

11 Lemieux

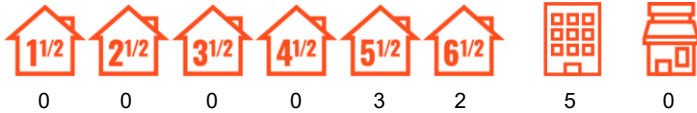
1,500,000 \$

Granby

5 units



Residential



Financial Overview

| | |
|--------------------------------|--------------|
| GROSS POTENTIAL REVENUE | 75,336 \$ |
| TOTAL EXPENSES | 22,384 \$ |
| NET REVENUE | 50,692 \$ |
| GRM | 19.91 |
| NRM | 29.59 |
| MUNICIPAL EVALUATION | 1,267,000 \$ |

COST PER UNIT

300,000 \$

CAPITALIZATION RATE

3.37 %

RETURN ON CASH FLOW

0.78 %

RETURN ON INVESTMENT

2.46 %

Highlights

- Superb 5-plex built in 2014 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 | 0 |
| 3 bdrm | 5 ½ | 3 |
| 4 bdrm + | 6 ½+ | 2 |
| Total Units | 5 | |

| Commercial | |
|--------------------|----------|
| Commercial | 0 |
| Total Units | 0 |

| Parking | |
|---------------------|-----------|
| Parking | 11 |
| Garage | 0 |
| Storage | 0 |
| Total Spaces | 11 |

General Information

| | |
|--------------------|--------------|
| Zoning | Residential |
| Cadastral | 5446992 |
| Building Type | Detached |
| Floor Nb. | 2 |
| Year Built | 2014 |
| Lot Area | 1,678 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 | 5 rented tanks |

Building Overview

| | |
|-------------------------|--|
| Roof | 2014 |
| Windows | 2014 |
| Balconies | All the apartments have large terraces |
| Exterior Walls | 2014 |
| Electricity | |
| Plumbing | Tous les logements sont dotés de grandes galeries à l'arrière |
| Heating System | Electric heating paid by the tenants |
| Hot Water Tanks | Electric hot water paid by the tenants 5 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

- 11 rue Lemieux [2014, 5 units, lot: 4790103, share: 2.80%]
- 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 | 0 | 0% | 0 \$ | 0 \$ | 0% |
| 3 bdrm | 5 ½ | 3 | 60% | 1,246 \$ | 44,856 \$ | 60% |
| 4 bdrm + | 6 ½+ | 2 | 40% | 1,270 \$ | 30,480 \$ | 40% |
| Total | 5.90 | 5 | | 1,256 \$ | 75,336 \$ | |

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

| REVENUE | | \$ | % | Per Unit | Notes |
|--------------------------------|----|------------------|--------------|-----------------|---------------------------------------|
| Revenue - Residential | 5 | 75,336 \$ | 100% | 15,067 \$ | |
| 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 \$ | |
| GROSS POTENTIAL REVENUE | | 75,336 \$ | 100% | | |
| Vacancies - Residential | | 2,260 \$ | 3.0% | 452 \$ | CMHC normalized |
| Vacancies - Commercial | | 0 \$ | 0.0% | 0 \$ | |
| Vacancies - Parking | | 0 \$ | 0.0% | 0 \$ | |
| GROSS EFFECTIVE REVENUE | | 73,076 \$ | | | |
| EXPENSES | | | | | |
| Taxes - Municipal | | 9,408 \$ | 12.9% | 1,882 \$ | 2025 invoice |
| Taxes - School | | 887 \$ | 1.2% | 177 \$ | 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 | | 3,230 \$ | 4.4% | 646 \$ | |
| Snow Removal | | 1,225 \$ | 1.7% | 245 \$ | |
| Lawn Care | | 518 \$ | 0.7% | 104 \$ | |
| Elevator | | 0 \$ | 0.0% | 0 \$ | |
| Rental - Hot Water Tanks | | 1,020 \$ | 1.4% | 204 \$ | Hydro-Solution |
| Contract - Other | | 0 \$ | 0.0% | 0 \$ | |
| Condo Fees | | 615 \$ | 0.8% | 123 \$ | |
| Repairs & Maintenance | | 1,300 \$ | 1.8% | 260 \$ | CMHC normalized (excluding contracts) |
| Reserve - Fridges & Stoves | | 0 \$ | 0.0% | 0 \$ | No appliances |
| Superintendent - Janitor | | 1,075 \$ | 1.5% | 215 \$ | CMHC normalized |
| Administration | | 3,106 \$ | 4.3% | 621 \$ | CMHC normalized |
| Other Expense | | 0 \$ | 0.0% | 0 \$ | |
| TOTAL EXPENSES | | 22,384 \$ | 30.6% | 4,477 \$ | |
| NET REVENUE | | 50,692 \$ | 69.4% | | |

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FINANCING

| | CMHC MLI Select (50 pts) | | CMHC (regular) | | |
|------------------|--------------------------|--------|----------------|--------|---------------------|
| LISTED PRICE | 1,500,000 \$ | | 1,500,000 \$ | | 1,500,000 \$ |
| LOAN AMOUNT | 925,000 \$ | 61.7 % | 780,000 \$ | 52.0 % | |
| Lender | CMHC MLI Select | | CMHC (regular) | | |
| Rate | 4.00 % | | 4.00 % | | |
| Amortization | 40 | | 40 | | |
| Term | 5 | | 5 | | |
| Maturity Date | | | | | |
| Monthly Payment | 3,847 \$ | | 3,244 \$ | | 0 \$ |
| Debt Coverage | 1.10 | | 1.30 | | 0.00 |
| CASH TO PURCHASE | 575,000 \$ | 38.3% | 720,000 \$ | 48.0% | 1,500,000 \$ 100.0% |

RETURN

| | | | |
|----------------------|------------|------------|------------|
| Net Revenue | 50,692 \$ | 50,692 \$ | 50,692 \$ |
| Mortgage Annual Cost | 46,164 \$ | 38,928 \$ | 0 \$ |
| Cash Flow | 4,528 \$ | 11,765 \$ | 50,692 \$ |
| Return on Cash Flow | 0.78 % | 1.63 % | 3.37 % |
| Return on Investment | 2.46 % | 2.76 % | 3.37 % |
| G.R.M. | 19.91 | 19.91 | 19.91 |
| N.R.M. | 29.59 | 29.59 | 29.59 |
| Cost per Unit | 300,000 \$ | 300,000 \$ | 300,000 \$ |
| Cap. Rate | 3.37 % | 3.37 % | 3.37 % |

COST PER UNIT

300,000 \$

RETURN ON CASH FLOW

0.78 %

RETURN ON INVESTMENT

2.46 %

CAPITALIZATION RATE

3.37 %

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 | 11 | 01 | 6.5 | 1,350 \$ | 1,900 \$ | 550 \$ | 2 bathrooms |
| 2 | 1-2 | 11 | 02 | 5.5 | 1,145 \$ | 1,800 \$ | 655 \$ | 2 bathrooms |
| 3 | 1-2 | 11 | 03 | 5.5 | 1,293 \$ | 1,800 \$ | 507 \$ | 2 bathrooms |
| 4 | 1-2 | 11 | 04 | 5.5 | 1,300 \$ | 1,800 \$ | 500 \$ | 2 bathrooms |
| 5 | 1-2 | 11 | 05 | 6.5 | 1,190 \$ | 1,900 \$ | 710 \$ | 2 bathrooms |
| 6 | P | 11 | 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 \$ | 5.90 |
| RESIDENTIAL | 5 Units | 6,278 \$ | 75,336 \$ | 9,200 \$ | 110,400 \$ | 2,922 \$ | 35,064 \$ | |
| OTHER REVENUES | | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ | |
| GRAND TOTAL | | 6,278 \$ | 75,336 \$ | 9,200 \$ | 110,400 \$ | 2,922 \$ | 35,064 \$ | |

Residential - Rent Roll Statistics

11 Lemieux

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 | 3 | 1,246 \$ | 1,145 \$ | 1,300 \$ | 3,738 \$ | 44,856 \$ | 1,800 \$ | 5,400 \$ | 64,800 \$ | 554 \$ | 1,662 \$ | 19,944 \$ | | |
| 4 bdrm + | 6 ½ + | 2 | 1,270 \$ | 1,190 \$ | 1,350 \$ | 2,540 \$ | 30,480 \$ | 1,900 \$ | 3,800 \$ | 45,600 \$ | 630 \$ | 1,260 \$ | 15,120 \$ | | |
| TOTAL | 5.90 | 5 | 1,256 \$ | | | 6,278 \$ | 75,336 \$ | 1,840 \$ | 9,200 \$ | 110,400 \$ | 584 \$ | 2,922 \$ | 35,064 \$ | | |

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 \$ |
| 11 | 5 | 1,256 \$ | 6,278 \$ | 75,336 \$ |
| Total | 5 | 1,256 \$ | 6,278 \$ | 75,336 \$ |

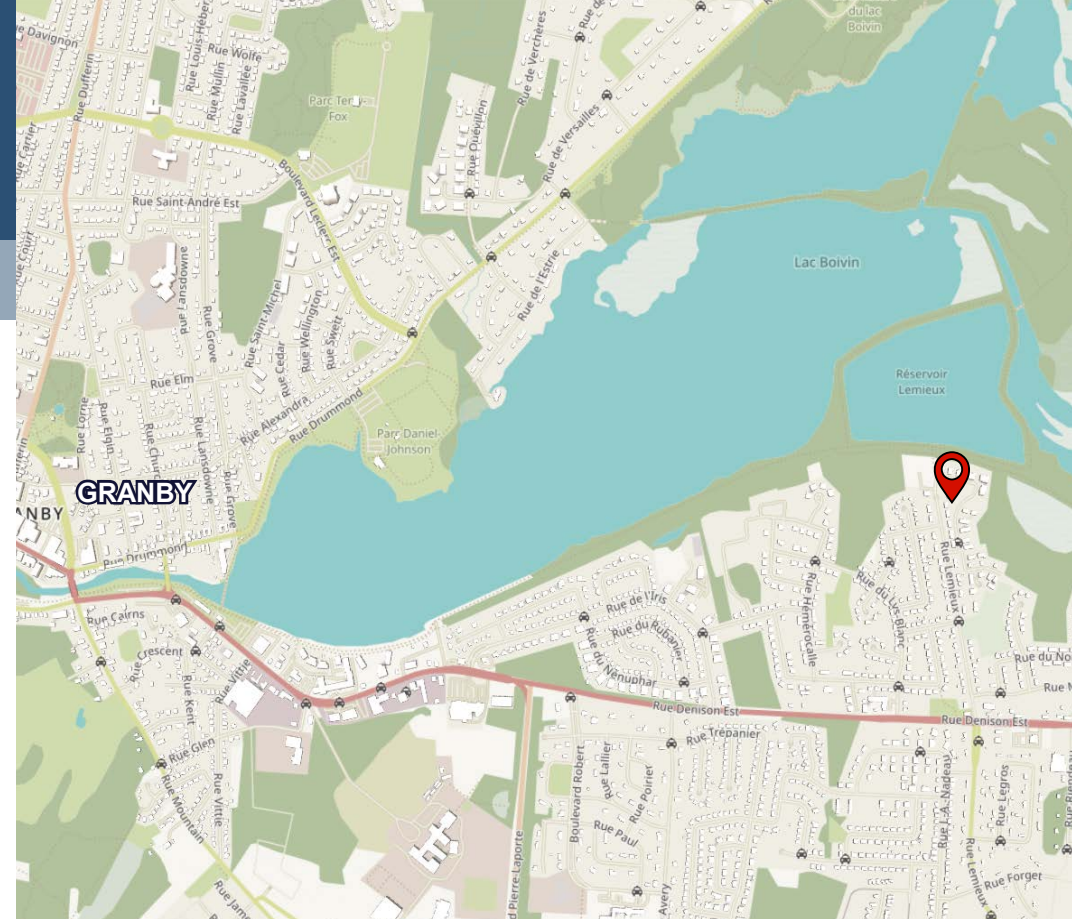
| STATISTICS PER FLOOR | | | | |
|----------------------|----------|-----------------|-----------------|------------------|
| Floor | Units | Average | Monthly \$ | Annual \$ |
| 1-2 | 5 | 1,256 \$ | 6,278 \$ | 75,336 \$ |
| TOTAL | 5 | 1,256 \$ | 6,278 \$ | 75,336 \$ |

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 2

11 RUE LEMIEUX

Address 11 rue LEMIEUX #1 TO #5, GRANBY, QC, J2H 0Z1

Legal Description
Cadastre du Québec Private portions: Lots # 5 446 992 à 5 446 997

Co-ownership Share 2.80 %

Lot Area ± 18 057 sq.ft (*private portion*)

Construction Year 2014

Parking Exterior : 11 spaces

Average Unit Size ± 1 345 sq.ft (*plus basement*)

| | | | |
|----------------------|--------------|----------|--|
| Units Details | 5 ½ | 3 | on 2 floors + basement, townhouse style |
| | 6 ½ | 2 | on 2 floors + basement, townhouse style |
| | TOTAL | 5 | |



Lemieux 11 - 01



Lemieux 11 - 02



Lemieux 11 - 03



Lemieux 11 - 04



Lemieux 11 - 05



Lemieux 11 - 06



Lemieux 11 - 07



Lemieux 11 - Apt #1 - 01



Lemieux 11 - Apt #1 - 02



Lemieux 11 - Apt #1 - 03



Lemieux 11 - Apt #1 - 04



Lemieux 11 - Apt #1 - 05



Lemieux 11 - Apt #1 - 06



Lemieux 11 - Apt #5 - 01



Lemieux 11 - Apt #5 - 02



Lemieux 11 - Apt #5 - 03



Lemieux 11 - Apt #5 - 04



Lemieux 11 - Apt #5 - 05



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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CONTACT US FOR MORE INFORMATION ABOUT THE PROPERTY.



IMMEUBLES
GLORIA

IMMEUBLES GLORIA
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