

30 Lemieux

1,400,000 \$

Granby

5 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	71,628 \$
TOTAL EXPENSES	20,927 \$
NET REVENUE	48,552 \$
GRM	19.55
NRM	28.83
MUNICIPAL EVALUATION	1,099,000 \$

COST PER UNIT

280,000 \$

CAPITALIZATION RATE

3.46 %

RETURN ON CASH FLOW

0.85 %

RETURN ON INVESTMENT

2.64 %

Highlights

- Superb 5-plex built in 2012 in Granby
- Spacious units which are three-level townhouses
- Part of a 9-building portfolio currently for sale
- Situated along the shores of Lake Boivin and the Yamaska River
- Nestled in nature with direct access to the cycling trails
- The buildings are part of the Cité du Lac horizontal co-ownership
- Washer, dryer and dishwasher hookups in all the apartments
- Eligible for CMHC MLI Select financing
- The owner is in the process of converting the units into divided condos
- Possible to continue the subdivision process to sell the units separately
- Excellent investment opportunity not to be missed!



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Residential		
Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	0
2 bdrm	4 ½	2
3 bdrm	5 ½	3
4 bdrm +	6 ½+	0
Total Units	5	

Commercial	
Commercial	0
Total Units	0

Parking	
Parking	10
Garage	0
Storage	0
Total Spaces	10

General Information

Zoning	Residential
Cadastral	4708187
Building Type	Detached
Floor Nb.	2
Year Built	2012
Lot Area	981 m2
Building Area	
Stove	Tenants
Refrigerator	Tenants
Washer	Tenants
Dryer	Tenants
Elevator	None
Wash/Dry Hookups	In the units
Dishwasher Hookups	In the units
Pool	None
Furnished	None
AC units	None
Basement	
Fireplace	None
Intercom	None

Location

Main Artery	Highway 10
Intersection	Denison street (route 112)
Shopping Center	Galleries de Granby
Metro Station	
Bus	
School	Granby Cegep
Hospital	Granby Hospital
Attraction	Boivin Lake

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	4 rented tanks

Building Overview

Roof	2012
Windows	2012
Balconies	All the apartments have large terraces
Exterior Walls	2012
Electricity	
Plumbing	Washer, dryer and dishwasher hookups in all the apartments
Heating System	Electric heating paid by the tenants
Hot Water Tanks	Electric hot water paid by the tenants 4 hot water heaters replaced recently
Elevator	None
Garage	10 exterior parking spaces
Bathrooms	All apartments with two bathrooms
Kitchens	
Certificate of Location	2024
Environmental Report	Phase 1 (2008) Phase 2 (2009)

Notes

- 30 rue Lemieux [2012, 5 units, lot: 4708187, share: 2.43%]
- Possibility to acquire together with one or many of the the neighboring buildings (7, 11, 12, 16, 17, 22, 24, 30, 40 Lemieux)
*** This sale is made without any legal warranty of quality, on an "as is, where is" basis, at the buyer's own risks. ***

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RESIDENTIAL						
Type	Units	%	Avg	Annual \$	%	
Studio	1 ½	0	0%	0 \$	0 \$	0%
Alcove	2 ½	0	0%	0 \$	0 \$	0%
1 bdrm	3 ½	0	0%	0 \$	0 \$	0%
2 bdrm	4 ½	2	40%	1,215 \$	29,148 \$	41%
3 bdrm	5 ½	3	60%	1,180 \$	42,480 \$	59%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	5.10	5		1,194 \$	71,628 \$	

COMMERCIAL				
Type	Size	Units	Annual \$	\$/sq.ft
Commercial Space	0	0		
Total	0	0		

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	5	71,628 \$	100%	14,326 \$	
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	0	0 \$	0%	0 \$	
Revenue - Parking	10	0 \$	0%	0 \$	
Revenue - Laundry		0 \$	0%	0 \$	
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
GROSS POTENTIAL REVENUE		71,628 \$	100%		
Vacancies - Residential		2,149 \$	3.0%	430 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		69,479 \$			
EXPENSES					
Taxes - Municipal		8,494 \$	12.2%	1,699 \$	2025 invoice
Taxes - School		774 \$	1.1%	155 \$	2025-2026 invoice
Taxes - Water		0 \$	0.0%	0 \$	
Taxes - Garbages		0 \$	0.0%	0 \$	
Taxes - Special		0 \$	0.0%	0 \$	
Natural Gas		0 \$	0.0%	0 \$	
Electricity		0 \$	0.0%	0 \$	
Insurance		2,953 \$	4.3%	591 \$	
Snow Removal		1,225 \$	1.8%	245 \$	
Lawn Care		518 \$	0.8%	104 \$	
Elevator		0 \$	0.0%	0 \$	
Rental - Hot Water Tanks		1,020 \$	1.5%	204 \$	Hydro-Solution
Contract - Other		0 \$	0.0%	0 \$	
Condo Fees		615 \$	0.9%	123 \$	
Repairs & Maintenance		1,300 \$	1.9%	260 \$	CMHC normalized (excluding contracts)
Reserve - Appliances		0 \$	0.0%	0 \$	No appliances
Superintendent - Janitor		1,075 \$	1.6%	215 \$	CMHC normalized
Administration		2,953 \$	4.3%	591 \$	CMHC normalized
Other Expense		0 \$	0.0%	0 \$	
TOTAL EXPENSES		20,927 \$	30.1%	4,185 \$	
NET REVENUE		48,552 \$	69.9%		

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FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)		
LISTED PRICE	1,400,000 \$		1,400,000 \$		1,400,000 \$
LOAN AMOUNT	885,000 \$	63.2 %	750,000 \$	53.6 %	
Lender	CMHC MLI Select		CMHC (regular)		
Rate	4.00 %		4.00 %		
Amortization	40		40		
Term	5		5		
Maturity Date					
Monthly Payment	3,681 \$		3,119 \$		0 \$
Debt Coverage	1.10		1.30		0.00
CASH TO PURCHASE	515,000 \$	36.8%	650,000 \$	46.4%	1,400,000 \$ 100.0%

RETURN

Net Revenue	48,552 \$	48,552 \$	48,552 \$
Mortgage Annual Cost	44,168 \$	37,430 \$	0 \$
Cash Flow	4,384 \$	11,122 \$	48,552 \$
Return on Cash Flow	0.85 %	1.71 %	3.46 %
Return on Investment	2.64 %	2.91 %	3.46 %
G.R.M.	19.55	19.55	19.55
N.R.M.	28.83	28.83	28.83
Cost per Unit	280,000 \$	280,000 \$	280,000 \$
Cap. Rate	3.46 %	3.46 %	3.46 %

COST PER UNIT

280,000 \$

RETURN ON CASH FLOW

0.85 %

RETURN ON INVESTMENT

2.64 %

CAPITALIZATION RATE

3.46 %

Notes

- Option 1: New CMHC MLI Select 50 points financing with the energy efficiency criteria.
- Option 2: New regular CMHC financing.

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#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
1	1-2	30	01	5.5	1,261 \$	1,600 \$	339 \$	2 bathrooms
2	1-2	30	02	5.5	1,124 \$	1,500 \$	376 \$	2 bathrooms
3	1-2	30	03	4.5	1,129 \$	1,450 \$	321 \$	2 bathrooms
4	1-2	30	04	4.5	1,300 \$	1,450 \$	150 \$	2 bathrooms
5	1-2	30	05	5.5	1,155 \$	1,600 \$	445 \$	2 bathrooms
6	P	30	Parking (10)	Parking	0 \$	0 \$	0 \$	Included in the leases

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	
RESIDENTIAL	5 Units	5,969 \$	71,628 \$	7,600 \$	91,200 \$	1,631 \$	19,572 \$	5.10
OTHER REVENUES		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	
GRAND TOTAL		5,969 \$	71,628 \$	7,600 \$	91,200 \$	1,631 \$	19,572 \$	

Residential - Rent Roll Statistics

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RESIDENTIAL

Type	Size	Units	Actual					Market Value			Difference Actual VS Market				
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$		
Studio	1 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Alcove	2 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
2 bdrm	4 ½	2	1,215 \$	1,129 \$	1,300 \$	2,429 \$	29,148 \$	1,450 \$	2,900 \$	34,800 \$	236 \$	471 \$	5,652 \$		
3 bdrm	5 ½	3	1,180 \$	1,124 \$	1,261 \$	3,540 \$	42,480 \$	1,567 \$	4,700 \$	56,400 \$	387 \$	1,160 \$	13,920 \$		
4 bdrm +	6 ½ +	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	5.10	5	1,194 \$			5,969 \$	71,628 \$	1,520 \$	7,600 \$	91,200 \$	326 \$	1,631 \$	19,572 \$		

AMENITIES

Type	Size	Units	Actual					Market Value			Difference Actual VS Market				
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$		
Garage		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Parking		1	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Storage		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Laundry	W: 0 D: 0					0 \$	0 \$			0 \$	0 \$			0 \$	0 \$
TOTAL						0 \$	0 \$			0 \$	0 \$			0 \$	0 \$

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
30	5	1,194 \$	5,969 \$	71,628 \$
Total	5	1,194 \$	5,969 \$	71,628 \$

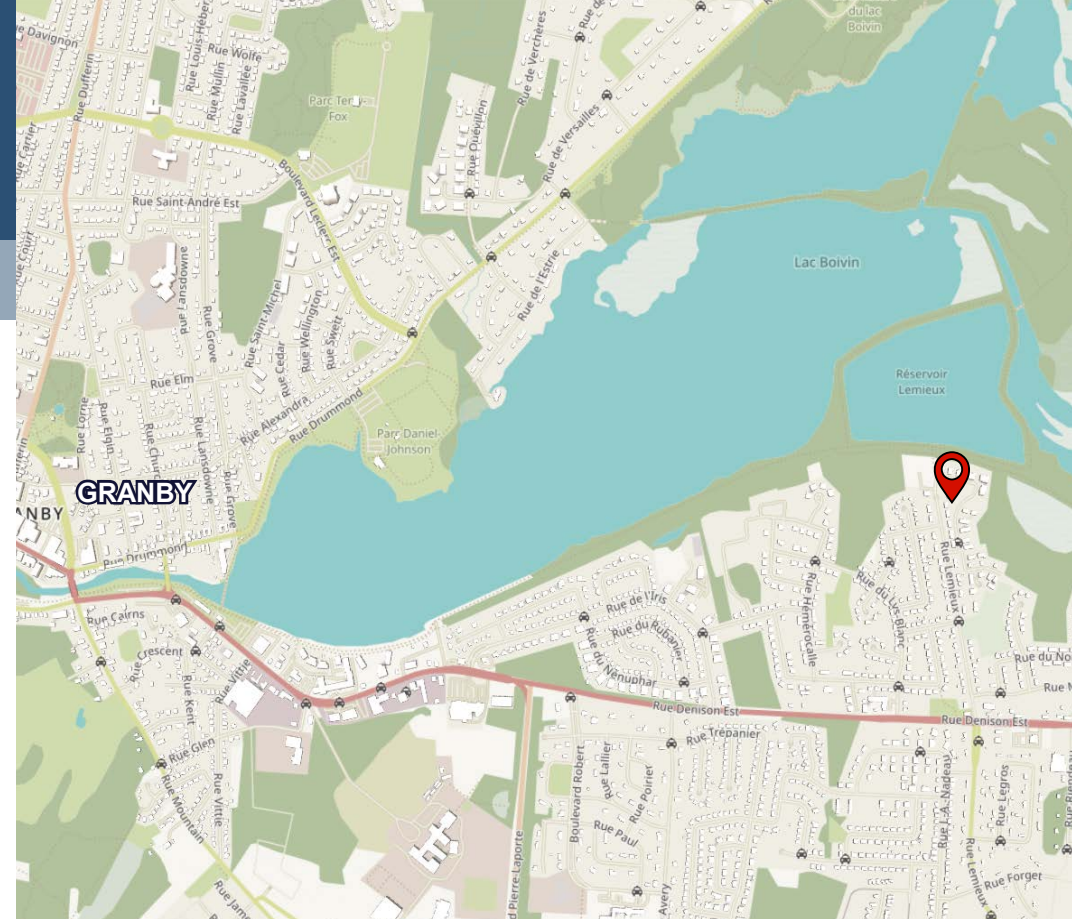
STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1-2	5	1,194 \$	5,969 \$	71,628 \$
TOTAL	5	1,194 \$	5,969 \$	71,628 \$

THE LOCATION

GRANBY

Granby is a charming town known for its vibrant community and picturesque landscapes. Located in the Montérégie region, it offers a perfect blend of urban amenities and natural beauty. The town is home to the renowned Granby Zoo, attracting visitors from all over. Granby's downtown area features a variety of shops, restaurants, and cultural venues, creating a lively atmosphere. Outdoor enthusiasts can explore numerous parks, bike trails, and the scenic Lac Boivin.

Granby also hosts various festivals and events throughout the year, fostering a strong sense of community. With excellent schools and healthcare facilities, it's a great place for families. Granby's welcoming spirit and diverse attractions make it a delightful place to live and visit.



HIGHLIGHTS



Distance from Montreal
1 hour drive (85 km)



Total Population
90,833



Median Age
47



Average Household Income
\$88,400

30 RUE LEMIEUX

Address 30 rue LEMIEUX #1 TO #5, GRANBY, QC, J2H 0Z1

Legal Description
Cadastre du Québec Private portion: Lot # 4 708 187

Co-ownership Share 2.43 %

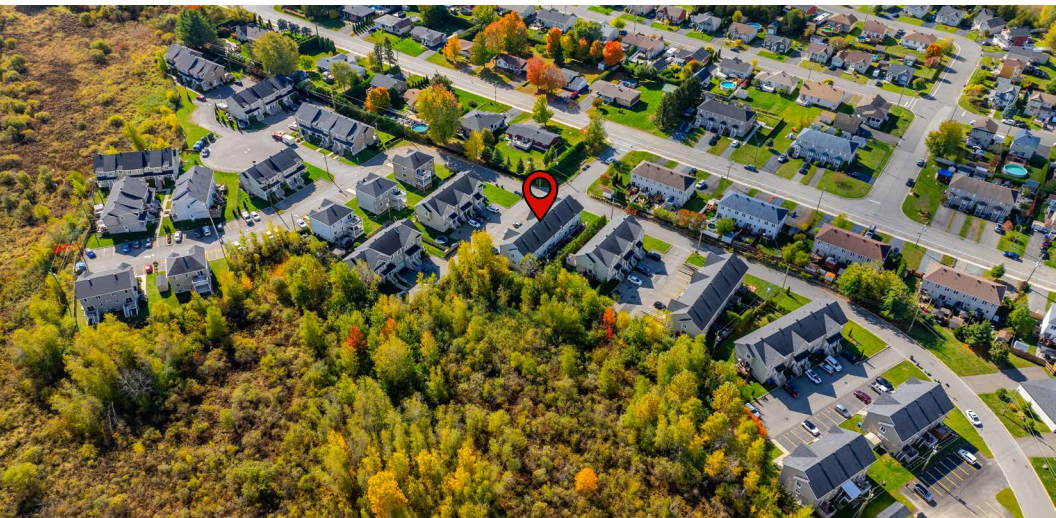
Lot Area ± 10 554 sq.ft (*private portion*)

Construction Year 2012

Parking Exterior : 10 spaces

Average Unit Size ± 1 295 sq.ft (*plus basement*)

Units Details	4 ½	2	<i>on 2 floors + basement, townhouse style</i>
	5 ½	3	<i>on 2 floors + basement, townhouse style</i>
	TOTAL	5	



Lemieux 30 - 01



Lemieux 30 - 02



Lemieux 30 - 03



Lemieux 30 - 04



Lemieux 30 - 05



Lemieux 30 - 06



Lemieux 30 - 07



Lemieux 30 - 08



Lemieux 30 - 09



DISCLOSURE

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This is not an offer or promise to sell that could bind the Seller to the buyer, but an invitation to submit promises to purchase.

This sale is made without any legal warranty of quality, on an “as is, where is” basis, at the buyer’s own risks.

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CONTACT US FOR MORE INFORMATION ABOUT THE PROPERTY.



IMMEUBLES
GLORIA

IMMEUBLES GLORIA
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