

# 2930 MÉZY SHERBROOKE

8 UNITS

# PMML

FOR SALE



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## BUILDING TYPE

Detached

## BUILDING CATEGORY

Low Rise

## PROPERTY DESCRIPTION

An 8-unit building consisting exclusively of well-laid-out 4½-room apartments (approximately 1,000 sq. ft.) with two bedrooms. Features include a steel roof, hardwood and ceramic flooring, and ample storage space. Six units are equipped with a wall-mounted heat pump. Each unit includes an indoor storage locker as well as space in the outdoor storage shed. A well-maintained building offering excellent construction quality.

## HIGHLIGHTS

- ✓ Building comprising eight 4½-room units, each approximately 1,000 sq. ft.
- ✓ Six units feature air conditioning.
- ✓ Quality construction with a steel roof and hardwood and ceramic flooring.
- ✓ Each unit includes an interior storage area as well as storage space in the outdoor shed.

ASKING PRICE :  
**\$1,425,000**

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## ADDITIONAL INFORMATION

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The sale is made without legal warranty, at the Buyer's risk and peril.



## Responsibility for appliances

Tenants

## Number of units

8



## Number of Parking Spaces

8 spaces

## Hot Water System

Independent tanks



## Heating System

Electric baseboard heating and A/C





2930 Mézy, Sherbrooke





# BUILDING DESCRIPTION

## General Information

Cadastral number 1 395 390

## Total Municipal Assessment

Total Municipal Assessment 1 084 000 \$

Municipal Land Assessment 281 200 \$

Municipal Building Assessment 802 800 \$

## Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick, wood and concrete

Year of Construction 1995

## Features

Plumbing PEX/ABS

Condition of Roof Steel

Condition of Doors Good condition - 1995

Condition of Balconies Concrete

Condition of Windows Good condition - 1995

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick and aluminum

Condition of Bathrooms Good condition

Floor Covering Hardwood, ceramic

## Electromechanical System

Fire System Smoke detectors

## Building type

Laundry Room N/A

Number of Rooms 36

Number of Units 8 X 4.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Air conditioning in 6 units

## Parking

Type of Parking Outdoor

Number of Parking Spaces 8 spaces

## Area

Land Surface Area 13 174 sq. ft.





## FEATURES

### **Fenced**

No

### **Condition of Roof**

Steel

### **Concierge Agreement**

N/A

### **Hot Water System**

Independent tanks

### **Electrical Panels**

Circuit breakers

### **Environmental Report**

At the buyers expense

### **Internet and Telecom**

N/A

### **Condition of Doors**

Good condition - 1995

### **Intercom and Doorbell**

Doorbell

### **Condition of Windows**

Good condition - 1995

### **Exterior Siding**

Brick and aluminum

### **Floor Covering**

Hardwood, ceramic

### **Plumbing**

PEX/ABS

### **Condition of Balconies**

Concrete

### **Heating System**

Electric baseboard heating and A/C

### **Condition of Kitchens**

Good condition

### **Condition of Bathrooms**

Good condition

## REVENUE

|                       | yearly          | % / GR | RPU (m)      |
|-----------------------|-----------------|--------|--------------|
| Residential           | \$83,352        | 100 %  | \$868        |
| Affordable Res.       |                 |        |              |
| Commercial            |                 |        |              |
| Lockers               |                 |        |              |
| Parking               |                 |        |              |
| Laundry               |                 |        |              |
| <b>Total Revenues</b> | <b>\$83,352</b> |        | <b>\$868</b> |
| Vac. / Bad debt       | \$2,501         | 3 %    | \$26         |
| <b>EGR</b>            | <b>\$80,851</b> |        | <b>\$842</b> |

## EXPENSES

|                       | Calc.      | yearly          | % OF EGR      | CPU (y)        |
|-----------------------|------------|-----------------|---------------|----------------|
| Administration        | Normalised | \$3,638         | 4.5 %         | \$455          |
| Municipal Taxes       | Current    | \$12,676        | 15.7 %        | \$1,585        |
| School Taxes          | Current    | \$774           | 1 %           | \$97           |
| Insurance             | Current    | \$2,460         | 3 %           | \$308          |
| Electricity           | Current    | \$469           | 0.6 %         | \$59           |
| Heating               |            |                 |               |                |
| Snow Removal          |            |                 |               |                |
| Elevator              |            |                 |               |                |
| Lawn                  |            |                 |               |                |
| Structural Reserve    |            |                 |               |                |
| Janitor               | Normalised | \$2,000         | 2.5 %         | \$250          |
| Maintenance           | Normalised | \$5,600         | 6.9 %         | \$700          |
| Appliances            |            |                 |               |                |
| WiFi                  |            |                 |               |                |
| Heat Pump             |            |                 |               |                |
| CHMC: Other Costs     | Normalised | \$809           | 1 %           | \$101          |
| <b>Total Expenses</b> |            | <b>\$28,426</b> | <b>35.2 %</b> | <b>\$3,553</b> |
| <b>Net Revenue</b>    |            | <b>\$52,426</b> |               | <b>\$6,553</b> |



## FINANCING

|                     |           |           |
|---------------------|-----------|-----------|
| Maximum loan amount | \$920,910 | \$622,068 |
| Financing CAP       | 4.84 %    | 6.32 %    |
| Debt coverage ratio | 1.1       | 1.25      |
| Interest Rate       | 4.25 %    | 4.65 %    |
| Amortization        | 40 Years  | 25 Years  |
| Term                | 5 Years   | 5 Years   |

## TREASURY

|                         |          |          |
|-------------------------|----------|----------|
| Net Revenue             | \$52,426 | \$52,426 |
| Annual Mortgage Cost    | \$50,629 | \$41,940 |
| Net cash after mortgage | \$1,797  | \$10,485 |

### RETURN ON INVESTMENT

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| Down Payment                                 | \$504,090 | \$802,932 |
| Cash on cash return                          | 0.4 %     | 1.3 %     |
| Return on liquidity + capitalization         | 2.3 %     | 3.0 %     |
| Total yearly return with appreciation of 2 % | 7.91 %    | 6.55 %    |

CPU

178 100 \$

GIM

17,1

NIM

27,2

CAP

3,7 %









