

# 5617 RENÉ-LÉVESQUE SHERBROOKE

6 UNITS

# PMML

FOR SALE




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**BUILDING TYPE**

Semi-attached

**BUILDING CATEGORY**

Low Rise

ASKING PRICE :

**\$1,765,000**

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

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2021 construction

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## ADDITIONAL INFORMATION

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- A right of way, an easement in favor of the City of Sherbrooke and Bell Canada, an easement in favor of the City of Sherbrooke.
- The building must be sold together with these buildings: 5577 René Lévesque Boulevard, Sherbrooke, Quebec J1R 0X2 - 5565, 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 \$455.

## Responsibility for appliances

Tenants



## Number of units

6

## Number of Parking Spaces

12

## Hot Water System

Independant tanks



## Heating System

Electric baseboard heaters, heat pumps



5617 René-Lévesque, Sherbrooke



# BUILDING DESCRIPTION

## General Information

Cadastral number 6 105 064

## Total Municipal Assessment

Total Municipal Assessment 1 463 000\$

Municipal Land Assessment 311 600\$

Municipal Building Assessment 1 151 400\$

## Construction

Number of Storeys 3

Type of Building Semi-attached

Type of Construction Brick, wood and concrete

Year of Construction 2021

## Features

Plumbing ABS / PEX

Condition of Roof Asphalt shingles - 2021

Condition of Doors Very good condition (2021)

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 and vinyl

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

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

## Parking

Type of Parking Asphalt exterior

Number of Parking Spaces 12

## Area

Land Surface Area 13 400 sq.ft



## FEATURES

### Plumbing

ABS / PEX

### Condition of Balconies

Fiberglass, large balconies

### Heating System

Electric baseboard heaters, heat pumps

### Condition of Kitchens

Very good condition with quartz countertops

### Condition of Bathrooms

Very good condition with freestanding bathtub and glass shower

### Condition of Roof

Asphalt shingles - 2021

### Concierge Agreement

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

### Hot Water System

Independant tanks

### Electrical Panels

Breakers

### Environmental Report

Yes (presumed)

### Condition of Doors

Very good condition (2021)

### Intercom and Doorbell

Separate entrances

### Condition of Windows

PVC / Casement windows

### Exterior Siding

Brick and vinyl

### Floor Covering

To be verified, heated floor on the ground floor

## REVENUE

	yearly	% / GR	RPU (m)
Residential	\$115,800	100 %	\$1,608
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
<b>Total Revenues</b>	<b>\$115,800</b>		<b>\$1,608</b>
Vac. / Bad debt	\$3,474	3 %	\$48
<b>EGR</b>	<b>\$112,326</b>		<b>\$1,560</b>

## EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$5,055	4.5 %	\$842
Municipal Taxes	Current	\$18,261	16.3 %	\$3,044
School Taxes	Current	\$1,021	0.9 %	\$170
Insurance	Current	\$2,998	2.7 %	\$500
Electricity	Current	\$834	0.7 %	\$139
Heating				
Snow Removal	Current	\$368	0.3 %	\$61
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.3 %	\$250
Maintenance	Normalised	\$4,200	3.7 %	\$700
Appliances	Current	\$540	0.5 %	\$90
WiFi	Current	\$352	0.3 %	\$59
Heat Pump				
CHMC: Other Costs	Normalised	\$1,123	1 %	\$187
Internet (Bell)	Current	\$643	0.6 %	\$107
Câble Télé / Internet (Vidéotron)	Current	\$3,265	2.9 %	\$544
Ordures	Current	\$625	0.6 %	\$104
<b>Total Expenses</b>		<b>\$40,785</b>	<b>36.3 %</b>	<b>\$6,797</b>
<b>Net Revenue</b>		<b>\$71,541</b>		<b>\$11,924</b>

## FINANCING

	<b>schl</b>	<b>conv</b>
Maximum loan amount	\$1,256,695	\$897,630
Financing CAP	4.84 %	5.98 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.25 %	4.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

## TREASURY

	<b>schl</b>	<b>conv</b>
Net Revenue	\$71,541	\$71,541
Annual Mortgage Cost	\$67,913	\$59,618
Net cash after mortgage	\$3,628	\$11,924

### RETURN ON INVESTMENT

Down Payment	\$508,305	\$867,370
Cash on cash return	0.7 %	1.4 %
Return on liquidity + capitalization	3.2 %	3.7 %

CPU  
294 200 \$

GIM  
15,2

NIM  
24,7

CAP  
4,1 %



