

881 - 891 DU VIOLONEUX BROMONT

42 UNITS

PMML

FOR SALE



Azamat Kar

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A 42-unit building (34 x 4½ + 8 x 3½) offering spacious units ranging from 903 to 1,174 sq. ft. Features an elevator, storage for tenants, and electric vehicle charging stations connected directly to tenants' meters. 500 m away: school and golf course; 1 km away: grocery store, arena, municipal library, shops, and restaurants; 4 km away: Ski Bromont. A very attractive investment thanks to a favorable mortgage to assume.

HIGHLIGHTS

- ✓ Large units ranging from 903 to 1174 sq ft.
- ✓ Electric vehicle charging stations that connect directly to the tenants' meters.
- ✓ 500m - School, golf course; 1km - Grocery store, arena, municipal library, shops and restaurants; 4km - Ski Bromont.
- ✓ 881 and the garage of 891 has sprinklers. Advantageous mortgage to assume: approximately \$11,680,000 at 3.73%, term Dec 2030.

ASKING PRICE :
\$15,000,000

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants

Number of units

42



Number of Parking Spaces

84 spots

Hot Water System

Independent reservoirs



Heating System

Electric baseboards / Heatpumps



881 - 891 du Violoneux, Bromont



BUILDING DESCRIPTION

General Information

Cadastral number 6 257 263 et 6 257 264

Total Municipal Assessment

Total Municipal Assessment 12 286 600 \$

Municipal Land Assessment 1 396 400 \$

Municipal Building Assessment 10 890 200 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 2019-2020

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms N/A

Number of Units 34 x 4.5 + 8 x 3.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Heat pumps/Air conditioners: Will be replaced in 2026-2027 (MLI Select) Certification of conformity Superior soundproofing

Parking

Type of Parking Interior with electric garage door opener / Exterior

Number of Parking Spaces 84 spots

Area

Land Surface Area 72 253 p.c



FEATURES

Fenced

Yes, in the rear

Condition of Roof

Good condition (2019)

Concierge Agreement

Yes, lives there

Hot Water System

Independent reservoirs

Electrical Panels

Circuit breakers

Environmental Report

Yes

Internet and Telecom

Yes

Condition of Doors

Sliding patio doors

Intercom and Doorbell

Yes

Condition of Windows

PVC / Crank (swing)

Exterior Siding

Wood / Stone

Floor Covering

Vinyl bonded / Ceramic

Plumbing

ABS

Condition of Balconies

Fiber glass

Heating System

Electric baseboards / Heatpumps

Condition of Kitchens

Excellent / Melamine cabinets /
Quartz countertop

Condition of Bathrooms

Excellent / Ceramic shower and
freestanding bathtub

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$907,260	100 %	\$1,800
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$907,260		\$1,800
Vac. / Bad debt	\$27,218	3 %	\$54
EGR	\$880,042		\$1,746

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$44,002	5 %	\$1,048
Municipal Taxes	Current	\$100,727	11.4 %	\$2,398
School Taxes	Current	\$8,937	1 %	\$213
Insurance	Current	\$25,949	2.9 %	\$618
Electricity	Current	\$12,042	1.4 %	\$287
Heating				
Snow Removal				
Elevator	Current	\$2,138	0.2 %	\$51
Lawn				
Structural Reserve				
Janitor	Normalised	\$16,800	1.9 %	\$400
Maintenance	Normalised	\$29,400	3.3 %	\$700
Appliances				
WiFi				
Heat Pump	Estimated	\$6,300	0.7 %	\$150
CHMC: Other Costs	Normalised	\$8,800	1 %	\$210
Télécommunications	Current	\$2,669	0.3 %	\$64
Conteneurs À Déchets	Current	\$5,280	0.6 %	\$126
Entretien Paysager				
Sécurité Incendie	Current	\$3,333	0.4 %	\$79
Total Expenses		\$266,378	30.3 %	\$6,342
Net Revenue		\$613,665		\$14,611

FINANCING

Maximum loan amount	\$10,857,579	\$11,700,000
Financing CAP	4.80 %	
Debt coverage ratio	1.1	
Interest Rate	4.2 %	3.73 %
Amortization	40 Years	40 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$613,665	\$613,665
Annual Mortgage Cost	\$592,231	\$481,527
Net cash after mortgage	\$21,433	\$132,138

RETURN ON INVESTMENT

Down Payment	\$4,142,421	\$3,300,000
Cash on cash return	0.5 %	4.0 %
Return on liquidity + capitalization	3.3 %	8.5 %
Total yearly return with appreciation of 2.5 %	12.33 %	19.9 %

CPU
357 100 \$

GIM
16,5

NIM
24,4

CAP
4,1 %

SOCIO-DEMOGRAPHIC DATA

📍 Estrie

Total population :

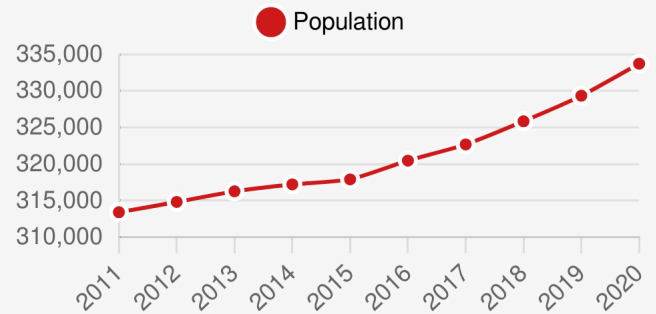
333,704 inhabitants

Average age of the population :

Region : **43.9 Years**

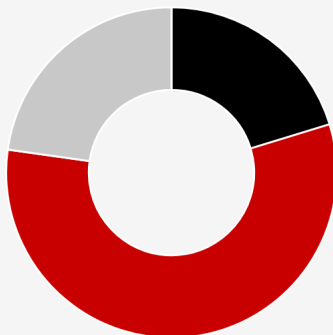
Province : **42.6 Years**

Population growth

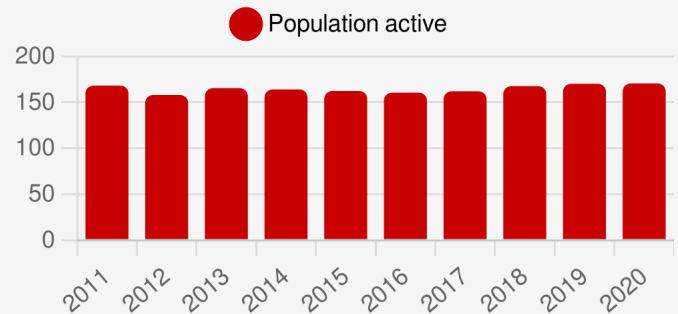


Age group proportion

● 0-19 Years ● 20-64 Years
● 65 Years and over



Active population



Economic indicators

Indicator	Region	Province
Employment rate	57.7 %	60.6 %
Unemployment rate	4.7 %	5.9 %
Disposable income per capita	29,681 \$ / Year	30,721 \$ / Year

