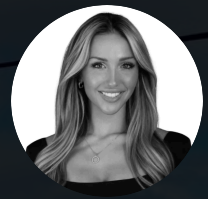


2565 BONIN MONT-BELLEVUE

11 UNITS

PMML

FOR SALE



Alyson Marceau

Team Jessika Lahaie

VP

Real Estate Broker

📞 450-521-6898



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

An 11-unit brick apartment building located in the Mont-Bellevue area, comprising eleven 4½-room units. Its strategic location near the Université de Sherbrooke, shops, services, public transportation and major roadways supports strong rental demand. Annual rental income totals \$135,600. Energy costs are paid by the owner, as the property is equipped with a dual-energy heating system. The seller is open to a balance of sale.

HIGHLIGHTS

- ✓ Heating, hot water, and Wi-Fi are included for tenants.
- ✓ Features a large mechanical room, storage lockers, and ample parking.
- ✓ The common areas are well-maintained and stand out for their cleanliness.
- ✓ A 2026 location certificate is on file.

ASKING PRICE :
\$1,995,000

ADDITIONAL INFORMATION

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

The seller is open to a balance of sale.

Responsibility for appliances

Tenants/Owner

Number of units

11



Number of Parking Spaces

11

Hot Water System

Central tank

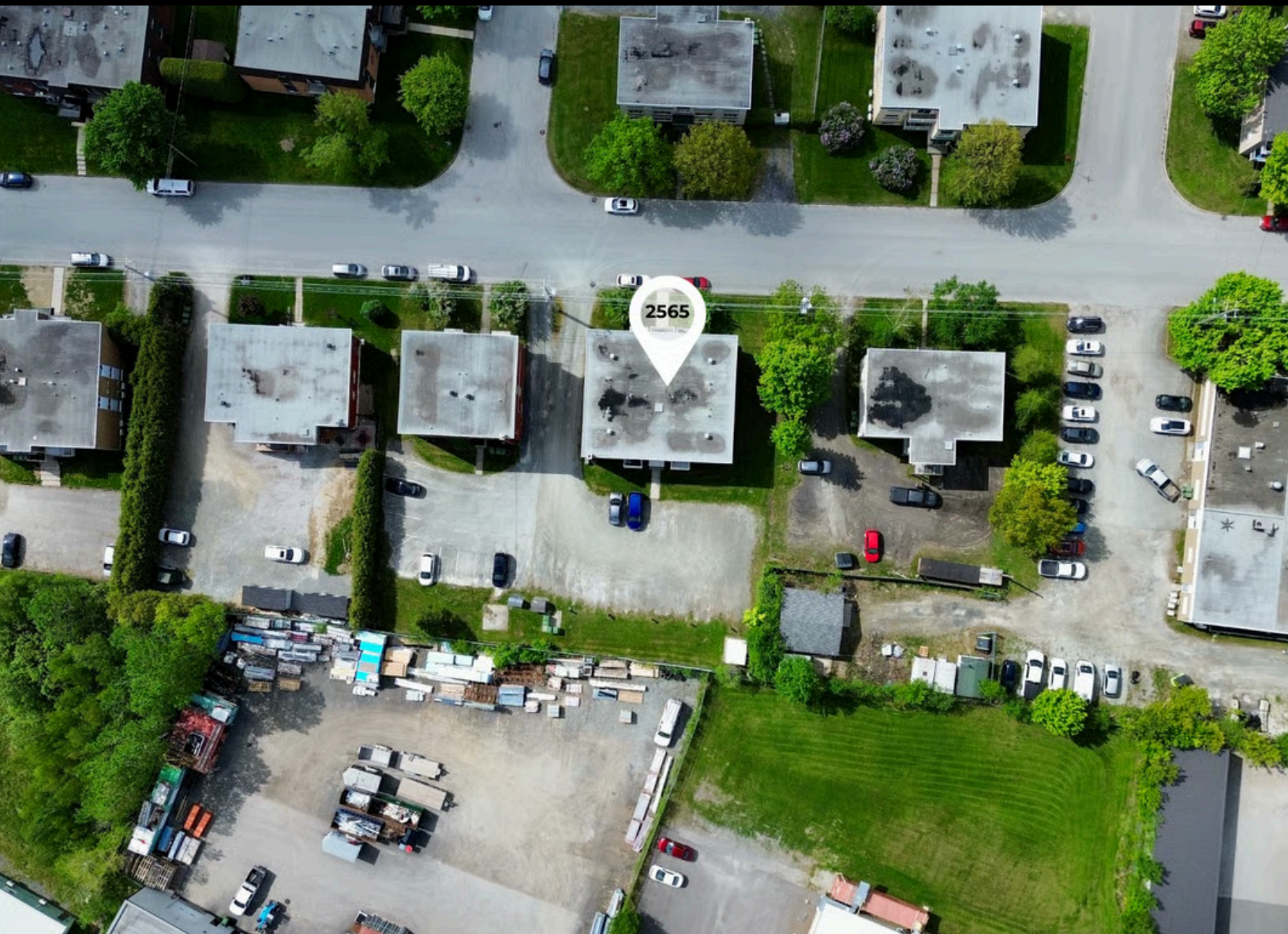


Heating System

Hydronic heating / Dual-energy



2565 Bonin, Mont-Bellevue



BUILDING DESCRIPTION

General Information

Cadastral number 1 136 606

Total Municipal Assessment

Total Municipal Assessment 1 141 300 \$

Municipal Land Assessment 189 000 \$

Municipal Building Assessment 952 300 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and Wood

Year of Construction 1970

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 44

Number of Units 11 x 4.5

Washer/Dryer Inlet In each apartment

Appliance Responsibility Tenants/Owner

Heating Responsibility Owner

Hot Water Responsibility Owner

Parking

Type of Parking Gravel exterior

Number of Parking Spaces 11

Area

Land Surface Area 14 832 sq.ft



FEATURES

Fenced

No

Condition of Roof

Elastomeric membrane - 2018

Concierge Agreement

No

Hot Water System

Central tank

Electrical Panels

Breakers

Environmental Report

About 20 years

Internet and Telecom

Yes

Condition of Doors

About 15 years

Intercom and Doorbell

To be verified

Condition of Windows

About 15 years

Exterior Siding

Brick

Floor Covering

Adhesive vinyl, floating vinyl, and ceramic

Plumbing

Copper & ABS

Condition of Balconies

Aluminum

Heating System

Hydronic heating / Dual-energy

Condition of Kitchens

Good condition / Renovated over the years

Condition of Bathrooms

Good condition / Renovated over the years

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$135,600	100 %	\$1,027
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$135,600		\$1,027
Vac. / Bad debt	\$4,068	3 %	\$31
EGR	\$131,532		\$996

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$5,919	4.5 %	\$538
Municipal Taxes	Current	\$14,496	11 %	\$1,318
School Taxes	Current	\$822	0.6 %	\$75
Insurance	Current	\$6,006	4.6 %	\$546
Electricity	Current	\$5,365	4.1 %	\$488
Heating	Estimated	\$1,200	0.9 %	\$109
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,750	2.1 %	\$250
Maintenance	Normalised	\$7,700	5.9 %	\$700
Appliances				
WiFi	Current	\$1,161	0.9 %	\$106
Heat Pump				
CHMC: Other Costs	Normalised	\$1,315	1 %	\$120
Total Expenses		\$46,735	35.5 %	\$4,249
Net Revenue		\$84,797		\$7,709

FINANCING

	schl	conv
Maximum loan amount	\$1,489,552	\$964,742
Financing CAP	4.84 %	6.59 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.25 %	5.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$84,797	\$84,797
Annual Mortgage Cost	\$82,069	\$70,664
Net cash after mortgage	\$2,728	\$14,133

RETURN ON INVESTMENT

Down Payment	\$505,448	\$1,030,258
Cash on cash return	0.5 %	1.4 %
Return on liquidity + capitalization	3.6 %	3.2 %
Total yearly return with appreciation of 2 %	11.51 %	7.06 %

CPU
181 400 \$

GIM
14,7

NIM
23,5

CAP
4,3 %

