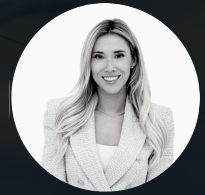


254 BALL MONT-BELLEVUE

11 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

High Rise

PROPERTY DESCRIPTION

This 11-unit brick building is located in the heart of Sherbrooke. It comprises seven 4.5-room apartments and four 3.5-room apartments, with a laundry room in the basement shared by two units. The building is entirely electric, and energy costs are the responsibility of the tenants, with the exception of two units. One unit will be vacant on July 1st but is currently listed for rent. It is conveniently located near all amenities and directly across from Judes-O-Camirand Park. The owner has held the building since 1998 and has maintained excellent management over the years.

HIGHLIGHTS

- ✓ One unit will be vacant starting July 1st, but is currently listed for rent. (Unit #1)
- ✓ Located just steps from a park, schools, and shops.
- ✓ Area undergoing significant development, attracting a high-quality clientele.

ASKING PRICE :
\$1,890,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof replaced around 2009

10 renovated bathrooms

Exterior doors replaced on August 11th

Fire system

Wooden balcony largely rebuilt

Masonry work will be completed this summer, including crack repairs

ADDITIONAL INFORMATION

The owner mows the lawn himself.

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

The costs of snow removal (\$690.00) are split equally among the neighboring owners.

Easements regarding views and right of way are listed in the property survey.

Responsibility for appliances

Owner/ Tenants

Number of units

11



Number of Parking Spaces

2

Hot Water System

Separate fuel tanks (11 x 40 gallons, 2011-2025)

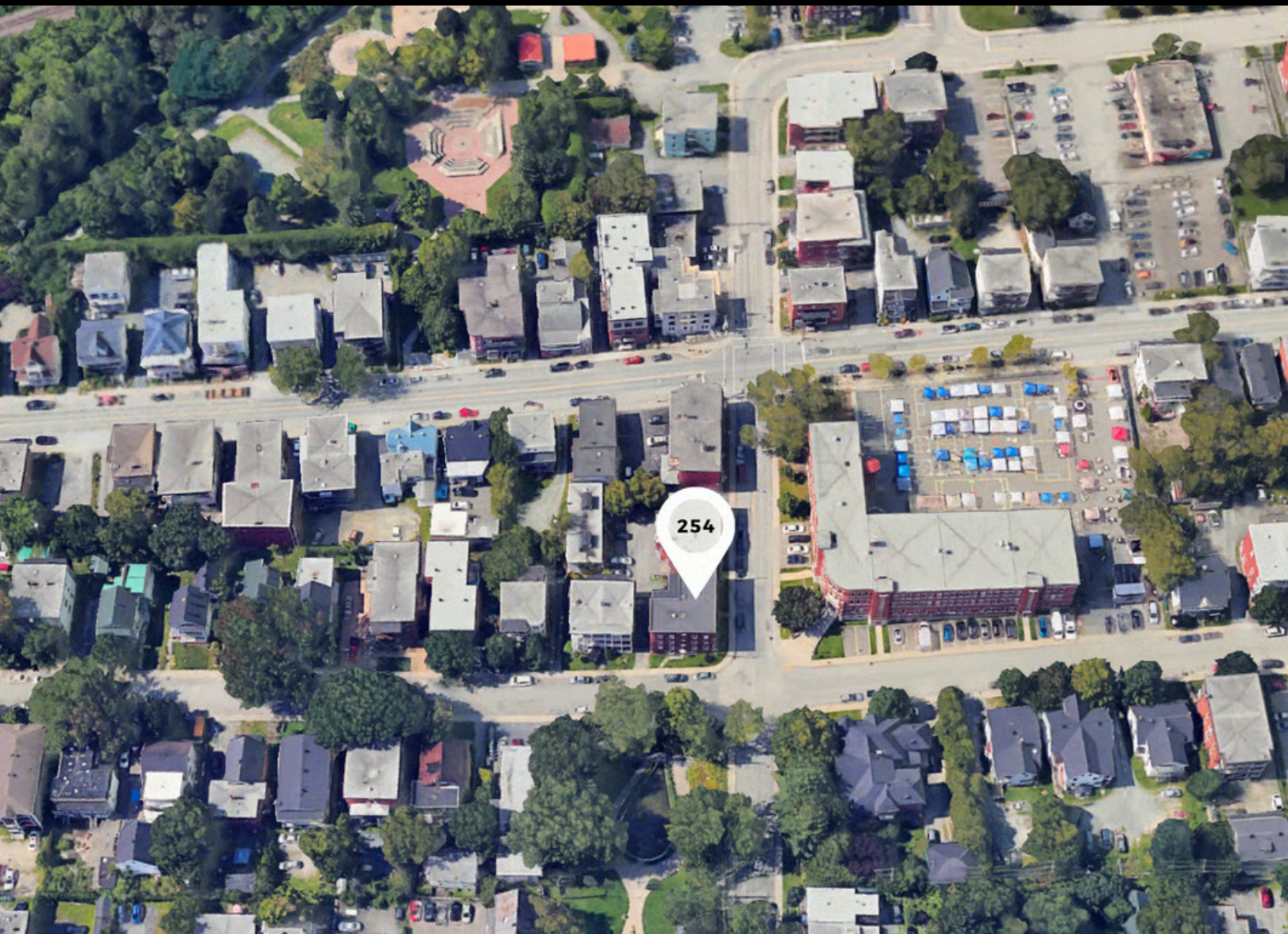


Heating System

Electric baseboard



254 Ball, Mont-Bellevue



BUILDING DESCRIPTION

General Information

Cadastral number 1 030 565

Municipal Assessment

Municipal Assessment 928 900 \$

Municipal Land Assessment 152 400 \$

Municipal Building Assessment 776 500 \$

Construction

Number of Storeys 4

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1935

Stone foundation.

Features

Plumbing Copper, ABS, cast iron

Condition of Roof Elastomer membrane +/-2009

Condition of Doors Good condition - 8/11 replaced

Condition of Balconies Most of the wood has been replaced

Condition of Windows Windows replaced around 2009

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good condition - 10/11 renovated

Floor Covering Hardwood, vinyl, tile, ceramic

Electromechanical System

Fire System Yes

Building type

Laundry Room Yes, for 2 units

Number of Rooms 40

Number of Units 7 x 4.5 + 4 x 3.5

Washer/Dryer Inlet In 9 units

Appliance Responsibility Owner/ Tenants

Heating Responsibility Owner 2 / Tenants 9

Hot Water Responsibility Owner 2 / Tenants 9

Parking

Type of Parking Exterior

Number of Parking Spaces 2

Area

Land Surface Area 4 101 Sq Ft



FEATURES

Fenced

N/A

Condition of Roof

Elastomer membrane +/-2009

Concierge Agreement

N/A

Hot Water System

Separate fuel tanks (11 x 40 gallons, 2011-2025)

Electrical Panels

Circuit breakers

Environmental Report

To come

Internet and Telecom

N/A

Condition of Doors

Good condition - 8/11 replaced

Intercom and Doorbell

Intercom system for 6 units

Condition of Windows

Windows replaced around 2009

Exterior Siding

Brick

Floor Covering

Hardwood, vinyl, tile, ceramic

Plumbing

Copper, ABS, cast iron

Condition of Balconies

Most of the wood has been replaced

Heating System

Electric baseboard

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition - 10/11 renovated

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$117,840	100 %	\$893
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$117,840		\$893
Vac. / Bad debt	\$3,535	3 %	\$27
EGR	\$114,305		\$866

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,858	4.3 %	\$442
Municipal Taxes	Current	\$12,712	11.1 %	\$1,156
School Taxes	Current	\$613	0.5 %	\$56
Insurance	Current	\$6,198	5.4 %	\$563
Electricity	Current	\$2,977	2.6 %	\$271
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,365	2.1 %	\$215
Maintenance	Normalised	\$6,710	5.9 %	\$610
Appliances				
WiFi				
Heat Pump				
Total Expenses		\$36,433	31.9 %	\$3,312
Net Revenue		\$77,872		\$7,079

FINANCING

	schl	conv
Maximum loan amount	\$1,418,481	\$892,606
Financing CAP	4.67 %	6.54 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.0 %	5.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$77,872	\$77,872
Annual Mortgage Cost	\$75,193	\$62,297
Net cash after mortgage	\$2,679	\$15,574

RETURN ON INVESTMENT

Down Payment	\$471,519	\$997,394
Cash on cash return	0.6 %	1.6 %
Return on liquidity + capitalization	3.9 %	3.4 %

CPU
171 800 \$

GIM
16

NIM
24,3

CAP
4,1 %

