbing

Copper, ABS

Condition of Balconies

Fiberglass

Heating System

Electric baseboards

Condition of Kitchens

3 renovated, good condition

Condition of Bathrooms

3 renovated, good condition

Condition of Roof

Renovated in 2020 | Additional renovation work in 2025

Concierge Agreement

Yes

Hot Water System

40-gallon electric water heaters (one per unit)

Electrical Panels

Circuit breakers

Environmental Report

Yes - 2017

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$140,640	100 %	\$977
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$140,640		\$977
Vac. / Bad debt	\$4,219	3 %	\$29
EGR	\$136,421		\$947

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$6,821	5 %	\$568
Municipal Taxes	Current	\$16,390	12 %	\$1,366
School Taxes	Current	\$933	0.7 %	\$78
Insurance	Current	\$4,964	3.6 %	\$414
Electricity	Current	\$849	0.6 %	\$71
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$4,800	3.5 %	\$400
Maintenance	Normalised	\$8,400	6.2 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,364	1 %	\$114
Internet	Current	\$1,172	0.9 %	\$98
Total Expenses		\$45,693	33.5 %	\$3,808
Net Revenue		\$90,728		\$7,561

FINANCING

Maximum loan amount	\$1,559,929	\$1,055,409
Financing CAP	4.94 %	6.45 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.4 %	4.85 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$90,728	\$90,728
Annual Mortgage Cost	\$87,103	\$72,582
Net cash after mortgage	\$3,625	\$18,146

RETURN ON INVESTMENT

Down Payment	\$789,071	\$1,293,591
Cash on cash return	0.5 %	1.4 %
Return on liquidity + capitalization	2.4 %	3.1 %
Total yearly return with appreciation of 2 %	8.39 %	6.77 %

CPU
195 800 \$

GIM
16,7

NIM
25,9

CAP
3,9 %

