

**17 Lemieux**

**1,440,000 \$**

**Granby**

**5 units**



**Residential**



**Financial Overview**

<b>GROSS POTENTIAL REVENUE</b>	84,960 \$
<b>TOTAL EXPENSES</b>	21,863 \$
<b>NET REVENUE</b>	60,548 \$
<b>GRM</b>	16.95
<b>NRM</b>	23.78
<b>MUNICIPAL EVALUATION</b>	1,189,000 \$

**COST PER UNIT**

**288,000 \$**

**CAPITALIZATION RATE**

**4.20 %**

**RETURN ON CASH FLOW**

**1.66 %**

**RETURN ON INVESTMENT**

**5.03 %**

**Highlights**

- Superb 5-plex built in 2016 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
- 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	0
3 bdrm	5 ½	0
4 bdrm +	6 ½+	5
<b>Total Units</b>	<b>5</b>	

Commercial	
Commercial	0
<b>Total Units</b>	<b>0</b>

Parking	
Parking	11
Garage	0
Storage	0
<b>Total Spaces</b>	<b>11</b>

### General Information

Zoning	Residential
Cadastral	4790098
Building Type	Detached
Floor Nb.	2
Year Built	2016
Lot Area	954 m2
Building Area	0
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	3 rented tanks

### Building Overview

Roof	2016
Windows	2016
Balconies	All the apartments have large terraces
Exterior Walls	2016
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   3 hot water heaters replaced recently
Elevator	None
Garage	11 exterior parking spaces
Bathrooms	All apartments with two bathrooms
Kitchens	
Certificate of Location	2024
Environmental Report	Phase 1 (2008)   Phase 2 (2009)

### Notes

- 17 rue Lemieux [2016, 5 units, lot: 4790098, share: 3.88%]
- Possibility to acquire together with one or many of the the neighboring buildings (7, 11, 16, 17, 24, 30 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	0	0%	0 \$	0 \$	0%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	5	100%	1,416 \$	84,960 \$	100%
<b>Total</b>	<b>6.50</b>	<b>5</b>		<b>1,416 \$</b>	<b>84,960 \$</b>	

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

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	5	84,960 \$	100%	16,992 \$	July 2026
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	0	0 \$	0%	0 \$	
Revenue - Parking	11	0 \$	0%	0 \$	
Revenue - Laundry		0 \$	0%	0 \$	
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
<b>GROSS POTENTIAL REVENUE</b>		<b>84,960 \$</b>	<b>100%</b>		
Vacancies - Residential		2,549 \$	3.0%	510 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
<b>GROSS EFFECTIVE REVENUE</b>		<b>82,411 \$</b>			
<b>EXPENSES</b>					
Taxes - Municipal		9,248 \$	11.2%	1,850 \$	2026 invoice
Taxes - School		820 \$	1.0%	164 \$	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		2,948 \$	3.6%	590 \$	
Snow Removal		1,225 \$	1.5%	245 \$	
Lawn Care		518 \$	0.6%	104 \$	
Elevator		0 \$	0.0%	0 \$	
Rental - Hot Water Tanks		612 \$	0.7%	122 \$	Hydro-Solution
Contract - Other		0 \$	0.0%	0 \$	
Condo Fees		615 \$	0.8%	123 \$	
Repairs & Maintenance		1,300 \$	1.6%	260 \$	CMHC normalized (excluding contracts)
Reserve - Appliances		0 \$	0.0%	0 \$	No appliances
Superintendent - Janitor		1,075 \$	1.3%	215 \$	CMHC normalized
Administration		3,502 \$	4.3%	701 \$	CMHC normalized
Other Expense		0 \$	0.0%	0 \$	
<b>TOTAL EXPENSES</b>		<b>21,863 \$</b>	<b>26.5%</b>	<b>4,373 \$</b>	
<b>NET REVENUE</b>		<b>60,548 \$</b>	<b>73.5%</b>		

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## FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)		
LISTED PRICE	1,440,000 \$		1,440,000 \$		1,440,000 \$
LOAN AMOUNT	1,100,000 \$	76.4 %	935,000 \$	64.9 %	
Lender	CMHC MLI Select		CMHC (regular)		
Rate	4.00 %		4.00 %		
Amortization	40		40		
Term	5		5		
Maturity Date					
Monthly Payment	4,575 \$		3,889 \$		0 \$
Debt Coverage	1.10		1.30		0.00
CASH TO PURCHASE	340,000 \$	23.6 %	505,000 \$	35.1 %	1,440,000 \$ 100.0 %

## RETURN

Net Revenue	60,548 \$	60,548 \$	60,548 \$
Mortgage Annual Cost	54,898 \$	46,663 \$	0 \$
Cash Flow	5,650 \$	13,885 \$	60,548 \$
Return on Cash Flow	1.66 %	2.74 %	4.20 %
Return on Investment	5.03 %	4.67 %	4.20 %
G.R.M.	16.95	16.95	16.95
N.R.M.	23.78	23.78	23.78
Cost per Unit	288,000 \$	288,000 \$	288,000 \$
Cap. Rate	4.20 %	4.20 %	4.20 %

COST PER UNIT

288,000 \$

RETURN ON CASH FLOW

1.66 %

RETURN ON INVESTMENT

5.03 %

CAPITALIZATION RATE

4.20 %

## 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	17	01	6.5	1,340 \$	1,800 \$	460 \$	2 bathrooms
2	1-2	17	02	6.5	1,400 \$	1,700 \$	300 \$	2 bathrooms
3	1-2	17	03	6.5	1,700 \$	1,700 \$	0 \$	2 bathrooms   Vacant Estimated
4	1-2	17	04	6.5	1,295 \$	1,700 \$	405 \$	2 bathrooms
5	1-2	17	05	6.5	1,345 \$	1,800 \$	455 \$	2 bathrooms
6	P	17	Parking (11)	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	7,080 \$	84,960 \$	8,700 \$	104,400 \$	1,620 \$	19,440 \$	6.50
OTHER REVENUES		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	
<b>GRAND TOTAL</b>		<b>7,080 \$</b>	<b>84,960 \$</b>	<b>8,700 \$</b>	<b>104,400 \$</b>	<b>1,620 \$</b>	<b>19,440 \$</b>	

# Residential - Rent Roll Statistics

## 17 Lemieux

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5 units

### 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	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
3 bdrm	5 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
4 bdrm +	6 ½ +	5	1,416 \$	1,295 \$	1,700 \$	7,080 \$	84,960 \$	1,740 \$	8,700 \$	104,400 \$	324 \$	1,620 \$	19,440 \$		
<b>TOTAL</b>	<b>6.50</b>	<b>5</b>	<b>1,416 \$</b>			<b>7,080 \$</b>	<b>84,960 \$</b>	<b>1,740 \$</b>	<b>8,700 \$</b>	<b>104,400 \$</b>	<b>324 \$</b>	<b>1,620 \$</b>	<b>19,440 \$</b>		

### 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 \$	0 \$	0 \$	0 \$	0 \$
<b>TOTAL</b>						<b>0 \$</b>	<b>0 \$</b>	<b>0 \$</b>	<b>0 \$</b>	<b>0 \$</b>	<b>0 \$</b>	<b>0 \$</b>	<b>0 \$</b>		

### STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
17	5	1,416 \$	7,080 \$	84,960 \$
<b>Total</b>	<b>5</b>	<b>1,416 \$</b>	<b>7,080 \$</b>	<b>84,960 \$</b>

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1-2	5	1,416 \$	7,080 \$	84,960 \$
<b>TOTAL</b>	<b>5</b>	<b>1,416 \$</b>	<b>7,080 \$</b>	<b>84,960 \$</b>

# 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**

# PROPERTY 5

## 17 RUE LEMIEUX

**Address** 17 rue LEMIEUX #1 TO #5, GRANBY, QC, J2H 0Z1

**Legal Description**  
Cadastre du Québec Private portions: Lots # 4 790 098 and 4 790 099

**Co-ownership Share** 3.88 %

**Lot Area** ± 10 270 sq.ft (*private portion*)

**Construction Year** 2016

**Parking** Exterior : 11 spaces

**Average Unit Size** ± 1 340 sq.ft (*plus basement*)

**Units Details** 6 ½ 5 *on 2 floors + basement,  
townhouse style*

**TOTAL** 5



Lemieux 17 - 01



Lemieux 17 - 02



Lemieux 17 - 03



Lemieux 17 - 04



Lemieux 17 - 05



Lemieux 17 - 06



Lemieux 17 - 07



Lemieux 17 - 08



Lemieux 17 - 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.

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable, but has not been verified. No warranty or representation, express or implied, is made as to the condition of the immovable referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the Seller. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

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