

**5577 RENÉ-LÉVESQUE
ROCK FOREST/SAINT-ELIE**

6 UNITS

PMML

FOR SALE



Jessika Lahaie

Team Jessika Lahaie

Executive VP

Real Estate Broker | PMML

Partner

📞 819-345-2487

✉️ jessika.lahaie@pmml.ca



PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

ASKING PRICE :

\$1,925,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2024 Construction

ADDITIONAL INFORMATION

The building must be sold together with these buildings: 5565 René Lévesque Boulevard, Sherbrooke, Quebec J1R 0X2 - 5617 René Lévesque Boulevard, Sherbrooke, Quebec J1R 0X2 - 5605 Boulevard René-Lévesque, Sherbrooke, Quebec, J1R0X2 - 5593, Boulevard René Lévesque, Sherbrooke, Quebec J1R 0X2.

Snow removal costs \$604.

The BUYER shall assume the existing mortgage with Caisse Desjardins du Nord de Sherbrooke.

Responsibility for appliances

Tenants/Owner

Number of units

6



Number of Parking Spaces

12

Hot Water System

Independant tanks



Heating System

Electric baseboards, heat pumps



5577 René-Lévesque, Rock Forest/Saint-Elie



BUILDING DESCRIPTION

General Information

Cadastral number 6 135 911

Total Municipal Assessment

Total Municipal Assessment 279 600 \$

Municipal Land Assessment 279 600\$

Municipal Building Assessment 1 218 700 \$

Construction

Number of Storeys 3

Type of Building Semi-detached

Type of Construction Brick, wood, and concrete

Year of Construction 2024

Features

Plumbing ABS / PEX

Condition of Roof Asphalt shingles (2024)

Condition of Doors Very good condition (2024)

Condition of Balconies Fiberglass, large balconies

Condition of Windows PVC / Casement windows

Condition of Kitchens Very good condition with quartz countertops

Electrical Panels Breakers

Exterior Siding Brick, vinyle

Condition of Bathrooms Very good condition with freestanding bathtub and glass shower

Floor Covering To be verified, heated floor on the ground floor

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Units 3 x 5.5 + 3 x 4.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants/Owner

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Asphalt exterior

Number of Parking Spaces 12

Area

Land Surface Area 11 370 sq.ft



FEATURES

Fenced

N/A

Condition of Roof

Asphalt shingles (2024)

Concierge Agreement

Yes, without contracts for all 5+ properties in the portfolio

Hot Water System

Independant tanks

Electrical Panels

Breakers

Environmental Report

No

Internet and Telecom

Internet

Condition of Doors

Very good condition (2024)

Intercom and Doorbell

Separate entrances

Condition of Windows

PVC / Casement windows

Exterior Siding

Brick, vinyle

Floor Covering

To be verified, heated floor on the ground floor

Plumbing

ABS / PEX

Condition of Balconies

Fiberglass, large balconies

Heating System

Electric baseboards, heat pumps

Condition of Kitchens

Very good condition with quartz countertops

Condition of Bathrooms

Very good condition with freestanding bathtub and glass shower

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$118,740	99.8 %	\$1,649
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Electrical Terminal	\$264	0.2 %	\$4
Total Revenues	\$119,004		\$1,653
Vac. / Bad debt	\$3,570	3 %	\$50
EGR	\$115,434		\$1,603

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$5,195	4.5 %	\$866
Municipal Taxes	Current	\$18,450	16 %	\$3,075
School Taxes	Current	\$1,073	0.9 %	\$179
Insurance	Current	\$2,998	2.6 %	\$500
Electricity	Current	\$816	0.7 %	\$136
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.3 %	\$250
Maintenance	Normalised	\$4,200	3.6 %	\$700
Appliances	Current	\$540	0.5 %	\$90
WiFi	Estimated	\$352	0.3 %	\$59
Heat Pump				
CHMC: Other Costs	Normalised	\$1,154	1 %	\$192
Internet				
Câble Télé / Internet (Vidéotron)	Current	\$3,265	2.8 %	\$544
Ordures	Current	\$938	0.8 %	\$156
Total Expenses		\$40,481	35.1 %	\$6,747
Net Revenue		\$74,953		\$12,492

FINANCING

MORTGAGE

Maximum loan amount	\$1,591,941
Financing CAP	
Debt coverage ratio	
Interest Rate	3.57 %
Amortization	50 Years
Term	4 Years

TREASURY

MORTGAGE

Net Revenue	\$74,953
Annual Mortgage Cost	\$68,724
Net cash after mortgage	\$6,229

RETURN ON INVESTMENT

Down Payment	\$333,059
Cash on cash return	1.9 %
Return on liquidity + capitalization	8.8 %
Total yearly return with appreciation of 2 %	20.41 %

CPU
320 800 \$

GIM
16,2

NIM
25,7

CAP
3,9 %









