

920 BERTRAND SHERBROOKE

8 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Brick apartment building with 8 units located in the Mont-Bellevue area of Sherbrooke. Comprising three 5½-room units, four 4½-room units, and one 3½-room unit, it offers several spacious apartments. Owned and meticulously maintained by the same owner since 2008. Strategically located near the Université de Sherbrooke, public transit, shops, and numerous services.

HIGHLIGHTS

- ✓ The building is situated on a 13,905 sq. ft. lot and includes 16 outdoor parking spaces.
- ✓ Quality tenants and well-maintained units.
- ✓ Option to acquire the building as part of a portfolio of five 8-unit buildings located nearby.

ASKING PRICE :
\$1,495,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Renovation of kitchens, floors, and bathrooms in units #2 to #8 over the years, mainly between 2016 and 2025. Unit #1 renovated approximately 15 years ago.

Roof redone around 2008

Doors and windows replaced around 2010

Electric furnace installed around 2012

Oil boiler dating from approximately 2005

Gravel parking

ADDITIONAL INFORMATION

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

Phase I and Phase II 2026 environmental reports available

Storage available in the basement.

Responsibility for appliances

Tenants/ Landlord (1 dishwasher #1)

Number of units

8

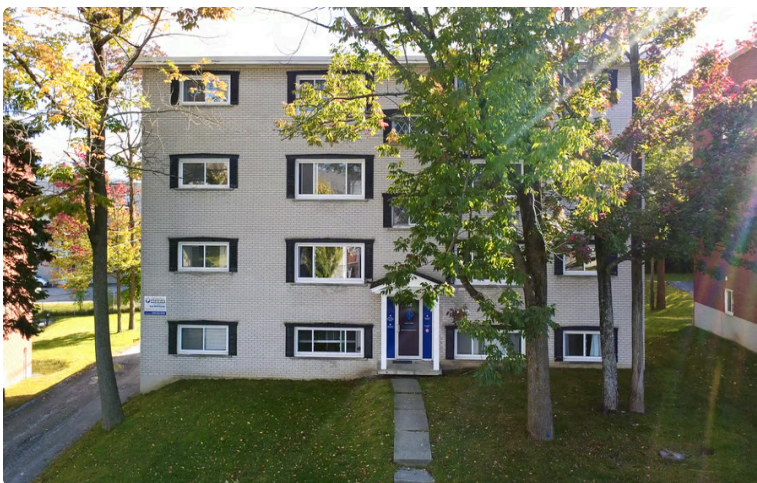


Number of Parking Spaces

16

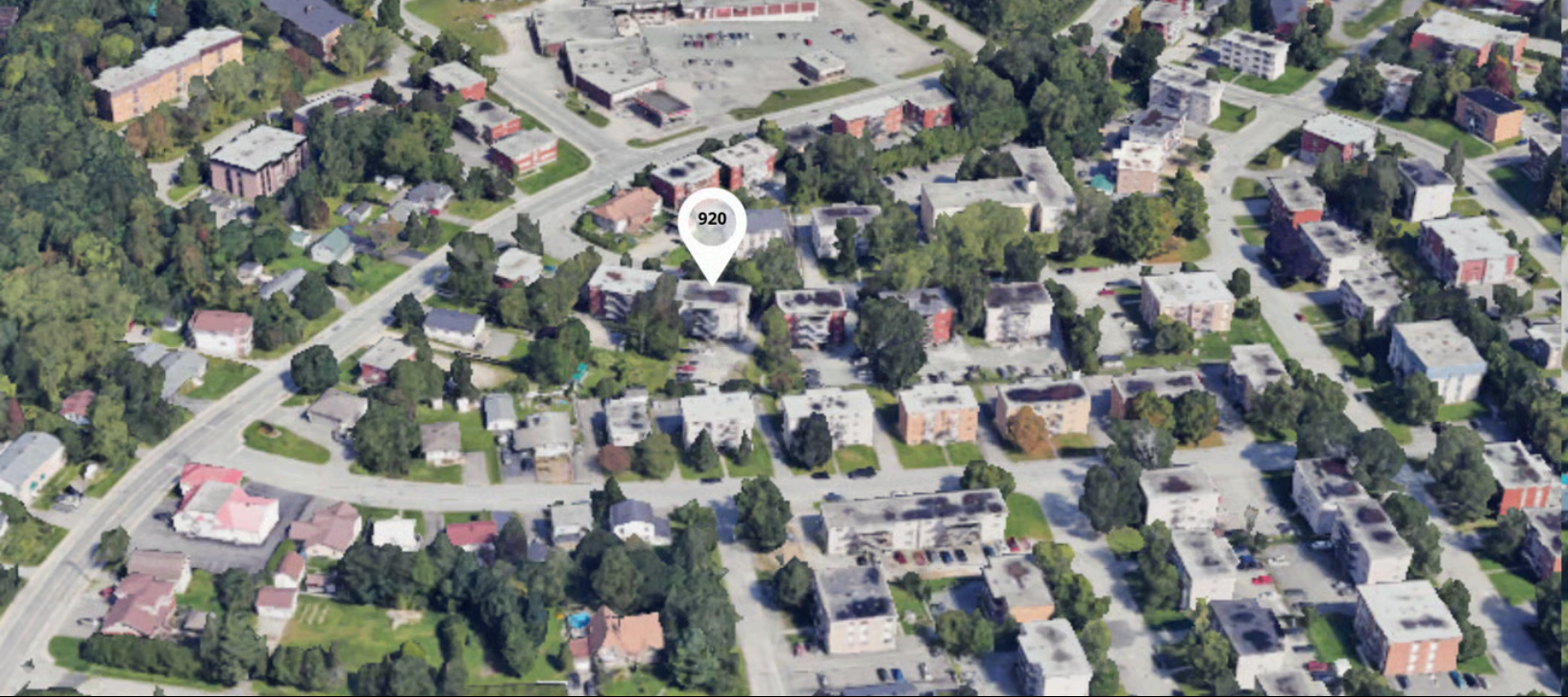
Hot Water System

Central tank - Bi-energy (oil and electricity)

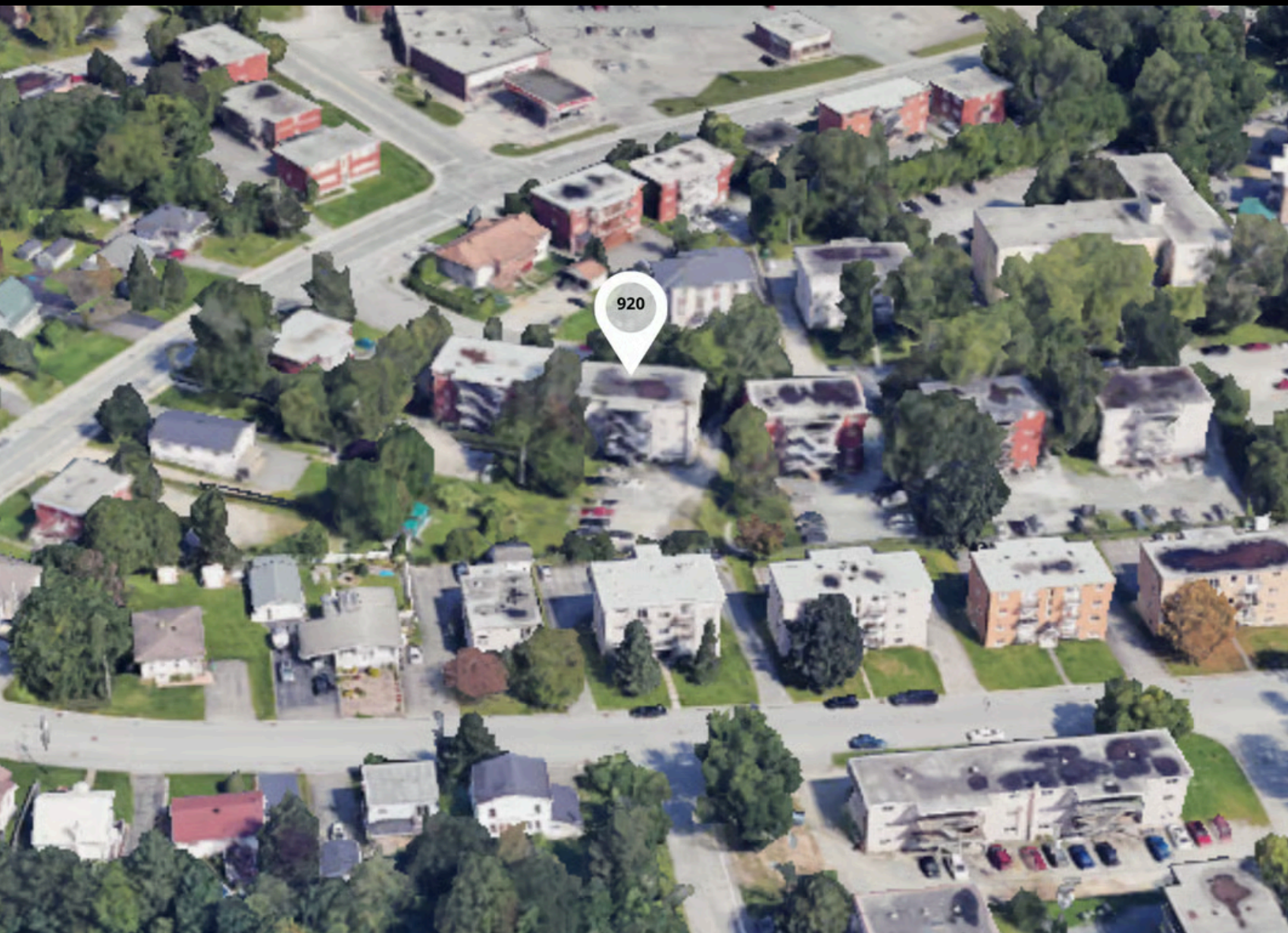


Heating System

Bi-energy hot water (oil and electricity)



920 Bertrand, Sherbrooke



BUILDING DESCRIPTION

General Information

Cadastral number 1 032 046

Total Municipal Assessment

Total Municipal Assessment 754 400 \$

Municipal Land Assessment 257 100 \$

Municipal Building Assessment 497 300 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1967

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 34

Number of Units 3 x 5½ + 4 x 4½ + 1 x 3½

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants/ Landlord (1 dishwasher #1)

Heating Responsibility Landlord

Hot Water Responsibility Landlord

Parking

Type of Parking Outdoor

Number of Parking Spaces 16

Area

Land Surface Area 13 905 sq ft



FEATURES

Fenced

Yes, at the back

Condition of Roof

Elastomeric membrane +/- 2008

Concierge Agreement

Yes

Hot Water System

Central tank - Bi-energy (oil and electricity)

Electrical Panels

Breakers

Condition of Bathrooms

Good condition, some renovated

Internet and Telecom

N/A

Condition of Doors

Good condition - Around 2010

Intercom and Doorbell

Yes

Condition of Windows

Good condition - Around 2010

Exterior Siding

Brick

Environmental Report

Yes, Phase I and Phase II 2026

Plumbing

ABS / PEX / Copper

Condition of Balconies

Fiberglass

Heating System

Bi-energy hot water (oil and electricity)

Condition of Kitchens

Good condition, some renovated

Distance from fire station and hydrant

Nearby

Floor Covering

Floating / ceramic / vinyl / Hardwood

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$102,792	100 %	\$1,071
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$102,792		\$1,071
Vac. / Bad debt	\$3,084	3 %	\$32
EGR	\$99,708		\$1,039

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,487	4.5 %	\$561
Municipal Taxes	Current	\$9,907	9.9 %	\$1,238
School Taxes	Current	\$528	0.5 %	\$66
Insurance	Current	\$2,489	2.5 %	\$311
Electricity	Estimated	\$5,460	5.5 %	\$683
Heating	Estimated	\$2,625	2.6 %	\$328
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	2 %	\$250
Maintenance	Normalised	\$5,600	5.6 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$997	1 %	\$125
Total Expenses		\$34,093	34.2 %	\$4,262
Net Revenue		\$65,615		\$8,202

FINANCING

	schl	conv	
Maximum loan amount	\$941,193	\$752,117	\$1,112,320
Financing CAP	5.93 %	6.54 %	5.01 %
Debt coverage ratio	1.3	1.25	1.1
Interest Rate	4.5 %	5.0 %	4.5 %
Amortization	40 Years	25 Years	40 Years
Term	5 Years	5 Years	5 Years

TREASURY

	schl	conv	
Net Revenue	\$65,615	\$65,615	\$65,615
Annual Mortgage Cost	\$53,617	\$52,492	\$62,989
Net cash after mortgage	\$11,999	\$13,123	\$2,626

RETURN ON INVESTMENT

Down Payment	\$553,807	\$742,883	\$382,680
Cash on cash return	2.2 %	1.8 %	0.7 %
Return on liquidity + capitalization	3.8 %	3.9 %	3.5 %
Total yearly return with appreciation of 2 %	9.23 %	7.89 %	11.33 %

CPU
186 900 \$

GIM
14,5

NIM
22,8

CAP
4,4 %

