

# 2627 DE LA LAURENTIE JACQUES-CARTIER

9 UNITS

# PMML

FOR SALE



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## BUILDING TYPE

Detached

## BUILDING CATEGORY

Low Rise

## PROPERTY DESCRIPTION

Nine-unit brick building located in the sought-after Jacques-Cartier area of Sherbrooke. The beautiful Laurentian Park is right across the street. The building comprises six 5.5-room apartments, one 3.5-room apartment, and two 2.5-room apartments. The apartments are spacious and well-maintained. Several recent renovations have been completed, including the roof, windows, front balconies, and renovations to most of the apartments (flooring, cabinets, bathrooms). Energy costs are covered by the owner, making it ideal for energy-efficient financing!

## HIGHLIGHTS

- ✓ Strategic and sought-after location.
- ✓ High-quality tenants with two units available for rent.
- ✓ Located near Carrefour de l'Estrie and Plateau St-Joseph (Walmart, Costco, Canadian Tire, etc.).
- ✓ Quick access to Highway 410 and public transportation.

ASKING PRICE :  
**\$1,749,000**

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

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Garbage container replacement - 2024

Electric furnace replacement - 2023

600V panel replacement - 2023

French drain installation on 3 facades - 2022

Concrete sidewalk replacement - 2021

Front balcony - 2020

Floors - 2016

Roof - 2015

Foundation crack repair

Partial renovation of units #2, 3, 6, 7, 8, and 9 (Over the past few years)

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## ADDITIONAL INFORMATION

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

The 2.5 and 3.5 size apartments are large and popular with single tenants.

The location certificate dates from June 2016. It must be validated by the buyer's notary.

Snow removal: \$1 173.00

Responsible for the electricity bill for apartment #1.

## Responsibility for appliances

Tenants

## Number of units

9



## Number of Parking Spaces

11 spots

## Hot Water System

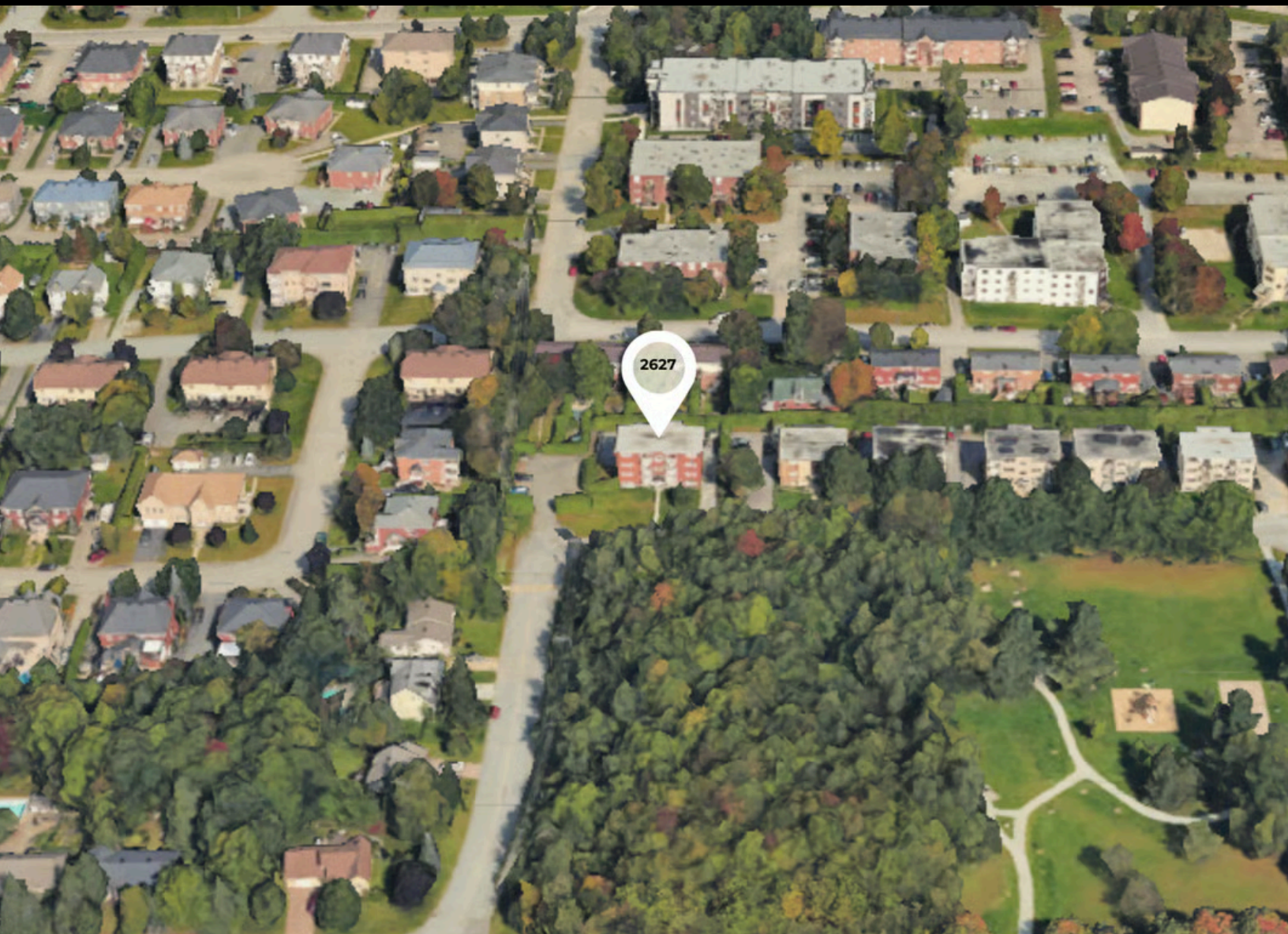


## Heating System





2627 De La Laurentie, Jacques-Cartier



# BUILDING DESCRIPTION

## General Information

Cadastral number 1 138 142

## Total Municipal Assessment

Total Municipal Assessment 912 600 \$

Municipal Land Assessment 184 700 \$

Municipal Building Assessment 727 900 \$

## Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1969

## Features

Plumbing Copper, ABS

Condition of Roof Elastomeric membrane - 2015

Condition of Doors Changed in 2011

Condition of Balconies Fiberglass front, wood rear

Condition of Windows Aluminium - Changed in 2011

Condition of Kitchens Good condition, new cabinets in some units

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good condition, new bathrooms in some units

Floor Covering Vinyl and ceramic, 2020

## Electromechanical System

Fire System Fire alarm and extinguishers

## Building type

Laundry Room No

Number of Rooms 37

Number of Units 6 x 5.5, 1 x 3.5, 2 x 2.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Owner

Hot Water Responsibility Owner

## Parking

Type of Parking Exterior in asphalt

Number of Parking Spaces 11 spots

## Area

Land Surface Area 10 020 sq. ft



## FEATURES

### Fenced

Bordered by hedges

### Condition of Roof

Elastomeric membrane - 2015

### Concierge Agreement

Yes, \$700/year without a contract (lawn, snow removal of the pedestrian walkway and cleaning of common areas)

### Condition of Kitchens

Good condition, new cabinets in some units

### Condition of Bathrooms

Good condition, new bathrooms in some units

### Internet and Telecom

N/A

### Condition of Doors

Changed in 2011

### Intercom and Doorbell

Doorbell

### Electrical Panels

Circuit breakers

### Environmental Report

Yes, Phase 1

### Plumbing

Copper, ABS

### Condition of Balconies

Fiberglass front, wood rear

### Condition of Windows

Aluminium - Changed in 2011

### Exterior Siding

Brick

### Floor Covering

Vinyl and ceramic, 2020

## REVENUE

	yearly	% / GR	RPU (m)
Residential	\$115,164	99.6 %	\$1,066
Affordable Res.			
Commercial			
Lockers			
Parking	\$480	0.4 %	\$4
Laundry			
<b>Total Revenues</b>	<b>\$115,644</b>		<b>\$1,071</b>
Vac. / Bad debt	\$3,469	3 %	\$32
<b>EGR</b>	<b>\$112,175</b>		<b>\$1,039</b>

## EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,767	4.3 %	\$530
Municipal Taxes	Current	\$11,683	10.4 %	\$1,298
School Taxes	Current	\$646	0.6 %	\$72
Insurance	Current	\$3,407	3 %	\$379
Electricity	Current	\$5,971	5.3 %	\$663
Heating	Estimated	\$1,000	0.9 %	\$111
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,935	1.7 %	\$215
Maintenance	Normalised	\$5,490	4.9 %	\$610
Appliances				
WiFi				
Heat Pump				
<b>Total Expenses</b>		<b>\$34,899</b>	<b>31.1 %</b>	<b>\$3,878</b>
<b>Net Revenue</b>		<b>\$77,275</b>		<b>\$8,586</b>

## FINANCING

	<b>schl</b>	<b>conv</b>
Maximum loan amount	\$1,377,158	\$898,922
Financing CAP	4.77 %	6.45 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.15 %	4.85 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

## TREASURY

	<b>schl</b>	<b>conv</b>
Net Revenue	\$77,275	\$77,275
Annual Mortgage Cost	\$74,078	\$61,820
Net cash after mortgage	\$3,198	\$15,455

### RETURN ON INVESTMENT

Down Payment	\$371,842	\$850,078
Cash on cash return	0.9 %	1.8 %
Return on liquidity + capitalization	4.8 %	4.1 %

CPU  
194 300 \$

GIM  
15,1

NIM  
22,6

CAP  
4,4 %







