

17 Lemieux

1,450,000 \$

Granby

5 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	80,076 \$
TOTAL EXPENSES	21,666 \$
NET REVENUE	56,098 \$
GRM	18.11
NRM	25.85
MUNICIPAL EVALUATION	1,189,000 \$

COST PER UNIT

290,000 \$

CAPITALIZATION RATE

3.86 %

RETURN ON CASH FLOW

1.16 %

RETURN ON INVESTMENT

3.67 %

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
Total Units	5	



Commercial

Commercial	0
Total Units	0



Parking

Parking	11
Garage	0
Storage	0
Total Spaces	11

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, 12, 16, 17, 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	0	0%	0 \$	0 \$	0%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	5	100%	1,285 \$	77,076 \$	100%
Total	6.50	5		1,285 \$	77,076 \$	

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

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	5	77,076 \$	96%	15,415 \$	
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 - Potential Increases		3,000 \$	4%	600 \$	July 2026 estimated increases
GROSS POTENTIAL REVENUE		80,076 \$	100%		
Vacancies - Residential		2,312 \$	3.0%	462 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		77,764 \$			
EXPENSES					
Taxes - Municipal		9,248 \$	11.9%	1,850 \$	2026 invoice
Taxes - School		820 \$	1.1%	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 \$	3.8%	590 \$	
Snow Removal		1,225 \$	1.6%	245 \$	
Lawn Care		518 \$	0.7%	104 \$	
Elevator		0 \$	0.0%	0 \$	
Rental - Hot Water Tanks		612 \$	0.8%	122 \$	Hydro-Solution
Contract - Other		0 \$	0.0%	0 \$	
Condo Fees		615 \$	0.8%	123 \$	
Repairs & Maintenance		1,300 \$	1.7%	260 \$	CMHC normalized (excluding contracts)
Reserve - Appliances		0 \$	0.0%	0 \$	No appliances
Superintendent - Janitor		1,075 \$	1.4%	215 \$	CMHC normalized
Administration		3,305 \$	4.3%	661 \$	CMHC normalized
Other Expense		0 \$	0.0%	0 \$	
TOTAL EXPENSES		21,666 \$	27.9%	4,333 \$	
NET REVENUE		56,098 \$	72.1%		

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FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)		
LISTED PRICE	1,450,000 \$		1,450,000 \$		1,450,000 \$
LOAN AMOUNT	1,025,000 \$	70.7 %	865,000 \$	59.7 %	
Lender	CMHC MLI Select		CMHC (regular)		
Rate	4.00 %		4.00 %		
Amortization	40		40		
Term	5		5		
Maturity Date					
Monthly Payment	4,263 \$		3,597 \$		0 \$
Debt Coverage	1.10		1.30		0.00
CASH TO PURCHASE	425,000 \$	29.3%	585,000 \$	40.3%	1,450,000 \$ 100.0%

RETURN

Net Revenue	56,098 \$	56,098 \$	56,098 \$
Mortgage Annual Cost	51,155 \$	43,170 \$	0 \$
Cash Flow	4,943 \$	12,928 \$	56,098 \$
Return on Cash Flow	1.16 %	2.20 %	3.86 %
Return on Investment	3.67 %	3.75 %	3.86 %
G.R.M.	18.11	18.11	18.11
N.R.M.	25.85	25.85	25.85
Cost per Unit	290,000 \$	290,000 \$	290,000 \$
Cap. Rate	3.86 %	3.86 %	3.86 %

COST PER UNIT

290,000 \$

RETURN ON CASH FLOW

1.16 %

RETURN ON INVESTMENT

3.67 %

CAPITALIZATION RATE

3.86 %

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	1,288 \$	1,800 \$	512 \$	2 bathrooms
2	1-2	17	02	6.5	1,350 \$	1,700 \$	350 \$	2 bathrooms
3	1-2	17	03	6.5	1,246 \$	1,700 \$	454 \$	2 bathrooms
4	1-2	17	04	6.5	1,246 \$	1,700 \$	454 \$	2 bathrooms
5	1-2	17	05	6.5	1,293 \$	1,800 \$	507 \$	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 \$	6.50
RESIDENTIAL	5 Units	6,423 \$	77,076 \$	8,700 \$	104,400 \$	2,277 \$	27,324 \$	
OTHER REVENUES		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	
GRAND TOTAL		6,423 \$	77,076 \$	8,700 \$	104,400 \$	2,277 \$	27,324 \$	

Residential - Rent Roll Statistics

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Granby

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	1,285 \$	1,246 \$	1,350 \$	6,423 \$	77,076 \$	1,740 \$	8,700 \$	104,400 \$	455 \$	2,277 \$	27,324 \$		
TOTAL	6.50	5	1,285 \$			6,423 \$	77,076 \$	1,740 \$	8,700 \$	104,400 \$	455 \$	2,277 \$	27,324 \$		

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 \$
TOTAL						0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$		

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
17	5	1,285 \$	6,423 \$	77,076 \$
Total	5	1,285 \$	6,423 \$	77,076 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1-2	5	1,285 \$	6,423 \$	77,076 \$
TOTAL	5	1,285 \$	6,423 \$	77,076 \$

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

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.

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CONTACT US FOR MORE INFORMATION ABOUT THE PROPERTY.



IMMEUBLES
GLORIA

IMMEUBLES GLORIA
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