

565 DE VIMY JACQUES-CARTIER

6 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A 3-story detached building with 6 residential units (6 x 5.5) located in Sherbrooke. Major renovations have been completed, including roof repairs, plumbing work, electrical work, and renovations to the kitchens and bathrooms. Heating and hot water are the landlord's responsibility, except for two units, where heating costs are the tenants' responsibility.

HIGHLIGHTS

- ✓ This building is located in a residential area near Vieux-Sherbrooke and Lac des Nations.
- ✓ 10 minutes from the University of Sherbrooke and less than 5 minutes from elementary and secondary schools.

ASKING PRICE :
\$1,575,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Change main sewer line (2022)

Carport (Demolition + Removal) (2023)

Roof repairs (2023)

9 New sheds (2023)

Change of dryer vents (#1372 Prestiplex) (2024)

Redo parking area asphalt (2026)

ADDITIONAL INFORMATION

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

Responsibility for appliances

5 Appliances Owners for 5 units | Except 3

Number of units

6



Number of Parking Spaces

9 spaces

Hot Water System

3 commercial water tanks

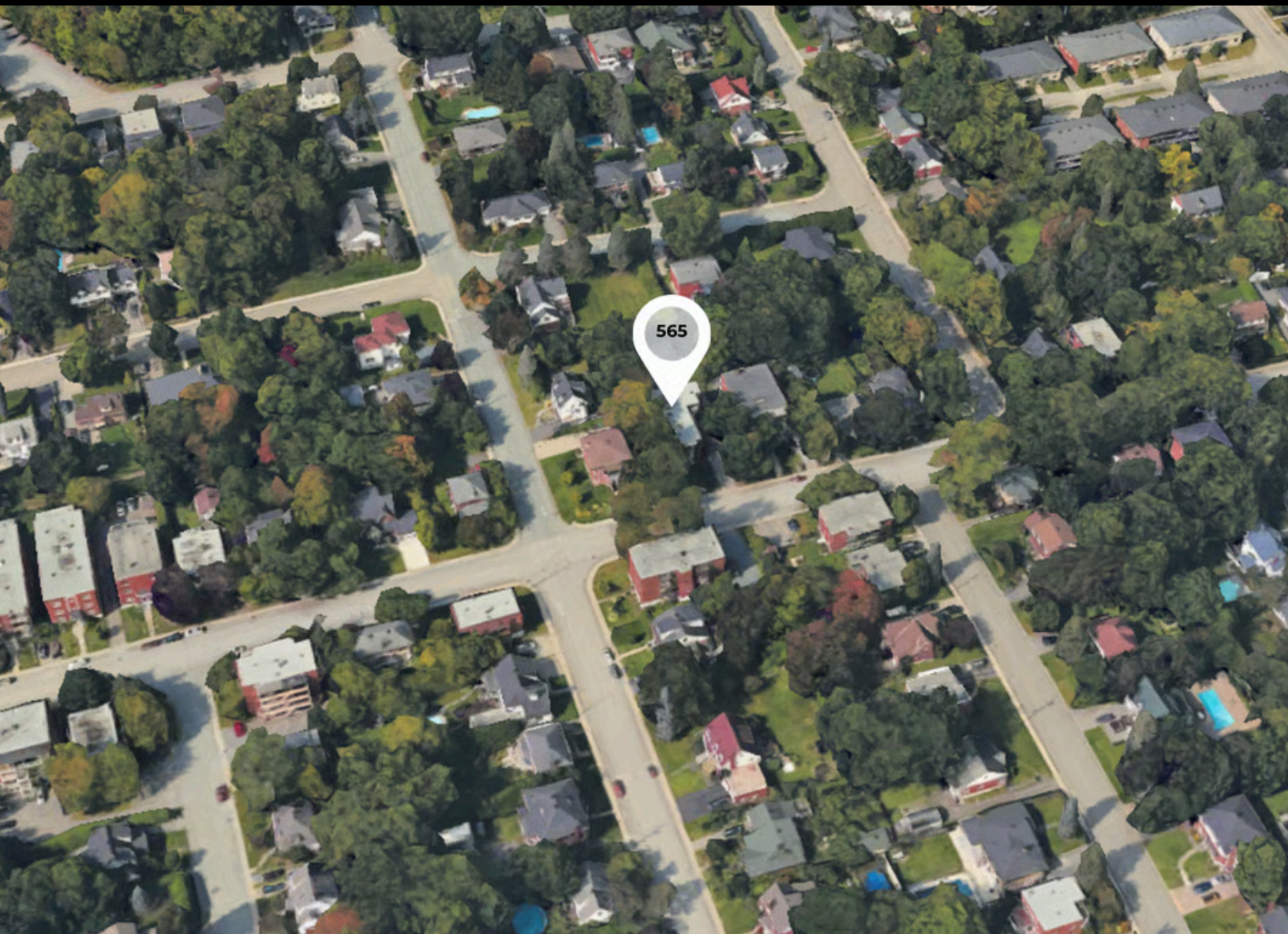


Heating System

Electric baseboards



565 de Vimy, Jacques-Cartier



BUILDING DESCRIPTION

General Information

Cadastral number 1 048 365

Total Municipal Assessment

Total Municipal Assessment 733 900 \$

Municipal Land Assessment 211 400 \$

Municipal Building Assessment 522 500 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1964

Features

Plumbing CUP / ABS

Condition of Roof Redone in 2020 -
Reparation in 2024

Condition of Doors Good condition | 15
years old

Condition of Balconies Front balconies made of
fiberglass

Condition of Windows Good condition | 15
years old

Condition of Kitchens All units fully renovated
by previous owner in
2020

Electrical Panels Circuit breakers |
Brought up to code in
2020

Exterior Siding Brick

Condition of Bathrooms All units fully renovated
by previous owner in
2020

Floor Covering Vynil | Ceramic

Electromechanical System

Fire System

Smoke detectors | Fire
extinguishers in
common areas

Building type

Laundry Room No

Number of Rooms 30

Number of Units 6 x 5.5

Washer/Dryer Inlet Yes, in each unit

Appliance
Responsibility 5 Appliances Owners for
5 units | Except 3

Heating Responsibility 2 x Tenants | 4 x
Landlords

Hot Water
Responsibility Landlords | 2
commercial water tanks
+ 1 residential.

Parking

Type of Parking Exterior

Number of Parking
Spaces 9 spaces

Area

Land Surface Area 12 755 sq.ft.



FEATURES

Fenced

No

Condition of Roof

Redone in 2020 - Reparation in 2024

Concierge Agreement

No | Management company

Hot Water System

3 commercial water tanks

Electrical Panels

Circuit breakers | Brought up to code in 2020

Environmental Report

N/A

Internet and Telecom

Internet

Condition of Doors

Good condition | 15 years old

Intercom and Doorbell

Ringbell

Condition of Windows

Good condition | 15 years old

Exterior Siding

Brick

Floor Covering

Vynil | Ceramic

Plumbing

CUP / ABS

Condition of Balconies

Front balconies made of fiberglass

Heating System

Electric baseboards

Condition of Kitchens

All units fully renovated by previous owner in 2020

Condition of Bathrooms

All units fully renovated by previous owner in 2020

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$114,576	100 %	\$1,591
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$114,576		\$1,591
Vac. / Bad debt	\$3,437	3 %	\$48
EGR	\$111,139		\$1,544

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$5,001	4.5 %	\$834
Municipal Taxes	Current	\$8,843	8 %	\$1,474
School Taxes	Current	\$517	0.5 %	\$86
Insurance	Current	\$7,291	6.6 %	\$1,215
Electricity	Current	\$7,792	7 %	\$1,299
Heating				
Snow Removal	Current	\$1,012	0.9 %	\$169
Elevator				
Lawn	Current	\$506	0.5 %	\$84
Structural Reserve				
Janitor	Normalised	\$1,500	1.3 %	\$250
Maintenance	Normalised	\$4,200	3.8 %	\$700
Appliances				
WiFi	Current	\$2,709	2.4 %	\$452
Heat Pump				
CHMC: Other Costs	Normalised	\$1,111	1 %	\$185
Total Expenses		\$40,483	36.4 %	\$6,747
Net Revenue		\$70,656		\$11,776

FINANCING

Maximum loan amount	\$1,287,046	\$851,064
Financing CAP	4.67 %	6.23 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.0 %	4.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$70,656	\$70,656
Annual Mortgage Cost	\$68,196	\$56,525
Net cash after mortgage	\$2,460	\$14,131

RETURN ON INVESTMENT

Down Payment	\$287,954	\$723,936
Cash on cash return	0.9 %	2.0 %
Return on liquidity + capitalization	5.8 %	4.6 %
Total yearly return with appreciation of 2 %	16.74 %	8.92 %

CPU
262 500 \$

GIM
13,8

NIM
22,3

CAP
4,5 %

