

# 3426 SAINT-ANDRÉ PLATEAU MONT-ROYAL E

16 UNITS

# PMML

FOR SALE



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## BUILDING TYPE

Detached

## BUILDING CATEGORY

Low Rise

## PROPERTY DESCRIPTION

Metro Sherbrooke: 16-unit building (2 x 4.5 + 10 x 3.5 + 4 studios) with unique architectural character. A1 location on the Plateau, minutes from Parc Lafontaine. Great potential for increased income. Hot water, electricity and appliances at owner's expense. Roof, doors and windows 2016. Boiler 2019. Plumbing restored.

## HIGHLIGHTS

- ✓ Conversion of heating and hot water system possible to transfer bill to tenants
- ✓ Huge potential to increase revenues
- ✓ 5-minute walk to Sherbrooke metro station

ASKING PRICE :

**\$3,395,000**

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

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The roof was redone in 2016

Windows replaced in 2016

Boiler replaced in 2019

Plumbing restored

Complete brick restoration 2009

Municipal taxes were contested (and owner won). Adjustment to come on the amount

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## ADDITIONAL INFORMATION

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The SELLER does not give any legal warranty of quality to the buyer, [...]. (see broker for complete clause)

A subdivision will have to be made and it can be sold with the adjacent lot.

## Responsibility for appliances

Owner

## Number of units

16



## Number of Parking Spaces

3 parking

## Hot Water System

Central Tank

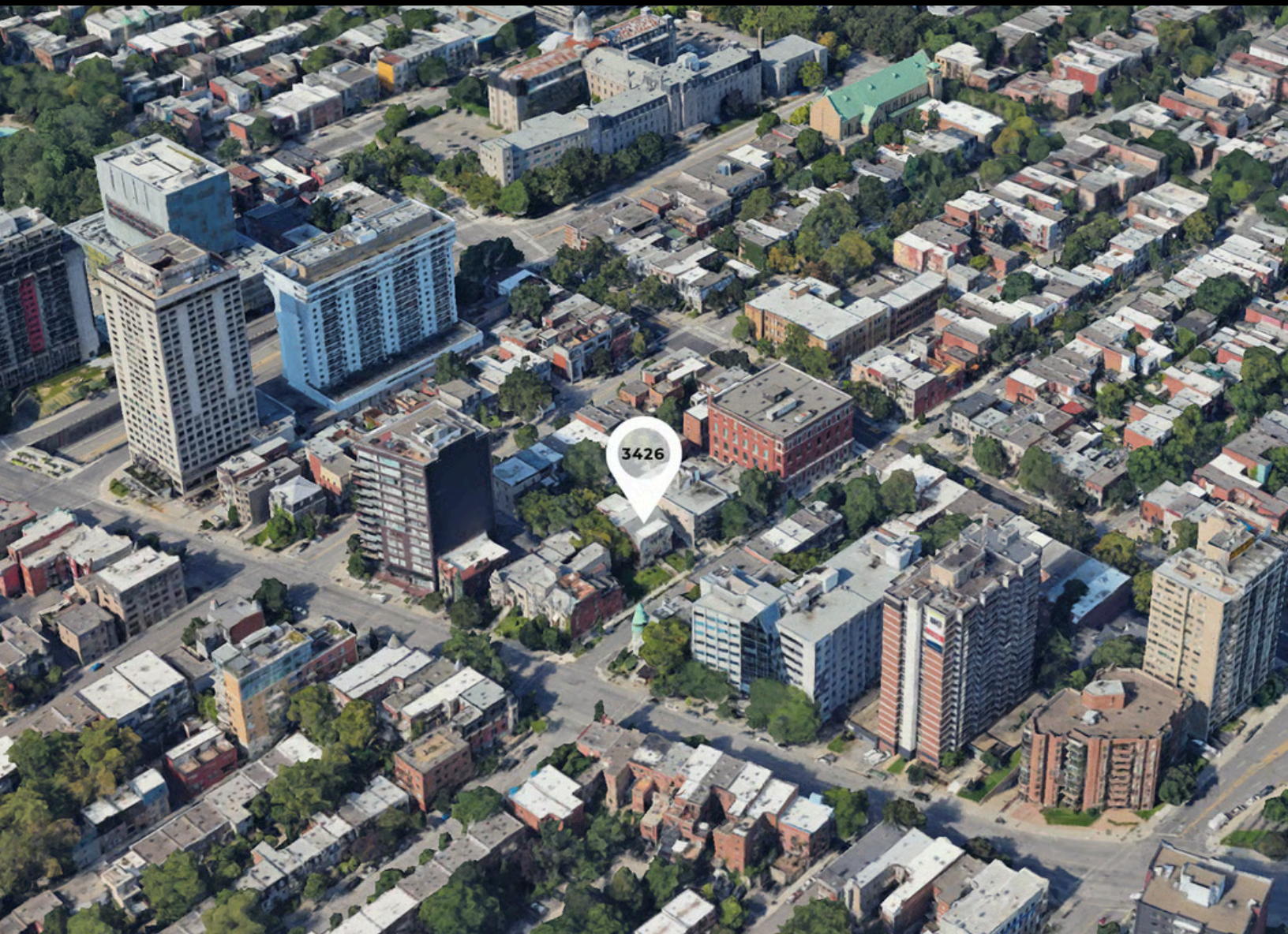


## Heating System

Natural gas



3426 Saint-André, Plateau Mont-Royal E



# BUILDING DESCRIPTION

## General Information

Cadastral number 1885094

## Total Municipal Assessment

Total Municipal Assessment To verify

Municipal Land Assessment To verify

Municipal Building Assessment To verify

## Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1885

## Features

Plumbing Copper and PVC

Condition of Roof Elastomeric membrane 2016

Condition of Doors One main entrance door was replaced

Condition of Balconies Front balconies redone 2005

Condition of Windows Replaced - 2016

Condition of Kitchens Good condition

Electrical Panels Breakers

Exterior Siding Brick

Condition of Bathrooms Good condition

Floor Covering Hard wood and ceramic

## Electromechanical System

Fire System Guard-X connected to the central

## Building type

Laundry Room Yes

Washer/Dryer Inlet No

Appliance Responsibility Owner

Heating Responsibility Owner

Hot Water Responsibility Owner

## Parking

Type of Parking Exterior

Number of Parking Spaces 3 parking

## Area

Land Surface Area 715.4 m2



## FEATURES

### Plumbing

Copper and PVC

### Condition of Balconies

Front balconies redone 2005

### Heating System

Natural gas

### Condition of Kitchens

Good condition

### Condition of Bathrooms

Good condition

### Condition of Roof

Elastomeric membrane 2016

### Concierge Agreement

Yes

### Hot Water System

Central Tank

### Electrical Panels

Breakers

### Environmental Report

Coming soon

### Condition of Doors

One main entrance door was replaced

### Intercom and Doorbell

Intercom

### Condition of Windows

Replaced - 2016

### Exterior Siding

Brick

### Floor Covering

Hard wood and ceramic

## REVENUE

	yearly	% / GR	RPU (m)
Residential	\$231,036	100 %	\$1,203
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
<b>Total Revenues</b>	<b>\$231,036</b>		<b>\$1,203</b>
Vac. / Bad debt	\$6,931	3 %	\$36
<b>EGR</b>	<b>\$224,105</b>		<b>\$1,167</b>

## EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$11,205	5 %	\$700
Municipal Taxes	Current	\$22,632	10.1 %	\$1,415
School Taxes	Current	\$2,802	1.3 %	\$175
Insurance	Current	\$13,636	6.1 %	\$852
Electricity	Current	\$938	0.4 %	\$59
Heating	Current	\$13,625	6.1 %	\$852
Snow Removal				
Elevator				
Lawn	Current	\$1,207	0.5 %	\$75
Structural Reserve				
Janitor	Normalised	\$6,400	2.9 %	\$400
Maintenance	Normalised	\$11,200	5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$2,241	1 %	\$140
<b>Total Expenses</b>		<b>\$85,886</b>	<b>38.3 %</b>	<b>\$5,368</b>
<b>Net Revenue</b>		<b>\$138,219</b>		<b>\$8,639</b>

## FINANCING

	<b>schl</b>	<b>conv</b>
Maximum loan amount	\$2,197,666	\$1,617,419
Financing CAP	5.35 %	6.41 %
Debt coverage ratio	1.3	1.25
Interest Rate	3.79 %	4.79 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

## TREASURY

	<b>schl</b>	<b>conv</b>
Net Revenue	\$138,219	\$138,219
Annual Mortgage Cost	\$110,266	\$110,575
Net cash after mortgage	\$27,953	\$27,644

### RETURN ON INVESTMENT

Down Payment	\$1,197,334	\$1,777,581
Cash on cash return	2.3 %	1.6 %
Return on liquidity + capitalization	4.4 %	3.5 %

CPU  
212 200 \$

GIM  
14,7

NIM  
24,6

CAP  
4,1 %



