

301 DE MONTRÉAL JACQUES-CARTIER

7 UNITS

PMML

FOR SALE



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VP

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A 7-unit income property located in the Jacques-Cartier neighborhood of Sherbrooke. Strategically located near downtown, schools, parks, shops, services, and public transportation. The unit layout includes 5 x 4½-bedroom units and 2 x 3½-bedroom units. Energy costs are the responsibility of the tenants. The building has been well maintained over the years and has been owned by the same owner for nearly 20 years.

HIGHLIGHTS

- ✓ All hot water tanks are brand new.
- ✓ Spacious, clean, and well-maintained basement, including a mechanical room that facilitates building management and maintenance.
- ✓ Wi-Fi included for tenants.
- ✓ To optimize the use of space in the two 3½ apartments, the laundry facilities (washer and dryer) are located in the basement. These appliances were originally provided by the owner.

ASKING PRICE :
\$1,099,000

ADDITIONAL INFORMATION

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

A 1996 location certificate is on file. According to this document, there are no known encroachments. Historical view easements are recorded in the land registry. The property is also served by overhead utility lines, as well as a power line identified in the certificate. A new location certificate will be ordered.

Responsibility for appliances

Tenants/Owner

Number of units

7



Number of Parking Spaces

7 spots

Hot Water System

Central tanks

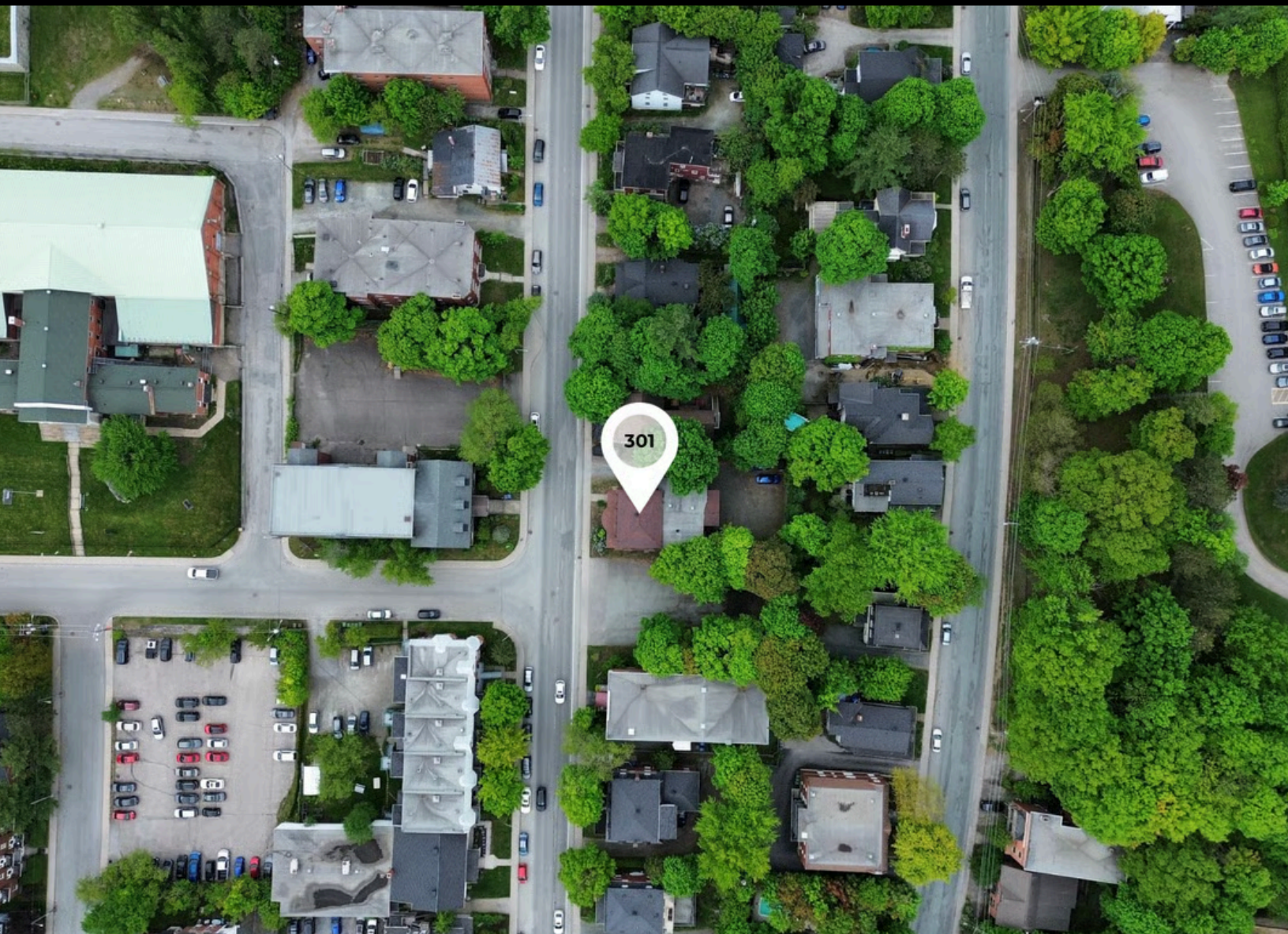


Heating System

Electric baseboard



301 de Montréal, Jacques-Cartier



BUILDING DESCRIPTION

General Information

Cadastral number 1 048 062

Total Municipal Assessment

Total Municipal Assessment 601 200 \$

Municipal Land Assessment 197 600 \$

Municipal Building Assessment 403 600 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1865

Features

Plumbing Copper & ABS

Condition of Roof Elastomeric membrane and asphalt shingles: Approx. 15 years old; minor work completed in 2025

Condition of Doors About 10 years

Condition of Balconies Wood

Condition of Windows About 10 years

Condition of Kitchens Good condition / Renovated over the years

Electrical Panels Breakers

Exterior Siding Vinyl

Condition of Bathrooms Good condition / Renovated over the years

Floor Covering Hardwood, ceramic tile, laminate flooring, carpet, and other materials

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 26

Number of Units 5 x 4.5 + 2 x 3.5

Washer/Dryer Inlet Yes, in each unite

Appliance Responsibility Tenants/Owner

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Asphalt exterior

Number of Parking Spaces 7 spots

Area

Land Surface Area 7 733 sq.ft



FEATURES

Fenced

To be verified

Condition of Roof

Elastomeric membrane and asphalt shingles: Approx. 15 years old; minor work completed in 2025

Concierge Agreement

No

Hot Water System

Central tanks

Electrical Panels

Breakers

Environmental Report

No

Internet and Telecom

Yes

Condition of Doors

About 10 years

Intercom and Doorbell

To be verified

Condition of Windows

About 10 years

Exterior Siding

Vinyl

Floor Covering

Hardwood, ceramic tile, laminate flooring, carpet, and other materials

Plumbing

Copper & ABS

Condition of Balconies

Wood

Heating System

Electric baseboard

Condition of Kitchens

Good condition / Renovated over the years

Condition of Bathrooms

Good condition / Renovated over the years

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$79,980	100 %	\$952
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$79,980		\$952
Vac. / Bad debt	\$2,399	3 %	\$29
EGR	\$77,581		\$924

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,491	4.5 %	\$499
Municipal Taxes	Current	\$8,174	10.5 %	\$1,168
School Taxes	Current	\$416	0.5 %	\$59
Insurance	Current	\$4,847	6.2 %	\$692
Electricity	Current	\$875	1.1 %	\$125
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,750	2.3 %	\$250
Maintenance	Normalised	\$4,900	6.3 %	\$700
Appliances				
WiFi	Current	\$1,021	1.3 %	\$146
Heat Pump				
CHMC: Other Costs	Normalised	\$776	1 %	\$111
Total Expenses		\$26,250	33.8 %	\$3,750
Net Revenue		\$51,330		\$7,333

FINANCING

	schl	conv
Maximum loan amount	\$895,227	\$600,070
Financing CAP	4.87 %	6.42 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.3 %	4.8 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$51,330	\$51,330
Annual Mortgage Cost	\$49,682	\$41,064
Net cash after mortgage	\$1,649	\$10,266

RETURN ON INVESTMENT

Down Payment	\$203,773	\$498,930
Cash on cash return	0.8 %	2.1 %
Return on liquidity + capitalization	5.3 %	4.6 %
Total yearly return with appreciation of 2 %	16.13 %	9.03 %

CPU
157 000 \$

GIM
13,7

NIM
21,4

CAP
4,7 %

