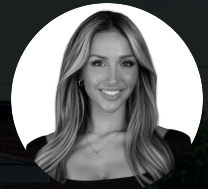


8 - 20 LEBLANC BROMPTONVILLE

7 UNITS

PMML

FOR SALE



Alyson Marceau

Team Jessika Lahaie

VP

Real Estate Broker

📞 450-521-6898



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

7-unit property located in Sherbrooke, built in 1959 and featuring a brick exterior. Owned by the same individual for many years, the property has been carefully and consistently maintained over time. The building offers attractive potential for rental income optimization, making it an excellent opportunity for an investor seeking to increase the asset's profitability. The unit mix is as follows: 6 x 3.5 and 1 x 4.5.

HIGHLIGHTS

- ✓ Unit #10 is currently used occasionally by the landlord as a pied-à-terre.
- ✓ Large, very clean mechanical room including centralized tanks dating from 2020, meters, and individual storage spaces.
- ✓ Enviro connexion: \$663
- ✓ The clientele is mainly composed of workers. No students occupy the building.
- ✓ A new certificate of location will be ordered by the seller.

ASKING PRICE :
\$749,000

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants



Number of units

7

Number of Parking Spaces

About 7 spaces

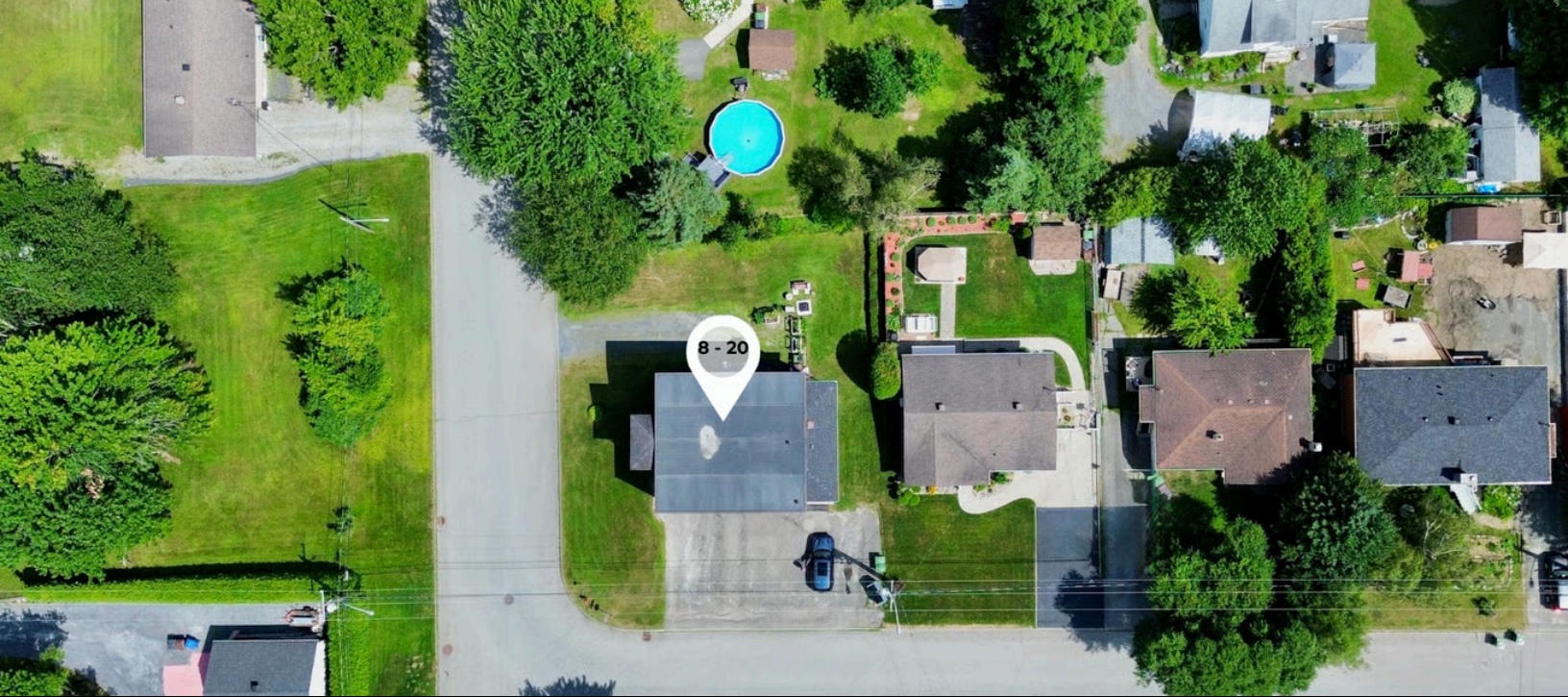
Hot Water System

Centralized tanks (2 x 60 gal)

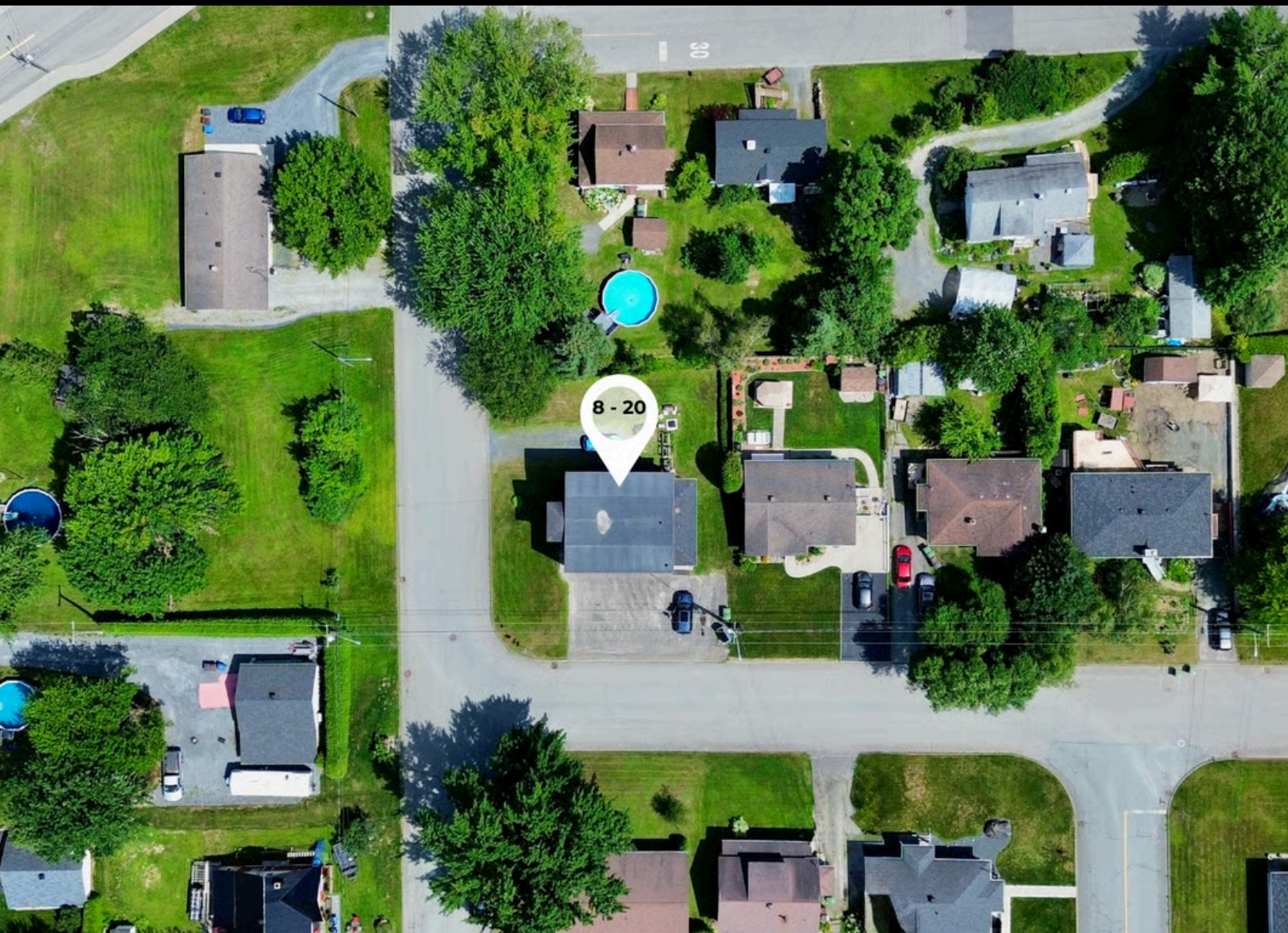


Heating System

Electric baseboard heaters



8 - 20 Leblanc, Bromptonville



BUILDING DESCRIPTION

General Information

Cadastral number 3 102 351

Total Municipal Assessment

Total Municipal Assessment \$ 561 700

Municipal Land Assessment \$ 93 200

Municipal Building Assessment \$ 468 500

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1959

Features

Plumbing Copper / ABS

Condition of Roof TPO membrane - 15 years

Condition of Doors About 25 years

Condition of Balconies Fiberglass deck and wrought-iron railings - About 20 years old

Condition of Windows About 25 years

Condition of Kitchens Good condition

Electrical Panels Circuit Breakers

Exterior Siding Brick

Condition of Bathrooms Good condition

Floor Covering Hardwood and Other Materials

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 22

Number of Units 6 x 3.5 + 1 x 4.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Owner

Parking

Type of Parking Exterior

Number of Parking Spaces About 7 spaces

Area

Land Surface Area 7 999 sq. ft



FEATURES

Fenced

East side only (adjacent neighbor)

Condition of Roof

TPO membrane - 15 years

Concierge Agreement

No

Hot Water System

Centralized tanks (2 x 60 gal)

Electrical Panels

Circuit Breakers

Environmental Report

No

Internet and Telecom

No

Condition of Doors

About 25 years

Intercom and Doorbell

Separate entrances

Condition of Windows

About 25 years

Exterior Siding

Brick

Floor Covering

Hardwood and Other Materials

Plumbing

Copper / ABS

Condition of Balconies

Fiberglass deck and wrought-iron railings - About 20 years old

Heating System

Electric baseboard heaters

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$54,480	100 %	\$649
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$54,480		\$649
Vac. / Bad debt	\$1,634	3 %	\$19
EGR	\$52,846		\$629

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$2,378	4.5 %	\$340
Municipal Taxes	Current	\$7,842	14.8 %	\$1,120
School Taxes	Current	\$354	0.7 %	\$51
Insurance	Current	\$5,201	9.8 %	\$743
Electricity	Current	\$1,500	2.8 %	\$214
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,750	3.3 %	\$250
Maintenance	Normalised	\$4,900	9.3 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$528	1 %	\$75
Total Expenses		\$24,454	46.3 %	\$3,493
Net Revenue		\$28,392		\$4,056

FINANCING

	schl	conv
Maximum loan amount	\$488,162	\$328,655
Financing CAP	4.94 %	6.48 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.4 %	4.9 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$28,392	\$28,392
Annual Mortgage Cost	\$27,506	\$22,714
Net cash after mortgage	\$887	\$5,678

RETURN ON INVESTMENT

Down Payment	\$260,838	\$420,345
Cash on cash return	0.3 %	1.4 %
Return on liquidity + capitalization	2.2 %	3.0 %
Total yearly return with appreciation of 2 %	7.97 %	6.56 %

CPU
107 000 \$

GIM
13,8

NIM
26,4

CAP
3,8 %



