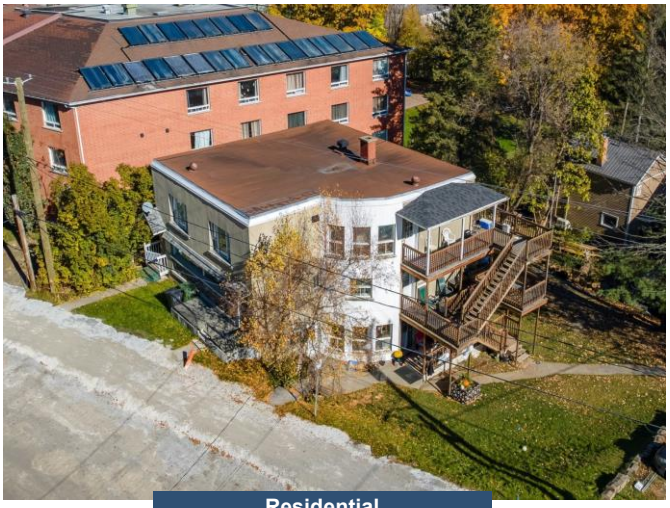
IMMEUBLES GLORIA

For Sale

992-1000 Fédéral — 725,000 $

Sherbrooke — **5 units**



Residential

1½	2½	3½	4½	5½	6½		
0	0	2	2	0	1	5	

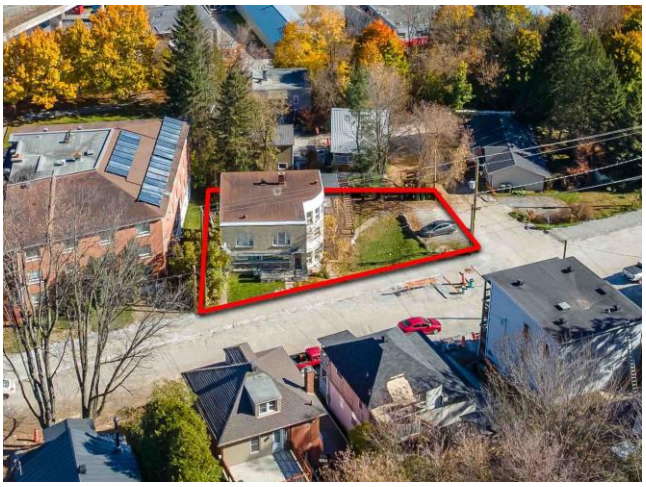
Financial Overview

GROSS POTENTIAL REVENUE	62,628 $
TOTAL EXPENSES	24,948 $
NET REVENUE	35,801 $
GRM	11.58
NRM	20.25
MUNICIPAL EVALUATION	491,100 $

COST PER UNIT	CAPITALIZATION RATE
145,000 $	**4.93 %**
RETURN ON CASH FLOW	RETURN ON INVESTMENT
2.79 %	**7.45 %**

Highlights

- Detached 5-unit building in the heart of Sherbrooke
- Les Nations area, close to services, UdeS and Bishop's
- 6 outdoor parking spaces
- Washer-dryer and dishwasher hookups in every unit
- Several renovations completed over the years
- Plumbing and electrical largely redone (2021)
- Front balconies and stairs replaced (2021)
- Renovated kitchens and bathrooms, new vinyl flooring
- Advantageous CMHC MLI Select financing possible
- Excellent investment opportunity with a low down payment





2026-11-04 6:04

Marc-André Knot | 514-683-6666 | marc.andre@immeublesgloria.com | www.immeublesgloria.com

IMMEUBLES GLORIA

Description

992-1000 Fédéral — 725,000 $

Sherbrooke — **5 units**

Residential

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

Commercial

Commercial	
Total Units	

Parking

Parking	6
Garage	0
Storage	0
Total Spaces	**6**

General Information

Zoning	Residential	
Cadastral	1028689	
Building Type	Detached	
Floor Nb.	3	
Year Built	1946	
Lot Area	679	m2
Building Area		
Stove	As per leases	
Refrigerator	As per leases	
Washer	As per leases	
Dryer	As per leases	
Elevator	None	
Wash/Dry Hookups	In apartments	
Dishwasher Hookups	In apartments	
Pool	None	
Furnished	992 and 996	
AC units	None	
Basement	Crawlspace	
Fireplace	None	
Intercom	None	

Location

Main Artery	
Intersection	
Shopping Center	Carrefour Belvédère
Metro Station	
Bus	
School	UdeS, Bishop
Hospital	Hôtel-Dieu
Attraction	

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants & Owner

Heating Hot Water

Energy Source	Electricity & Gas
Responsibility	Owner
Water Tank	Owner

Building Overview

Roof	Elastomeric membrane
Windows	
Balconies	Front balconies and stairs replaced in 2021
Exterior Walls	
Electricity	Electricity paid by owner for #992, 996, 998, 1000 | Wiring partially redone in 2021
Plumbing	Partially replaced in 2021 (copper, PEX, ABS)
Heating System	Electric heating paid by owner for #992, 996, 998, 1000
Hot Water Tanks	Hot water paid by owner for #992, 996, 998, 1000
Elevator	
Garage	6 outdoor parking spaces
Bathrooms	992: Fully renovated since 2021
Kitchens	992: Fully renovated since 2021
Certificate of Location	2005-10-07 | New certificate of location to be obtained
Environmental Report	

Notes

- Zoning: Multifamily use H-8 | Zone H1093
- Internet provided: #992, 994, 996, 1000

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

2026-11-04 6:04 The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

Marc-André Knot | 514-683-6666 | marc.andre@immeublesgloria.com | www.immeublesgloria.com

IMMEUBLES GLORIA

Revenue & Expenses

992-1000 Fédéral — 725,000 $

Sherbrooke — 5 units

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	2	40%	875 $	21,000 $	34%
2 bdrm	4 ½	2	40%	972 $	23,328 $	37%
3 bdrm	5 ½	0	0%	0 $	0 $	0%
4 bdrm +	6 ½+	1	20%	1,525 $	18,300 $	29%
Total	**4.50**	**5**		**1,044 $**	**62,628 $**	

COMMERCIAL

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

REVENUE		$	%	Per Unit	Notes
Revenue - Residential	5	62,628 $	100%	12,526 $	
Revenue - Commercial		0 $	0%	0 $	
Revenue - Garage	0	0 $	0%	0 $	
Revenue - Parking	6	0 $	0%	0 $	
Revenue - Laundry		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
GROSS POTENTIAL REVENUE		**62,628 $**	**100%**		
Vacancies - Residential		1,879 $	3.0%	376 $	CMHC normalized
Vacancies - Commercial		0 $	0.0%	0 $	
Vacancies - Parking		0 $	0.0%	0 $	
GROSS EFFECTIVE REVENUE		**60,749 $**			
EXPENSES					
Taxes - Municipal		5,938 $	9.8%	1,188 $	2026 invoice
Taxes - School		319 $	0.5%	64 $	2026-2027 invoice
Taxes - Water		0 $	0.0%	0 $	
Taxes - Garbages		0 $	0.0%	0 $	
Taxes - Special		0 $	0.0%	0 $	
Natural Gas		1,329 $	2.2%	266 $	
Electricity		5,119 $	8.4%	1,024 $	
Insurance		2,776 $	4.6%	555 $	
Lawn Care / Snow Removal		0 $	0.0%	0 $	
Garbage Removal		0 $	0.0%	0 $	
Internet		896 $	1.5%	179 $	
Telephone / Intercom		0 $	0.0%	0 $	
Contract - Other		0 $	0.0%	0 $	
Contract - Other		0 $	0.0%	0 $	
Repairs & Maintenance		3,500 $	5.8%	700 $	CMHC normalized
Other Costs		607 $	1.0%	122 $	CMHC normalized
Superintendent - Janitor		1,250 $	2.1%	250 $	CMHC normalized
Administration		2,734 $	4.5%	547 $	CMHC normalized
Reserve - Appliances		480 $	0.8%	96 $	8 appliances provided
TOTAL EXPENSES		**24,948 $**	**41.1%**	**4,990 $**	
NET REVENUE		**35,801 $**	**58.9%**		

2026-11-04 6:04

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

Marc-André Knot | 514-683-6666 | marc.andre@immeublesgloria.com | www.immeublesgloria.com

IMMEUBLES GLORIA

Investment Analysis

992-1000 Fédéral — 725,000 $

Sherbrooke — **5 units**

FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)			
LISTED PRICE	**725,000 $**		**725,000 $**		**725,000 $**	
LOAN AMOUNT	**605,000 $**	83.4 %	**515,000 $**	71.0 %		0.0 %
Lender	**CMHC MLI Select**		**CMHC (regular)**			
Rate	4.50 %		4.50 %			
Amortization	40		40			
Term	5		5			
Maturity Date						
Monthly Payment	2,704 $		2,301 $		0 $	
Debt Coverage	**1.10**		**1.30**		**0.00**	
CASH TO PURCHASE	**120,000 $**	16.6%	**210,000 $**	29.0%	**725,000 $**	100.0%

RETURN

Net Revenue	35,801 $	35,801 $	35,801 $
Mortgage Annual Cost	32,444 $	27,618 $	0 $
Cash Flow	**3,357 $**	**8,183 $**	**35,801 $**
Return on Cash Flow	**2.79 %**	**3.89 %**	**4.93 %**
Return on Investment	**7.45 %**	**6.16 %**	**4.93 %**
G.R.M.	11.58	11.58	11.58
N.R.M.	20.25	20.25	20.25
Cost per Unit	145,000 $	145,000 $	145,000 $
Cap. Rate	4.93 %	4.93 %	4.93 %

COST PER UNIT	RETURN ON CASH FLOW	RETURN ON INVESTMENT	CAPITALIZATION RATE
145,000 $	**2.79 %**	**7.45 %**	**4.93 %**

Notes

- Option 1: New CMHC MLI Select 50 points financing (energy efficiency).
- Option 2: New regular CMHC financing.

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

Marc-André Knot | 514-683-6666 | marc.andre@immeublesgloria.com | www.immeublesgloria.com

IMMEUBLES GLORIA

Residential - Rent Roll

992-1000 Fédéral

Sherbrooke — 5 units

#	Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	Notes
1	2-3	992	**0992**	6.5	1,525 $	1,600 $	75 $	5 bedrooms | Electricity, heating, hot water, wifi, furnished
2	2	992	**0994**	4.5	965 $	1,250 $	285 $	Included: Wifi
3	1	992	**0996**	3.5	950 $	1,050 $	100 $	Included: Electricity, heating, hot water, wifi, furnished
4	1	992	**0998**	4.5	979 $	1,250 $	271 $	Included: Electricity, heating, hot water
5	2	992	**1000**	3.5	800 $	1,050 $	250 $	Included: Electricity, heating, hot water, wifi
6	P	992	**Parking (6)**	Parking	0 $	300 $	300 $	Included in leases

		Rent Actual		Potential Rent		Diff. Actual VS Potential	
		Monthly $	**Annual $**	**Monthly $**	**Annual $**	**Monthly $**	**Annual $**
RESIDENTIAL	5 Units	5,219 $	62,628 $	6,200 $	74,400 $	981 $	11,772 $
OTHER REVENUES		0 $	0 $	300 $	3,600 $	300 $	3,600 $
GRAND TOTAL		**5,219 $**	**62,628 $**	**6,500 $**	**78,000 $**	**1,281 $**	**15,372 $**

Average Apartment Size 4.50

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

Marc-André Knot | 514-683-6666 | marc.andre@immeublesgloria.com | www.immeublesgloria.com

IMMEUBLES GLORIA

Residential - Rent Roll

Statistics

992-1000 Fédéral

Sherbrooke — **5 units**

RESIDENTIAL

			Actual					Market Value			Difference Actual VS Market		
Type	Size	Units	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 $
Alcove	2 ½	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
1 bdrm	3 ½	2	875 $	800 $	950 $	1,750 $	21,000 $	1,050 $	2,100 $	25,200 $	175 $	350 $	4,200 $
2 bdrm	4 ½	2	972 $	965 $	979 $	1,944 $	23,328 $	1,250 $	2,500 $	30,000 $	278 $	556 $	6,672 $
3 bdrm	5 ½	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
4 bdrm +	6 ½ +	1	1,525 $	1,525 $	1,525 $	1,525 $	18,300 $	1,600 $	1,600 $	19,200 $	75 $	75 $	900 $
TOTAL	**4.50**	**5**	**1,044 $**			**5,219 $**	**62,628 $**	**1,240 $**	**6,200 $**	**74,400 $**	**196 $**	**981 $**	**11,772 $**

AMENITIES

			Actual					Market Value			Difference Actual VS Market		
Type	Size	Units	Average	Min	Max	Monthly $	Annual $	Average	Monthly $	Annual $	Average	Monthly $	Annual $
Garage		0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
Parking		1	0 $	0 $	0 $	0 $	0 $	300 $	300 $	3,600 $	300 $	300 $	3,600 $
Storage		0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
Other		0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
Other		0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
Laundry	W: D:					0 $	0 $		0 $	0 $		0 $	0 $
TOTAL						**0 $**	**0 $**		**300 $**	**3,600 $**		**300 $**	**3,600 $**

STATISTICS

STATISTICS PER BUILDING

Address	Units	Average	Monthly $	Annual $
992	5	1,044 $	5,219 $	62,628 $
Total	**5**	**1,044 $**	**5,219 $**	**62,628 $**

STATISTICS PER FLOOR

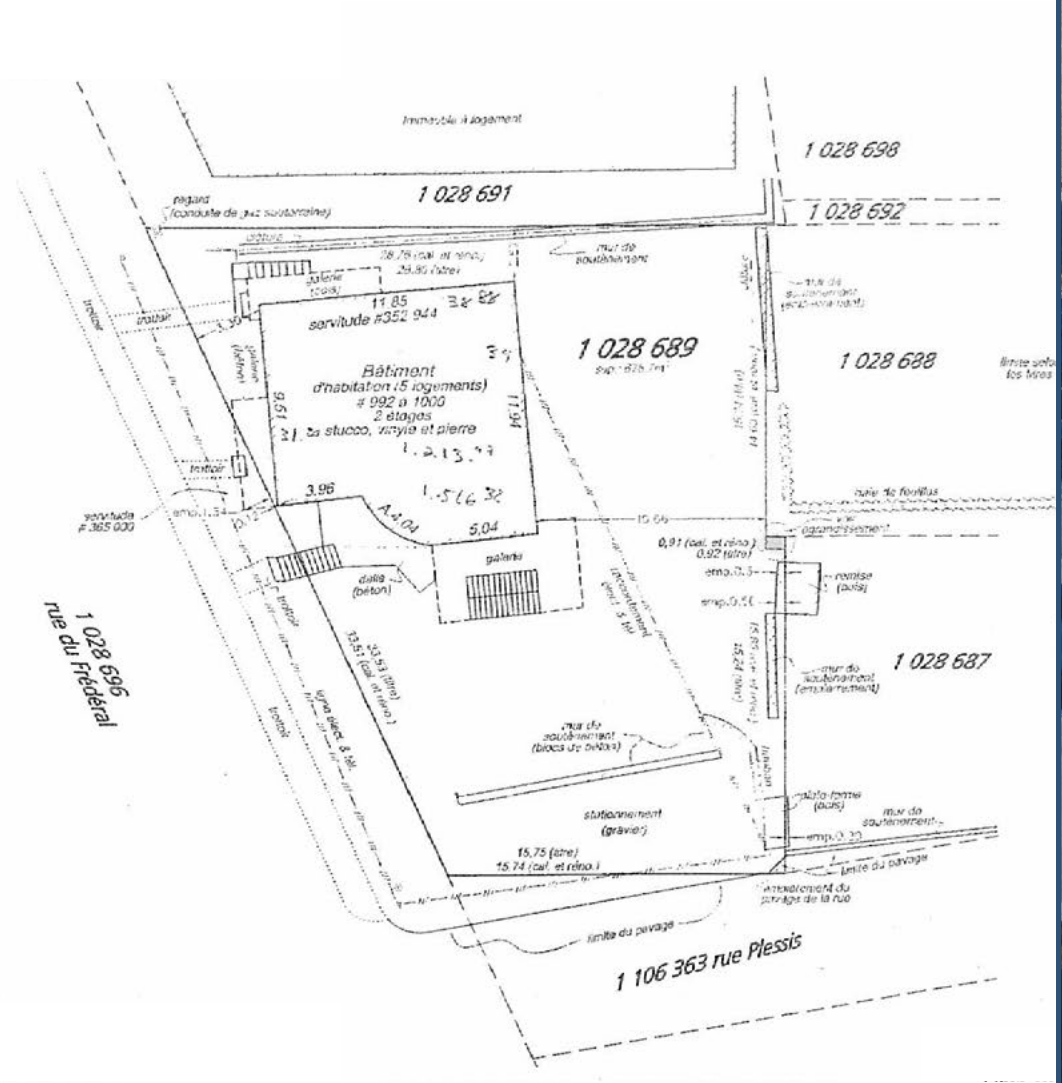
Floor	Units	Average	Monthly $	Annual $
1	2	965 $	1,929 $	23,148 $
2	2	883 $	1,765 $	21,180 $
2-3	1	1,525 $	1,525 $	18,300 $
TOTAL	**5**	**1,044 $**	**5,219 $**	**62,628 $**

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

Marc-André Knot | 514-683-6666 | marc.andre@immeublesgloria.com | www.immeublesgloria.com

CERTIFICATE OF LOCATION

992-1000 FÉDÉRAL





MUNICIPAL ASSESSMENT

992-1000 FÉDÉRAL

1. Identification de l’unité d’évaluation

Adresse(s)	992 - 1000 Rue du FEDERAL
Arrondissement	REB04
Cadastre(s) et numéro(s) de lot	1028689
Matricule	9628-38-1534-0-000-0000
Utilisation prédominante	LOGEMENT
Numéro d’unité de voisinage	422A
Numero de Dossier	86721

3. Caractéristiques de l’unité d’évaluation

Caractéristiques du terrain	
Mesure frontale	33.51 m
Superficie	678.7 m²
Zonage agricole	Non zoné

Caractéristiques du bâtiment principal	
Nombre d’étages	3
Année de construction	1946
Aire d’étages	379.9 m²
Genre de construction	À étages entiers
Lien physique	Détaché
Nombre de logements	5
Nombre de locaux non résidentiels	
Nombre de chambres locatives	

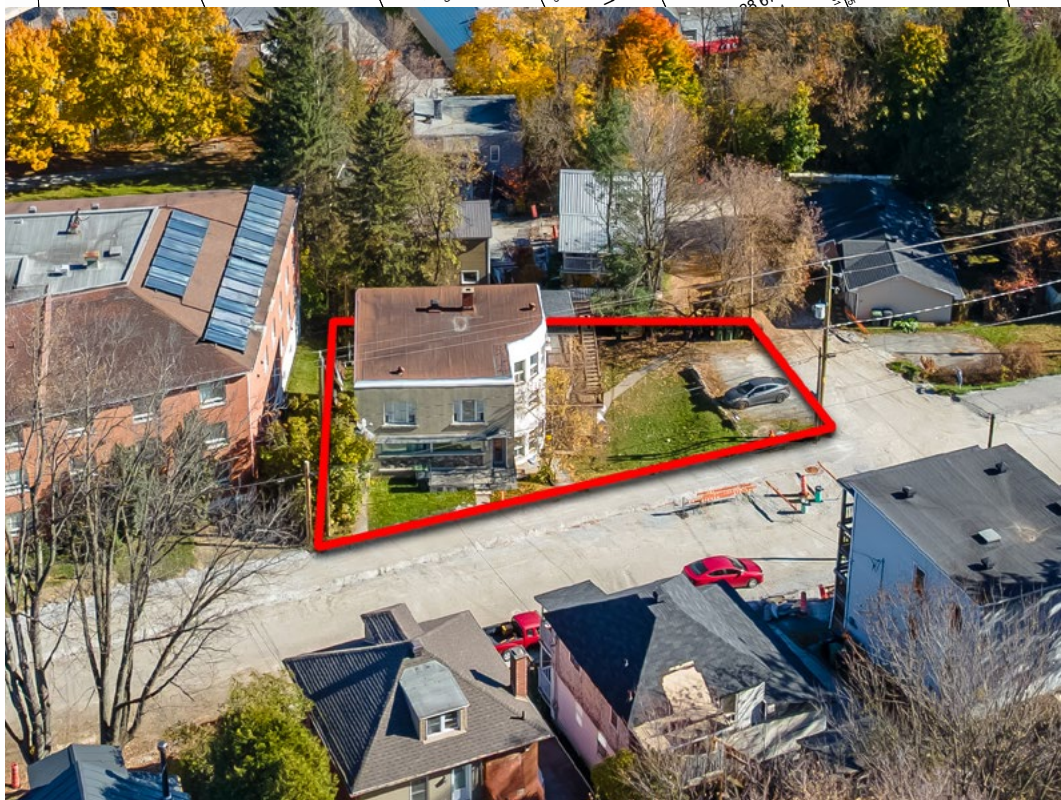
4.Valeurs au rôle d'évaluation

Date de référence du marché	2023-07-01
Valeur du terrain	127900 $
Valeur du bâtiment	363200 $
Valeur de l'immeuble	491100 $
Valeur de l'immeuble au rôle antérieur	304800 $

5. Répartitions fiscales

Catégorie et classe d'immeuble à des fins d'application des taux variés de taxation	Résiduelle
Valeur imposable de l'immeuble	491100 $
Valeur non imposable de l'immeuble	

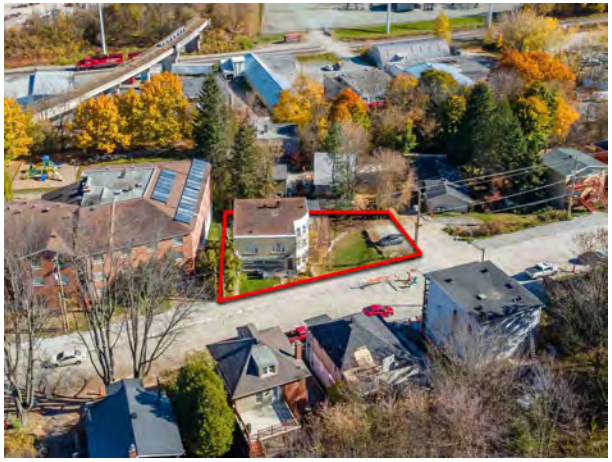




01



02



03



04



05



06



07



08



09



DISCLOSURE

DISCLOSURE

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.

EXCLUSIVE BROKERS

IMMEUBLES GLORIA's and YESARRAZIN's (collectively the “Agency”) services have been retained in exclusivity by the Seller towards the sale of the Property. Since the Agency is bound by a brokerage contract with the Seller, it does not represent or defend the buyer’s interests. The prospective buyer acknowledges having been informed that the Agency represents solely the interests of the Seller, but must treat the prospective buyer fairly, i.e. they shall provide objective information relevant to the transaction, notably regarding the rights and obligations of all parties to the transaction. The prospective buyer also acknowledges having been informed of his right to be represented by another real estate broker through a brokerage contract to purchase. The seller’s Agency shall not claim any remuneration or fees from the buyer. The remuneration of the Seller’s Agency shall be established in accordance with the brokerage contract signed by the Seller.

CONTACT US FOR MORE INFORMATION ABOUT THE PROPERTY.



IMMEUBLES GLORIA
Real Estate Agency

Marc-André Knot, CPA
Commercial real estate broker AEO
514.683.6666 x102
marc.andre@immeublesgloria.com



L’AGENCE IMMOBILIÈRE
YESARRAZIN.

Gabriel Duault
Residential and commercial real estate broker
514.606.2364
gduault@gmail.com