

790 BUCK JACQUES-CARTIER

6 UNITS

PMML

FOR SALE



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BUILDING TYPE

Isolated

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Six-unit building located in the north of Sherbrooke. Completely renovated in 2016, this is a rare opportunity on the market. The building comprises five 5 ½ units and one 4 ½ unit, offering spacious and well-appointed apartments. Some bedrooms have ensuite bathrooms. Energy costs are covered by the tenants. A property that stands out for its quality and location. Don't miss out!

HIGHLIGHTS

- ✓ Located behind École du Soleil-Levant and Saint-Alphonse-de-Liguori Park.
- ✓ Well-maintained property in a desirable area.
- ✓ 2.4 km from Cégep de Sherbrooke and 4.6 km from Université de Sherbrooke.
- ✓ Outdoor storage spaces.

ASKING PRICE :
\$1,348,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Building completely renovated in 2016.

Unit 102 will be fully repainted in 2025.

ADDITIONAL INFORMATION

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

The signing of the deed of sale will take place on or after October 8, 2026.

Snow removal: \$1,092.26, Lawn care: \$517.39

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

8 parking spots

Hot Water System

6 independent tanks



Heating System

Electric baseboards and electric convectairs, 4 air conditioners





790 Buck, Jacques-Cartier



BUILDING DESCRIPTION

General Information

Cadastral number 1 048 701

Total Municipal Assessment

Total Municipal Assessment \$ 791 600

Municipal Land Assessment \$ 170 700

Municipal Building Assessment \$ 620 900

Construction

Number of Storeys 2

Type of Building Isolated

Type of Construction Bricks and woods

Year of Construction 1962

8 outdoor storage spaces.

Features

Plumbing Copper, ABS, PEX

Condition of Roof Good condition 2016

Condition of Doors Good condition 2016

Condition of Balconies Woods and fiberglass, some large balconies

Condition of Windows Good condition 2016

Condition of Kitchens Good condition 2016

Electrical Panels Circuit breakers

Exterior Siding Bricks

Condition of Bathrooms Good condition 2016

Floor Covering Ceramic, floating

Electromechanical System

Fire System Yes, fire panel

Building type

Laundry Room No

Number of Rooms 29

Number of Units 5 x 5.5, 1 x 4.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 8 parking spots

Area

Land Surface Area 8,579 sq. ft.



FEATURES

Fenced

In the back

Condition of Roof

Good condition 2016

Concierge Agreement

No

Hot Water System

6 independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Yes

Internet and Telecom

N/A

Condition of Doors

Good condition 2016

Intercom and Doorbell

Yes

Condition of Windows

Good condition 2016

Exterior Siding

Bricks

Floor Covering

Ceramic, floating

Plumbing

Copper, ABS, PEX

Condition of Balconies

Woods and fiberglass, some large balconies

Heating System

Electric baseboards and electric convectairs, 4 air conditioners

Condition of Kitchens

Good condition 2016

Condition of Bathrooms

Good condition 2016

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$78,384	100 %	\$1,089
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$78,384		\$1,089
Vac. / Bad debt	\$2,352	3 %	\$33
EGR	\$76,032		\$1,056

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,421	4.5 %	\$570
Municipal Taxes	Current	\$9,327	12.3 %	\$1,555
School Taxes	Current	\$580	0.8 %	\$97
Insurance	Current	\$4,050	5.3 %	\$675
Electricity	Current	\$970	1.3 %	\$162
Heating				
Snow Removal				
Elevator				
Lawn	Current			
Structural Reserve				
Janitor	Normalised	\$1,500	2 %	\$250
Maintenance	Normalised	\$4,200	5.5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$760	1 %	\$127
Total Expenses		\$24,809	32.6 %	\$4,135
Net Revenue		\$51,224		\$8,537

FINANCING

	schl	conv
Maximum loan amount	\$922,217	\$642,705
Financing CAP	4.72 %	5.98 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.08 %	4.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$51,224	\$51,224
Annual Mortgage Cost	\$49,569	\$42,686
Net cash after mortgage	\$1,654	\$8,537

RETURN ON INVESTMENT

Down Payment	\$425,783	\$705,295
Cash on cash return	0.4 %	1.2 %
Return on liquidity + capitalization	2.7 %	3.2 %
Total yearly return with appreciation of 2 %	9.08 %	7.06 %

CPU
224 700 \$

GIM
17,2

NIM
26,3

CAP
3,8 %







