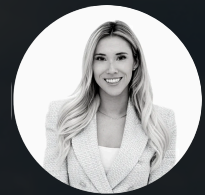


876 - 886 ARSENAULT MONT-BELLEVUE

12 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

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A 12-unit brick building, entirely composed of 4 ½ units with storage spaces. The building is heated entirely by electricity, with energy costs shared between the owner and tenants according to the unit. Some improvements have been made, including one fully renovated unit and refreshes (flooring and paint) in some units. Ideally located in the Mont-Bellevue area, near the University of Sherbrooke and offering quick access to the highway. A great investment opportunity with an attractive return!

HIGHLIGHTS

- ✓ A few kilometers from Highway 410 and the Université de Sherbrooke.
- ✓ Within walking distance of the services available on Dunant Street and Belvédère.
- ✓ Several units are rented to tenants receiving an OMH housing subsidy.
- ✓ Revenues reflect 2026-2027 renewal notices.
- ✓ Some images were generated using artificial intelligence.

ASKING PRICE :

\$2,599,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Addition of heat pumps

Refreshment of common areas in 2025

Complete renovation of apartment #1 at 886 Arsenault.

ADDITIONAL INFORMATION

Ideal for energy efficiency financing. See CMHC scenario.

The sale is made without legal guarantee of quality at the buyer's risk.

Snow removal: \$1,397.00 Lawn care: \$776.00

Responsibility for appliances

Tenants

Number of units

12



Number of Parking Spaces

Around 12 parking spaces at the rear of the building

Hot Water System

Independent tank



Heating System

Electric baseboard heaters, heat pumps



876 - 886 Arsenault, Mont-Bellevue



BUILDING DESCRIPTION

General Information

Cadastral number 2 130 840

Total Municipal Assessment

Total Municipal Assessment 1 298 700 \$

Municipal Land Assessment 299 000 \$

Municipal Building Assessment 999 700 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1972

Features

Plumbing Copper, ABS, PEX

Condition of Roof Elastomeric membrane

Condition of Doors Some have been changed, some are in fair condition

Condition of Balconies Medium condition

Condition of Windows To be verified

Condition of Kitchens Good and medium condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good and medium condition

Floor Covering Laminate, vinyl

Electromechanical System

Fire System Smoke alarm

Building type

Laundry Room No

Number of Rooms 48

Number of Units 12 x 4.5

Washer/Dryer Inlet YES

Appliance Responsibility Tenants

Heating Responsibility Owner/Tenant

Hot Water Responsibility Owner/Tenant

Parking

Type of Parking Outdoor

Number of Parking Spaces Around 12 parking spaces at the rear of the building

Area

Land Surface Area 18 000 pi²



FEATURES

Fenced

No

Condition of Roof

Elastomeric membrane

Concierge Agreement

N/A

Hot Water System

Independent tank

Electrical Panels

Circuit breakers

Environmental Report

Yes (December 2023)

Internet and Telecom

Internet

Condition of Doors

Some have been changed, some are in fair condition

Intercom and Doorbell

Doorbells

Condition of Windows

To be verified

Exterior Siding

Brick

Floor Covering

Laminate, vinyl

Plumbing

Copper, ABS, PEX

Condition of Balconies

Medium condition

Heating System

Electric baseboard heaters, heat pumps

Condition of Kitchens

Good and medium condition

Condition of Bathrooms

Good and medium condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$191,760	100 %	\$1,332
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$191,760		\$1,332
Vac. / Bad debt	\$5,753	3 %	\$40
EGR	\$186,007		\$1,292

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$9,300	5 %	\$775
Municipal Taxes	Current	\$16,265	8.7 %	\$1,355
School Taxes	Current	\$924	0.5 %	\$77
Insurance	Current	\$7,582	4.1 %	\$632
Electricity	Current	\$12,485	6.7 %	\$1,040
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$4,800	2.6 %	\$400
Maintenance	Normalised	\$8,400	4.5 %	\$700
Appliances				
WiFi	Current	\$2,262	1.2 %	\$189
Heat Pump				
CHMC: Other Costs	Normalised	\$1,860	1 %	\$155
Garbage	Current	\$978	0.5 %	\$82
Total Expenses		\$64,856	34.9 %	\$5,405
Net Revenue		\$121,151		\$10,096

FINANCING

Maximum loan amount	\$2,159,083	\$1,459,280
Financing CAP	4.77 %	6.23 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.15 %	4.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$121,151	\$121,151
Annual Mortgage Cost	\$116,947	\$96,921
Net cash after mortgage	\$4,203	\$24,230

RETURN ON INVESTMENT

Down Payment	\$439,917	\$1,139,720
Cash on cash return	1.0 %	2.1 %
Return on liquidity + capitalization	6.2 %	5.0 %
Total yearly return with appreciation of 2 %	18.01 %	9.54 %

CPU
216 600 \$

GIM
13,6

NIM
21,5

CAP
4,7 %





