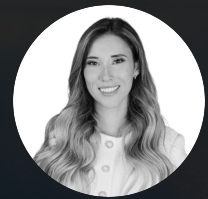


88 - 90 PRINCIPALE SAINT-FRANÇOIS-XAVIER-DE- BROMPTON

12 UNITS

PMML

FOR SALE



Jessika Lahaie

Team Jessika Lahaie

Executive VP

Real Estate Broker | PMML

Partner

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof redone in 2021 for 88

Hot water tanks 2021 for 88

Windows were replaced in 2023 at 88

Thermos were replaced at 90 in 2026

Well pump replacement in 2026 for 88

Addition to the water filtration system in 2026 for arsenic treatment

Various renovations to the housing units between 2021 and 2026 (flooring, painting, bathrooms, etc.)

ADDITIONAL INFORMATION

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

Please note that some photographs have been retouched using artificial intelligence

Responsibility for appliances

Tenants

Number of units

12



Number of Parking Spaces

Ample

Hot Water System

Independent tanks

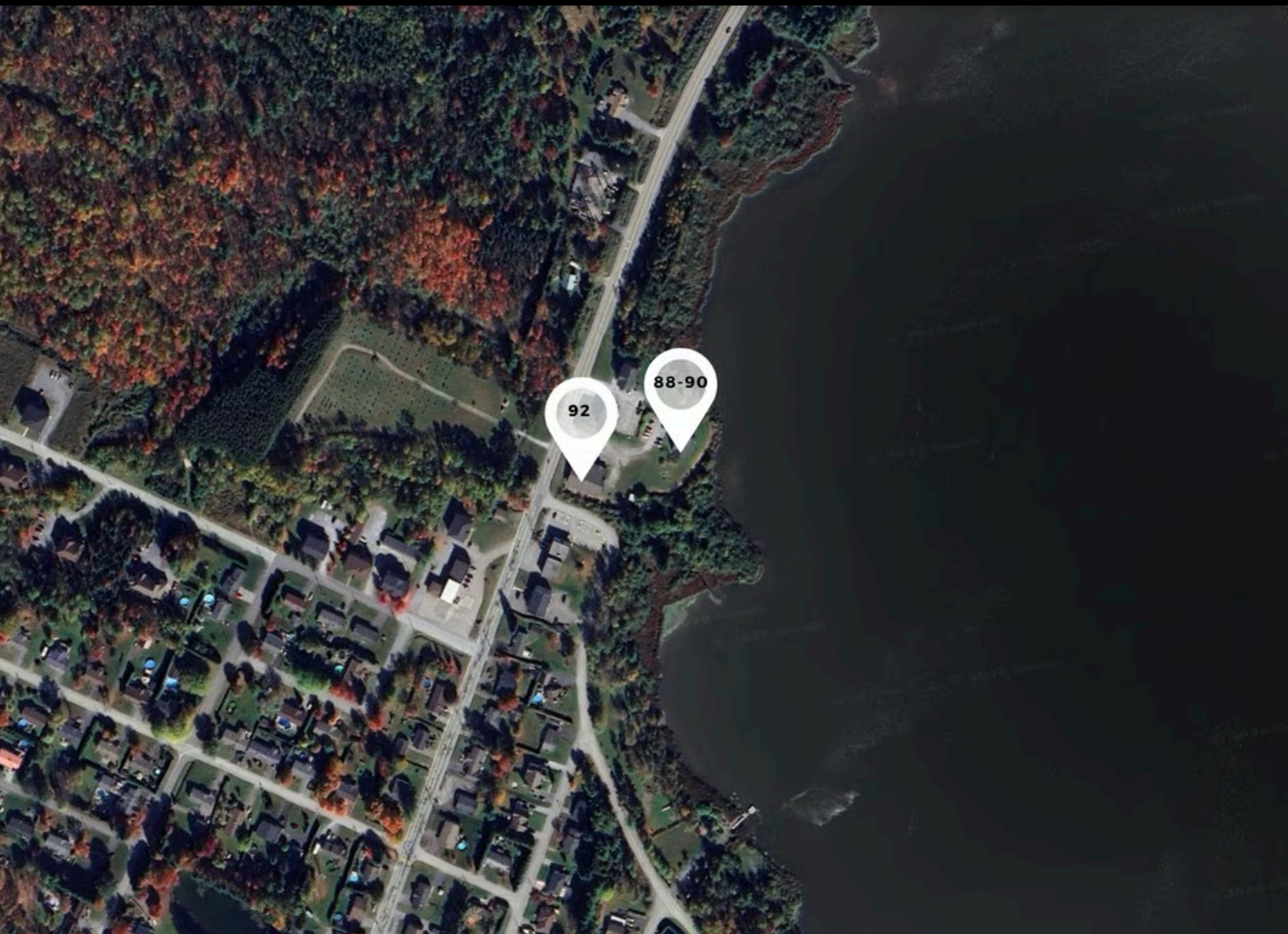


Heating System

Electric baseboards



88 - 90 Principale, Saint-François-Xavier-de-Brompton



BUILDING DESCRIPTION

General Information

Cadastral number 4099679

Total Municipal Assessment

Total Municipal Assessment 1 147 000\$

Municipal Land Assessment 110 100\$

Municipal Building Assessment 1 036 900\$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction +/- 1985 and 2005

Features

Plumbing Copper, ABS, PEX

Condition of Roof Asphalt shingles

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows Good condition

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good condition

Floor Covering Floating, ceramic, hardwood

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 48

Number of Units 12 x 4.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Outdoor

Number of Parking Spaces Ample

Area

Land Surface Area 32 617



FEATURES

Fenced

N/A

Condition of Roof

Asphalt shingles

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Condition of Bathrooms

Good condition

Internet and Telecom

N/A

Condition of Doors

Good condition

Intercom and Doorbell

Doorbells

Condition of Windows

Good condition

Exterior Siding

Brick

Environmental Report

To be verified

Plumbing

Copper, ABS, PEX

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Distance from fire station and hydrant

100 feet

Floor Covering

Floating, ceramic, hardwood

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$117,960	100 %	\$819
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$117,960		\$819
Vac. / Bad debt	\$3,539	3 %	\$25
EGR	\$114,421		\$795

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$5,721	5 %	\$477
Municipal Taxes	Current	\$12,262	10.7 %	\$1,022
School Taxes	Current	\$844	0.7 %	\$70
Insurance	Current	\$4,164	3.6 %	\$347
Electricity	Current	\$2,062	1.8 %	\$172
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$4,800	4.2 %	\$400
Maintenance	Normalised	\$8,400	7.3 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,144	1 %	\$95
Total Expenses		\$39,397	34.4 %	\$3,283
Net Revenue		\$75,024		\$6,252

