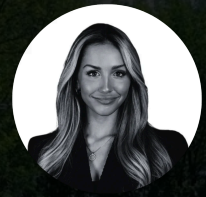


976 DE LA SAPINIÈRE VALCOURT

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

Fully leased 7-unit apartment building located in Valcourt. The property comprises five 5½-room units, one 3½-room unit, and one 1½-room unit. Situated in a quiet residential area at the end of a cul-de-sac and backing onto a green space, the building enjoys a sought-after location close to schools, shops, and all amenities. Current annual rental income is \$89,760.

HIGHLIGHTS

- ✓ Outdoor storage shed and parking area.
- ✓ Heating costs are covered by the landlord. Dual-energy system.
- ✓ Several renovations and cosmetic improvements have been carried out since 2024.
- ✓ Located just minutes from BRP's headquarters, the property benefits from a strategic location in an area where rental demand is supported by the presence of one of the region's largest employers.
- ✓ Located 600 metres (an 8-minute walk) from the high school and 950 metres (a 13-minute walk) from the elementary school.

ASKING PRICE :
\$1,099,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof redone (2017).

French drain redone (2016).

Doors and windows replaced (2016).

Basement entranceway redone (2016).

Dual-energy heating system installed (2017).

Renovations were carried out in unit 6.

ADDITIONAL INFORMATION

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

According to the 2024 certificates of location, the property is subject to a reciprocal right-of-way and parking easement shared with the neighboring lot, as well as a public utility easement in favor of Hydro-Québec and Bell Canada. A slight encroachment of the street curb onto the property is also noted, along with hedges that straddle the property lines.

Responsibility for appliances

Tenant/Owner

Number of units

7

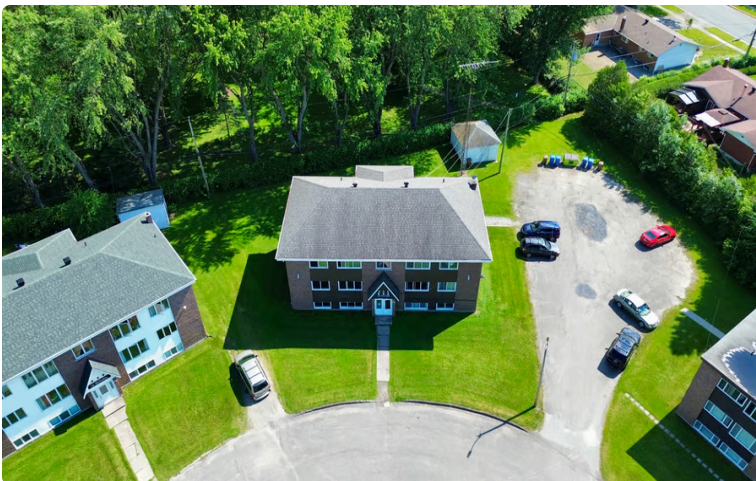


Number of Parking Spaces

7 spots

Hot Water System

Hydronic heating / Dual-energy

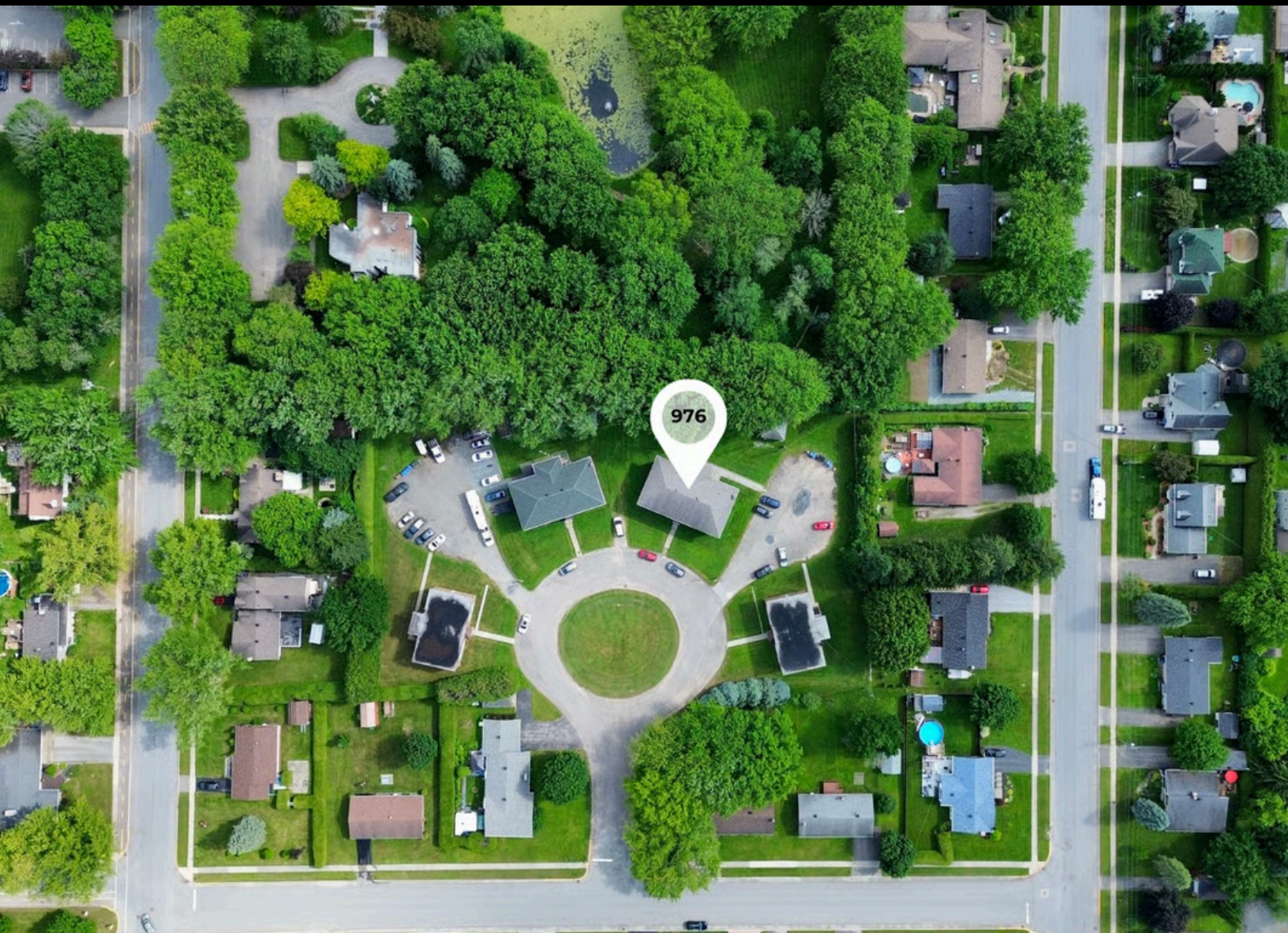


Heating System

Central tanks



976 de la Sapinière, Valcourt



BUILDING DESCRIPTION

General Information

Cadastral number 1 824 213

Total Municipal Assessment

Total Municipal Assessment 539 200 \$

Municipal Land Assessment 65 700 \$

Municipal Building Assessment 473 500 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1965

Features

Plumbing Copper, ABS

Condition of Roof 2017 / Asphalt shingles

Condition of Doors 2016

Condition of Balconies To be verified

Condition of Windows 2016

Condition of Kitchens Variable state

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Variable state

Floor Covering Ceramic, vinyl, floating floors, and carpet

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 29

Number of Units 7

Washer/Dryer Inlet Yes

Appliance Responsibility Tenant/Owner

Heating Responsibility Owner

Hot Water Responsibility Owner

Parking

Type of Parking Asphalt exterior

Number of Parking Spaces 7 spots

Area

Land Surface Area 16 937 sq. ft.



FEATURES

Fenced

No

Condition of Roof

2017 / Asphalt shingles

Concierge Agreement

Yes

Hot Water System

Hydronic heating / Dual-energy

Electrical Panels

Circuit breakers

Environmental Report

Phases I and II in 2025

Internet and Telecom

Yes

Condition of Doors

2016

Intercom and Doorbell

To be confirmed

Condition of Windows

2016

Exterior Siding

Brick

Floor Covering

Ceramic, vinyl, floating floors, and carpet

Plumbing

Copper, ABS

Condition of Balconies

To be verified

Heating System

Central tanks

Condition of Kitchens

Variable state

Condition of Bathrooms

Variable state

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$89,760	100 %	\$1,069
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$89,760		\$1,069
Vac. / Bad debt	\$2,693	3 %	\$32
EGR	\$87,067		\$1,037

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,918	4.5 %	\$560
Municipal Taxes	Current	\$8,336	9.6 %	\$1,191
School Taxes	Current	\$353	0.4 %	\$50
Insurance	Current	\$3,765	4.3 %	\$538
Electricity	Estimated	\$6,206	7.1 %	\$887
Heating	Current	\$1,012	1.2 %	\$145
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,750	2 %	\$250
Maintenance	Normalised	\$4,900	5.6 %	\$700
Appliances				
WiFi	Current	\$411	0.5 %	\$59
Heat Pump				
CHMC: Other Costs	Normalised	\$871	1 %	\$124
Cogeco + Câble Locataire	Current	\$2,004	2.3 %	\$286
Total Expenses		\$33,526	38.5 %	\$4,789
Net Revenue		\$53,542		\$7,649

FINANCING

Maximum loan amount	\$933,788	\$644,915
Financing CAP	4.87 %	6.23 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.3 %	4.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$53,542	\$53,542
Annual Mortgage Cost	\$51,820	\$42,833
Net cash after mortgage	\$1,722	\$10,708

RETURN ON INVESTMENT

Down Payment	\$165,212	\$454,085
Cash on cash return	1.0 %	2.4 %
Return on liquidity + capitalization	6.9 %	5.5 %
Total yearly return with appreciation of 5.88 %	45.99 % of 4.6 %	16.66 %

CPU
157 000 \$

GIM
12,2

NIM
20,5

CAP
4,9 %

