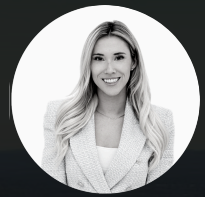


2330-2344 DE LA GOLCONDA MONT-BELLEVUE

8 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Impeccable 8-unit building constructed in 2022 in the new Plateau Belvédère district. Comprising eight 4½ apartments designed to the highest current standards, it combines aesthetics, functionality, and durability to appeal to discerning residents seeking comfort and quality of life. Each unit features quartz countertops with a 9-foot island, a freestanding bathtub and ceramic shower, heated polished concrete floors, a heat pump, a fireplace, a wine cellar, a shed, internet access, and more. Utilities are the responsibility of the tenants. To see!

HIGHLIGHTS

- ✓ Comprising eight 4½-room apartments, offering spacious layouts and an optimized interior design.
- ✓ The upper-floor units boast breathtaking views of the surrounding landscape, a highly sought-after and distinctive feature.
- ✓ Strategically located, just minutes from the highway and Bishop's and Sherbrooke universities.
- ✓ A stable, high-quality tenant base ensures smooth management and an excellent rental profile.

ASKING PRICE :

\$2,585,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

New construction (2022)

ADDITIONAL INFORMATION

Eight private sheds offer convenient storage space for tenants.

Ample parking provides easy access and comfort for residents.

Internet access is included in the leases, a highly sought-after benefit for tenants.

The sale comes with a legal guarantee of quality and title.

Snow removal: \$1,221.61 / Lawn care: \$2000

Responsibility for appliances

Tenants with the exception of cellars

Number of units

8



Number of Parking Spaces

14

Hot Water System

Independent tanks

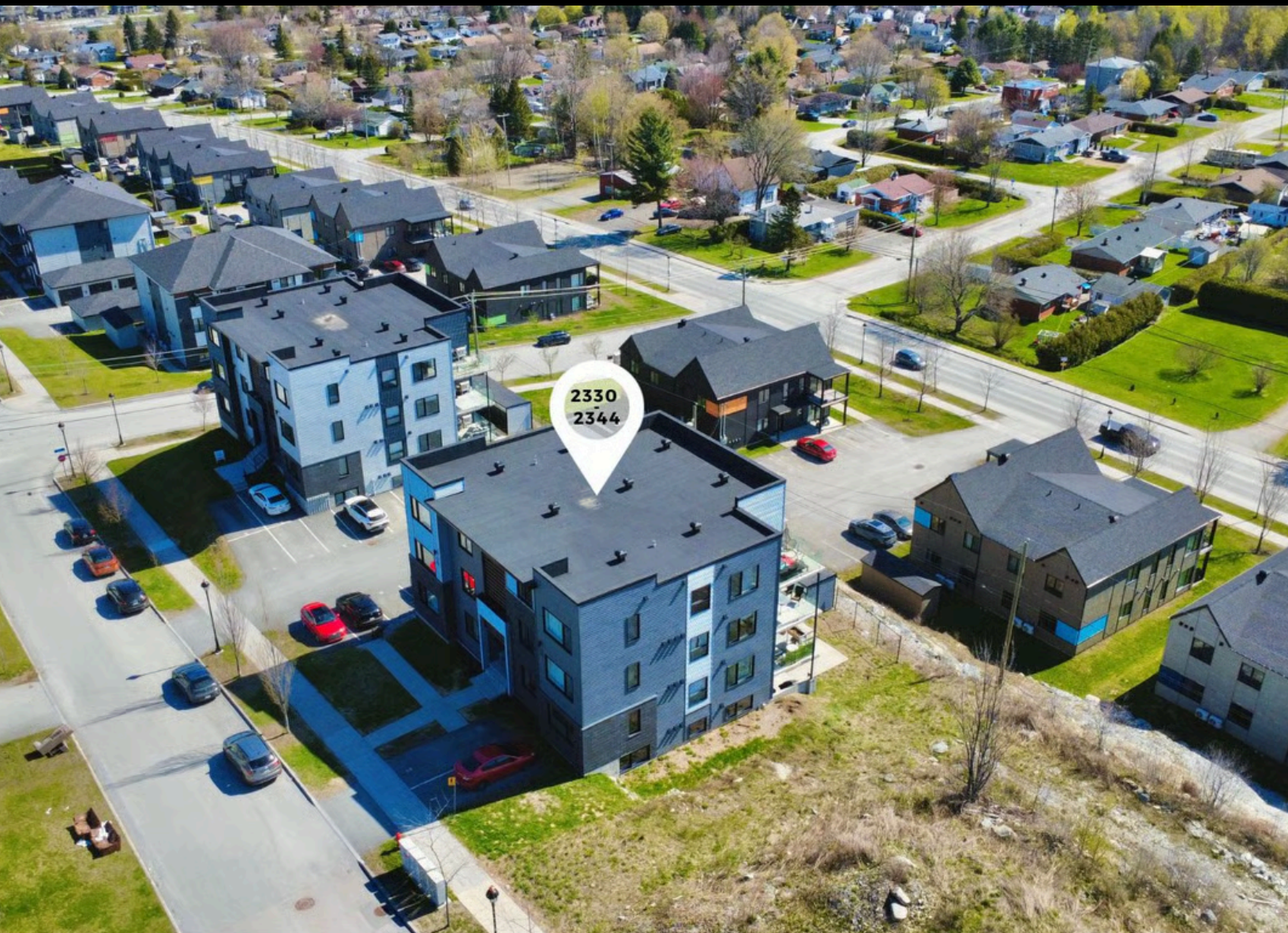


Heating System

Fireplaces, radiant floor heating, heat pumps



2330-2344 de la Golconda, Mont-Bellevue



BUILDING DESCRIPTION

General Information

Cadastral number 6 305 059

Total Municipal Assessment

Total Municipal Assessment 2 138 200 \$

Municipal Land Assessment 297 900 \$

Municipal Building Assessment 1 840 300 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick, wood, concrete

Year of Construction 2022

8 storage sheds

Features

Plumbing Pex, ABS

Condition of Roof Elasometric membrane - 2022

Condition of Doors Brand new

Condition of Balconies Large glass balconies!

Condition of Windows Brand new

Condition of Kitchens Quartz countertop, 9-inch island with integrated pantry

Electrical Panels Circuit breakers

Exterior Siding Masonry, steel cladding and fiber cement

Condition of Bathrooms Freestanding bathtub and ceramic shower

Floor Covering Radiant polished concrete

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 32

Number of Units 8 x 4.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants with the exception of cellars

Heating Responsibility Tenants

Hot Water Responsibility Tenants

The sale is made with a legal guarantee of quality and ownership rights.

Parking

Type of Parking Exterior, in asphalt

Number of Parking Spaces 14

Area

Land Surface Area 12 533 pi2



FEATURES

Fenced

Yes, in the back

Condition of Roof

Elastometric membrane - 2022

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Yes

Internet and Telecom

Internet

Condition of Doors

Brand new

Intercom and Doorbell

Private entrances with doorbells

Condition of Windows

Brand new

Exterior Siding

Masonry, steel cladding and fiber cement

Floor Covering

Radiant polished concrete

Plumbing

Pex, ABS

Condition of Balconies

Large glass balconies!

Heating System

Fireplaces, radiant floor heating, heat pumps

Condition of Kitchens

Quartz countertop, 9-inch island with integrated pantry

Condition of Bathrooms

Freestanding bathtub and ceramic shower

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$152,760	100 %	\$1,591
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$152,760		\$1,591
Vac. / Bad debt	\$4,583	3 %	\$48
EGR	\$148,177		\$1,544

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$6,668	4.5 %	\$833
Municipal Taxes	Current	\$21,531	14.5 %	\$2,691
School Taxes	Current	\$1,539	1 %	\$192
Insurance	Current	\$4,000	2.7 %	\$500
Electricity	Current	\$261	0.2 %	\$33
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	1.3 %	\$250
Maintenance	Normalised	\$5,600	3.8 %	\$700
Appliances				
WiFi	Current	\$793	0.5 %	\$99
Heat Pump				
CHMC: Other Costs	Normalised	\$1,482	1 %	\$185
Total Expenses		\$43,874	29.6 %	\$5,484
Net Revenue		\$104,303		\$13,038

FINANCING

	schl	conv
Maximum loan amount	\$1,607,650	\$1,288,503
Financing CAP	5.51 %	6.07 %
Debt coverage ratio	1.3	1.25
Interest Rate	4.0 %	4.25 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$104,303	\$104,303
Annual Mortgage Cost	\$85,388	\$83,442
Net cash after mortgage	\$18,915	\$20,861

RETURN ON INVESTMENT

Down Payment	\$977,350	\$1,296,497
Cash on cash return	1.9 %	1.6 %
Return on liquidity + capitalization	3.8 %	3.9 %
Total Return with appreciation of 2 %	9.05 %	7.89 %

CPU
323 100 \$

GIM
16,9

NIM
24,8

CAP
4 %

