



# LEMIEUX PORTFOLIO, GRANBY

Nine recent buildings for a total of 35 units.

## FOR SALE

IMMEUBLES

**GLORIA**

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L'AGENCE IMMOBILIÈRE

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# THE OFFERING

## LEMIEUX PORTFOLIO

IMMEUBLES GLORIA and YESARRAZIN (collectively, the “Agency”) are pleased to represent OPTIMISATIONS IMMO 85 INC. (the “Seller”) in offering for sale, on an exclusive basis, a portfolio of nine buildings located on Lemieux Street in Granby (collectively, the “Property”), a multi-residential complex that is part of a horizontal co-ownership situated along the shores of Lac Boivin.

The nine buildings were constructed recently, between 2012 and 2019, and comprise 35 units: two 3½, ten 4½, sixteen 5½, and seven 6½ units, including 25 townhouse-style dwellings on two floors with basements, as well as 70 outdoor parking spaces. A cadastral division process is underway to convert the units into divided condominiums. The property stands out for its excellent overall condition, its potential for sale as individual condominiums, and its long-term appreciation prospects.

This memorandum presents a unique opportunity to acquire a portfolio within the horizontal co-ownership Cité du Lac, bordering the magnificent Lac Boivin in Granby.

**9**

Buildings

**35**

Units

**± 1,250 SF**

Average Unit Size

**2012-2019**

Construction Years





## Lemieux Portfolio

9,900,000 \$

Granby

35 units



Residential



## Financial Overview

|                         |              |
|-------------------------|--------------|
| GROSS POTENTIAL REVENUE | 491,112 \$   |
| TOTAL EXPENSES          | 151,177 \$   |
| NET REVENUE             | 325,202 \$   |
| GRM                     | 20.16        |
| NRM                     | 30.44        |
| MUNICIPAL EVALUATION    | 8,050,000 \$ |

COST PER UNIT

282,857 \$

CAPITALIZATION  
RATE

3.28 %

RETURN ON  
CASH FLOW

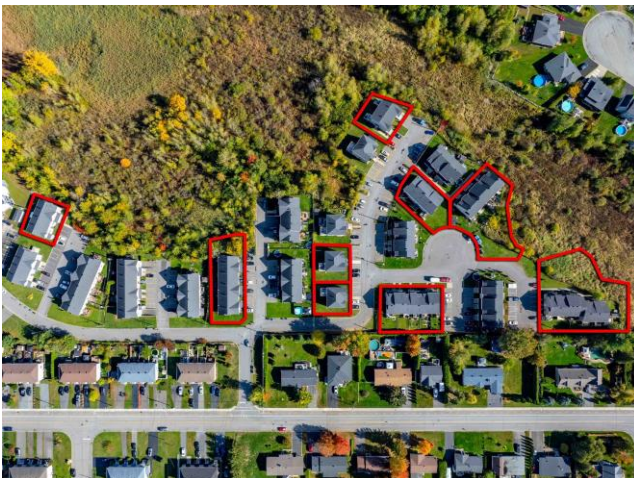
0.79 %

RETURN ON  
INVESTMENT

2.73 %

## Highlights

- Superb complex of 9 recent buildings in Granby
- A total of 35 spacious units, 25 of which are three-level townhouses
- 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
- The complex consists of 3 fiveplexes, 2 fourplexes, and 4 triplexes
- 27 apartments have two bathrooms
- Washer, dryer and dishwasher hookups in all the apartments
- Eligible for CMHC MLI Select financing (on the portfolio)
- 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!



## Lemieux Portfolio

9,900,000 \$

Granby

35 units



## Residential

|                    |           |    |
|--------------------|-----------|----|
| Studio             | 1 ½       | 0  |
| Alcove             | 2 ½       | 0  |
| 1 bdrm             | 3 ½       | 2  |
| 2 bdrm             | 4 ½       | 10 |
| 3 bdrm             | 5 ½       | 16 |
| 4 bdrm +           | 6 ½+      | 7  |
| <b>Total Units</b> | <b>35</b> |    |



## Commercial

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



## Parking

|                     |           |
|---------------------|-----------|
| Parking             | 70        |
| Garage              | 0         |
| Storage             | 0         |
| <b>Total Spaces</b> | <b>70</b> |

## General Information

|                    |              |
|--------------------|--------------|
| Zoning             | Residential  |
| Cadastral          | 4790104      |
| Building Type      | Detached     |
| Floor Nb.          | 2            |
| Year Built         | 2012         |
| Lot Area           |              |
| 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          |              |
| Intercom           |              |

## 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     |             |

## Building Overview

|                         |   |
|-------------------------|---|
| Roof                    | 2012 to 2019  |
| Windows                 | 2012 to 2019  |
| Balconies               | All the apartments have large terraces  |
| Exterior Walls          | 2012 to 2019  |
| 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   28 hot water heaters replaced recently |
| Elevator                | None  |
| Garage                  | Total of 70 exterior parking spaces   |
| Bathrooms               | 27 apartments with two bathrooms  |
| Kitchens                | 7 apartments recently refurbished for re-rental                                 |
| Certificate of Location | 2024  |
| Environmental Report    | Phase 1 (2008)   Phase 2 (2009)   |

## Notes

- 07 rue Lemieux [2014, 4 units, lot: 4790104, share: 3.36%] | 11 rue Lemieux [2014, 5 units, lot: 4790103, share: 2.80%]
- 12 rue Lemieux [2012, 3 units, lot: 4790106, share: 1.20%] | 16 rue Lemieux [2019, 4 units, lot: 4790095, share: 1.94%]
- 17 rue Lemieux [2016, 5 units, lot: 4790098, share: 3.88%] | 22 rue Lemieux [2019, 3 units, lot: 4790092, share: 1.46%]
- 24 rue Lemieux [2012, 3 units, lot: 4708191, share: 1.46%] | 30 rue Lemieux [2012, 5 units, lot: 4708187, share: 2.43%]
- 40 rue Lemieux [2016, 3 units, lot: 5782902, share: 1.70%]

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



## Revenue &amp; Expenses

## Lemieux Portfolio

9,900,000 \$

## Granby

35 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         | 6%              | 954 \$            | 22,896 \$  | 5%  |
| 2 bdrm       | 4 ½         | 10        | 29%             | 1,081 \$          | 129,672 \$ | 26% |
| 3 bdrm       | 5 ½         | 16        | 46%             | 1,203 \$          | 230,988 \$ | 47% |
| 4 bdrm +     | 6 ½+        | 7         | 20%             | 1,280 \$          | 107,556 \$ | 22% |
| <b>Total</b> | <b>5.30</b> | <b>35</b> | <b>1,169 \$</b> | <b>491,112 \$</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          | 35 | 491,112 \$        | 100%        | 14,032 \$ |                 |
| Revenue - Commercial           | 0  | 0 \$              | 0%          | 0 \$      |                 |
| Revenue - Garage               | 0  | 0 \$              | 0%          | 0 \$      |                 |
| Revenue - Parking              | 70 | 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>491,112 \$</b> | <b>100%</b> |           |                 |
| Vacancies - Residential        |    | 14,733 \$         | 3.0%        | 421 \$    | CMHC normalized |
| Vacancies - Commercial         |    | 0 \$              | 0.0%        | 0 \$      |                 |
| Vacancies - Parking            |    | 0 \$              | 0.0%        | 0 \$      |                 |
| <b>GROSS EFFECTIVE REVENUE</b> |    | <b>476,379 \$</b> |             |           |                 |

## EXPENSES

|                          |                   |              |                 |                                       |
|--------------------------|-------------------|--------------|-----------------|---------------------------------------|
| Taxes - Municipal        | 61,396 \$         | 12.9%        | 1,754 \$        | 2025 invoices                         |
| Taxes - School           | 5,413 \$          | 1.1%         | 155 \$          | 2025-2026 invoices                    |
| 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                | 24,649 \$         | 5.2%         | 704 \$          |                                       |
| Snow Removal             | 8,575 \$          | 1.8%         | 245 \$          |                                       |
| Lawn Care                | 4,662 \$          | 1.0%         | 133 \$          |                                       |
| Elevator                 | 0 \$              | 0.0%         | 0 \$            |                                       |
| Rental - Hot Water Tanks | 5,304 \$          | 1.1%         | 152 \$          | Hydro-Solution                        |
| Contract - Other         | 0 \$              | 0.0%         | 0 \$            |                                       |
| Condo Fees               | 4,307 \$          | 0.9%         | 123 \$          |                                       |
| Repairs & Maintenance    | 9,100 \$          | 1.9%         | 260 \$          | CMHC normalized (excluding contracts) |
| Reserve - Appliances     | 0 \$              | 0.0%         | 0 \$            | No appliances                         |
| Superintendent - Janitor | 7,525 \$          | 1.6%         | 215 \$          | CMHC normalized                       |
| Administration           | 20,246 \$         | 4.3%         | 578 \$          | CMHC normalized                       |
| Other Expense            | 0 \$              | 0.0%         | 0 \$            |                                       |
| <b>TOTAL EXPENSES</b>    | <b>151,177 \$</b> | <b>31.7%</b> | <b>4,319 \$</b> |                                       |
| <b>NET REVENUE</b>       | <b>325,202 \$</b> | <b>68.3%</b> |                 |                                       |



## Lemieux Portfolio

9,900,000 \$

Granby

35 units

## FINANCING

|                  | CMHC MLI<br>Select (50 pts) |        | CMHC (regular) |        |                      |
|------------------|-----------------------------|--------|----------------|--------|----------------------|
| LISTED PRICE     | 9,900,000 \$                |        | 9,900,000 \$   |        | 9,900,000 \$         |
| LOAN AMOUNT      | 6,255,000 \$                | 63.2 % | 5,300,000 \$   | 53.5 % | 0.0 %                |
| Lender           | CMHC MLI Select             |        | CMHC (regular) |        |                      |
| Rate             | 3.65 %                      |        | 3.65 %         |        |                      |
| Amortization     | 40                          |        | 40             |        |                      |
| Term             | 5                           |        | 5              |        |                      |
| Maturity Date    |                             |        |                |        |                      |
| Monthly Payment  | 24,693 \$                   |        | 20,923 \$      |        | 0 \$                 |
| Debt Coverage    | 1.10                        |        | 1.30           |        | 0.00                 |
| CASH TO PURCHASE | 3,645,000 \$                | 36.8 % | 4,600,000 \$   | 46.5 % | 9,900,000 \$ 100.0 % |

## RETURN

|                      |            |            |            |
|----------------------|------------|------------|------------|
| Net Revenue          | 325,202 \$ | 325,202 \$ | 325,202 \$ |
| Mortgage Annual Cost | 296,318 \$ | 251,077 \$ | 0 \$       |
| Cash Flow            | 28,883 \$  | 74,125 \$  | 325,202 \$ |
| Return on Cash Flow  | 0.79 %     | 1.61 %     | 3.28 %     |
| Return on Investment | 2.73 %     | 2.91 %     | 3.28 %     |
| G.R.M.               | 20.16      | 20.16      | 20.16      |
| N.R.M.               | 30.44      | 30.44      | 30.44      |
| Cost per Unit        | 282,857 \$ | 282,857 \$ | 282,857 \$ |
| Cap. Rate            | 3.28 %     | 3.28 %     | 3.28 %     |

COST PER UNIT

282,857 \$

RETURN ON  
CASH FLOW

0.79 %

RETURN ON  
INVESTMENT

2.73 %

CAPITALIZATION  
RATE

3.28 %

## Notes

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



## Lemieux Portfolio

## Granby

35 units

| #  | Floor | Address | Apartment #  | Size    | Rent Actual \$ | Potential Rent \$ | Difference | Notes                  |
|----|-------|---------|--------------|---------|----------------|-------------------|------------|------------------------|
| 1  | 1-2   | 07      | 01           | 5.5     | 1,153 \$       | 1,600 \$          | 447 \$     | 2 bathrooms            |
| 2  | 1-2   | 07      | 02           | 5.5     | 1,147 \$       | 1,500 \$          | 353 \$     | 2 bathrooms            |
| 3  | 1-2   | 07      | 03           | 5.5     | 1,142 \$       | 1,500 \$          | 358 \$     | 2 bathrooms            |
| 4  | 1-2   | 07      | 04           | 5.5     | 1,152 \$       | 1,600 \$          | 448 \$     | 2 bathrooms            |
| 5  | P     | 07      | Parking (8)  | Parking | 0 \$           | 0 \$              | 0 \$       | Included in the leases |
| 6  | 1-2   | 11      | 01           | 6.5     | 1,350 \$       | 1,900 \$          | 550 \$     | 2 bathrooms            |
| 7  | 1-2   | 11      | 02           | 5.5     | 1,145 \$       | 1,800 \$          | 655 \$     | 2 bathrooms            |
| 8  | 1-2   | 11      | 03           | 5.5     | 1,293 \$       | 1,800 \$          | 507 \$     | 2 bathrooms            |
| 9  | 1-2   | 11      | 04           | 5.5     | 1,300 \$       | 1,800 \$          | 500 \$     | 2 bathrooms            |
| 10 | 1-2   | 11      | 05           | 6.5     | 1,190 \$       | 1,900 \$          | 710 \$     | 2 bathrooms            |
| 11 | P     | 11      | Parking (11) | Parking | 0 \$           | 0 \$              | 0 \$       | Included in the leases |
| 12 | 1-2   | 12      | 01           | 5.5     | 1,171 \$       | 1,600 \$          | 429 \$     | 2 bathrooms            |
| 13 | 1-2   | 12      | 02           | 5.5     | 1,145 \$       | 1,500 \$          | 355 \$     | 2 bathrooms            |
| 14 | 1-2   | 12      | 03           | 5.5     | 1,171 \$       | 1,600 \$          | 429 \$     | 2 bathrooms            |
| 15 | P     | 12      | Parking (6)  | Parking | 0 \$           | 0 \$              | 0 \$       | Included in the leases |
| 16 | SS    | 16      | 01           | 3.5     | 954 \$         | 1,000 \$          | 46 \$      |                        |
| 17 | SS    | 16      | 02           | 3.5     | 954 \$         | 1,000 \$          | 46 \$      |                        |
| 18 | 1-2   | 16      | 03           | 5.5     | 1,357 \$       | 1,500 \$          | 143 \$     | 2 bathrooms            |
| 19 | 1-2   | 16      | 04           | 5.5     | 1,367 \$       | 1,500 \$          | 133 \$     | 2 bathrooms            |
| 20 | P     | 16      | Parking (6)  | Parking | 0 \$           | 0 \$              | 0 \$       | Included in the leases |
| 21 | 1-2   | 17      | 01           | 6.5     | 1,288 \$       | 1,800 \$          | 512 \$     | 2 bathrooms            |
| 22 | 1-2   | 17      | 02           | 6.5     | 1,350 \$       | 1,700 \$          | 350 \$     | 2 bathrooms            |
| 23 | 1-2   | 17      | 03           | 6.5     | 1,246 \$       | 1,700 \$          | 454 \$     | 2 bathrooms            |
| 24 | 1-2   | 17      | 04           | 6.5     | 1,246 \$       | 1,700 \$          | 454 \$     | 2 bathrooms            |
| 25 | 1-2   | 17      | 05           | 6.5     | 1,293 \$       | 1,800 \$          | 507 \$     | 2 bathrooms            |
| 26 | P     | 17      | Parking (11) | Parking | 0 \$           | 0 \$              | 0 \$       | Included in the leases |
| 27 | SS    | 22      | 01           | 4.5     | 1,100 \$       | 1,100 \$          | 0 \$       |                        |
| 28 | 1     | 22      | 02           | 4.5     | 1,200 \$       | 1,200 \$          | 0 \$       |                        |
| 29 | 2     | 22      | 03           | 4.5     | 1,113 \$       | 1,300 \$          | 187 \$     |                        |
| 30 | P     | 22      | Parking (6)  | Parking | 0 \$           | 0 \$              | 0 \$       | Included in the leases |
| 31 | SS    | 24      | 01           | 4.5     | 784 \$         | 1,100 \$          | 316 \$     |                        |



## Lemieux Portfolio

Granby

35 units

| #  | Floor | Address | Apartment #  | Size    | Rent Actual \$ | Potential Rent \$ | Difference | Notes                  |
|----|-------|---------|--------------|---------|----------------|-------------------|------------|------------------------|
| 32 | 1     | 24      | 02           | 4.5     | 1,100 \$       | 1,200 \$          | 100 \$     |                        |
| 33 | 2     | 24      | 03           | 4.5     | 806 \$         | 1,300 \$          | 494 \$     |                        |
| 34 | P     | 24      | Parking (6)  | Parking | 0 \$           | 0 \$              | 0 \$       | Included in the leases |
| 35 | 1-2   | 30      | 01           | 5.5     | 1,261 \$       | 1,600 \$          | 339 \$     | 2 bathrooms            |
| 36 | 1-2   | 30      | 02           | 5.5     | 1,124 \$       | 1,500 \$          | 376 \$     | 2 bathrooms            |
| 37 | 1-2   | 30      | 03           | 4.5     | 1,129 \$       | 1,450 \$          | 321 \$     | 2 bathrooms            |
| 38 | 1-2   | 30      | 04           | 4.5     | 1,300 \$       | 1,450 \$          | 150 \$     | 2 bathrooms            |
| 39 | 1-2   | 30      | 05           | 5.5     | 1,155 \$       | 1,600 \$          | 445 \$     | 2 bathrooms            |
| 40 | P     | 30      | Parking (10) | Parking | 0 \$           | 0 \$              | 0 \$       | Included in the leases |
| 41 | 1-2   | 40      | 01           | 4.5     | 1,145 \$       | 1,450 \$          | 305 \$     | 2 bathrooms            |
| 42 | 1-2   | 40      | 02           | 4.5     | 1,129 \$       | 1,400 \$          | 271 \$     | 2 bathrooms            |
| 43 | 1-2   | 40      | 03           | 5.5     | 1,166 \$       | 1,500 \$          | 334 \$     | 2 bathrooms            |
| 44 | P     | 40      | Parking (6)  | 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    | 35 Units | 40,926 \$   | 491,112 \$ | 52,950 \$      | 635,400 \$ | 12,024 \$                 | 144,288 \$ |                        |
| OTHER REVENUES |          | 0 \$        | 0 \$       | 0 \$           | 0 \$       | 0 \$                      | 0 \$       |                        |
| GRAND TOTAL    |          | 40,926 \$   | 491,112 \$ | 52,950 \$      | 635,400 \$ | 12,024 \$                 | 144,288 \$ |                        |

Lemieux Portfolio

Granby

35 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 \$       |
| Alcove   | 2 ½   | 0     | 0 \$     |          | 0 \$     | 0 \$       | 0 \$       | 0 \$         | 0 \$       | 0 \$       | 0 \$                        | 0 \$       | 0 \$       |
| 1 bdrm   | 3 ½   | 2     | 954 \$   | 954 \$   | 954 \$   | 1,908 \$   | 22,896 \$  | 1,000 \$     | 2,000 \$   | 24,000 \$  | 46 \$                       | 92 \$      | 1,104 \$   |
| 2 bdrm   | 4 ½   | 10    | 1,081 \$ | 784 \$   | 1,300 \$ | 10,806 \$  | 129,672 \$ | 1,295 \$     | 12,950 \$  | 155,400 \$ | 214 \$                      | 2,144 \$   | 25,728 \$  |
| 3 bdrm   | 5 ½   | 16    | 1,203 \$ | 1,124 \$ | 1,367 \$ | 19,249 \$  | 230,988 \$ | 1,594 \$     | 25,500 \$  | 306,000 \$ | 391 \$                      | 6,251 \$   | 75,012 \$  |
| 4 bdrm + | 6 ½ + | 7     | 1,280 \$ | 1,190 \$ | 1,350 \$ | 8,963 \$   | 107,556 \$ | 1,786 \$     | 12,500 \$  | 150,000 \$ | 505 \$                      | 3,537 \$   | 42,444 \$  |
| TOTAL    | 5.30  | 35    | 1,169 \$ |          |          | 40,926 \$  | 491,112 \$ | 1,513 \$     | 52,950 \$  | 635,400 \$ | 344 \$                      | 12,024 \$  | 144,288 \$ |

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 \$      |
| Parking |           | 9     | 0 \$    | 0 \$ | 0 \$ | 0 \$       | 0 \$      | 0 \$         | 0 \$       | 0 \$      | 0 \$                        | 0 \$       | 0 \$      |
| 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: 0 D: 0 |       |         |      |      | 0 \$       | 0 \$      |              | 0 \$       | 0 \$      |                             | 0 \$       | 0 \$      |
| TOTAL   |           |       |         |      |      | 0 \$       | 0 \$      |              | 0 \$       | 0 \$      |                             | 0 \$       | 0 \$      |

STATISTICS

| STATISTICS PER BUILDING |       |          |            |           | STATISTICS PER FLOOR |       |          |            |            |
|-------------------------|-------|----------|------------|-----------|----------------------|-------|----------|------------|------------|
| Address                 | Units | Average  | Monthly \$ | Annual \$ | Floor                | Units | Average  | Monthly \$ | Annual \$  |
| 07                      | 4     | 1,149 \$ | 4,594 \$   | 55,128 \$ | 1                    | 2     | 1,150 \$ | 2,300 \$   | 27,600 \$  |
| 11                      | 5     | 1,256 \$ | 6,278 \$   | 75,336 \$ | 1-2                  | 27    | 1,219 \$ | 32,915 \$  | 394,980 \$ |
| 12                      | 3     | 1,162 \$ | 3,487 \$   | 41,844 \$ | 2                    | 2     | 960 \$   | 1,919 \$   | 23,028 \$  |
| 16                      | 4     | 1,158 \$ | 4,632 \$   | 55,584 \$ | SS                   | 4     | 948 \$   | 3,792 \$   | 45,504 \$  |
| 17                      | 5     | 1,285 \$ | 6,423 \$   | 77,076 \$ | TOTAL                | 35    | 1,169 \$ | 40,926 \$  | 491,112 \$ |
| 22                      | 3     | 1,138 \$ | 3,413 \$   | 40,956 \$ |                      |       |          |            |            |
| 24                      | 3     | 897 \$   | 2,690 \$   | 32,280 \$ |                      |       |          |            |            |
| 30                      | 5     | 1,194 \$ | 5,969 \$   | 71,628 \$ |                      |       |          |            |            |
| 40                      | 3     | 1,147 \$ | 3,440 \$   | 41,280 \$ |                      |       |          |            |            |

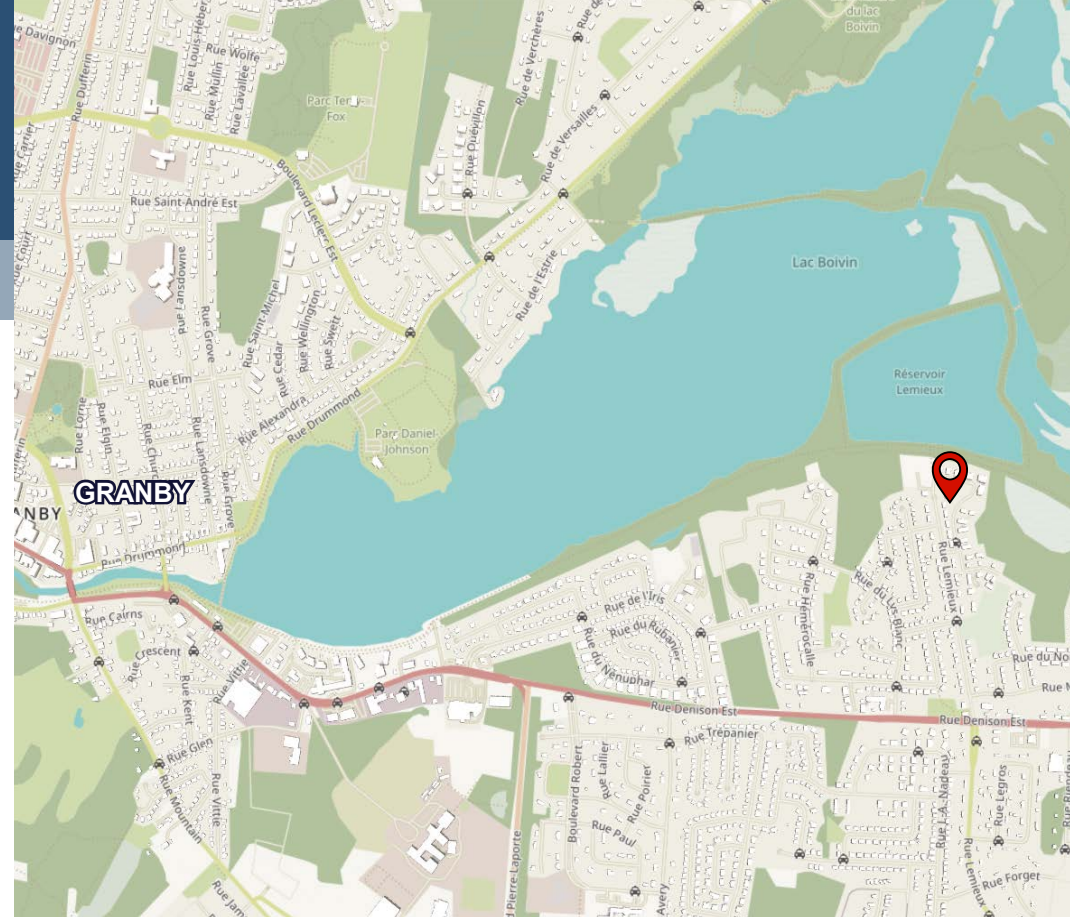


# THE LOCATION

## 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**



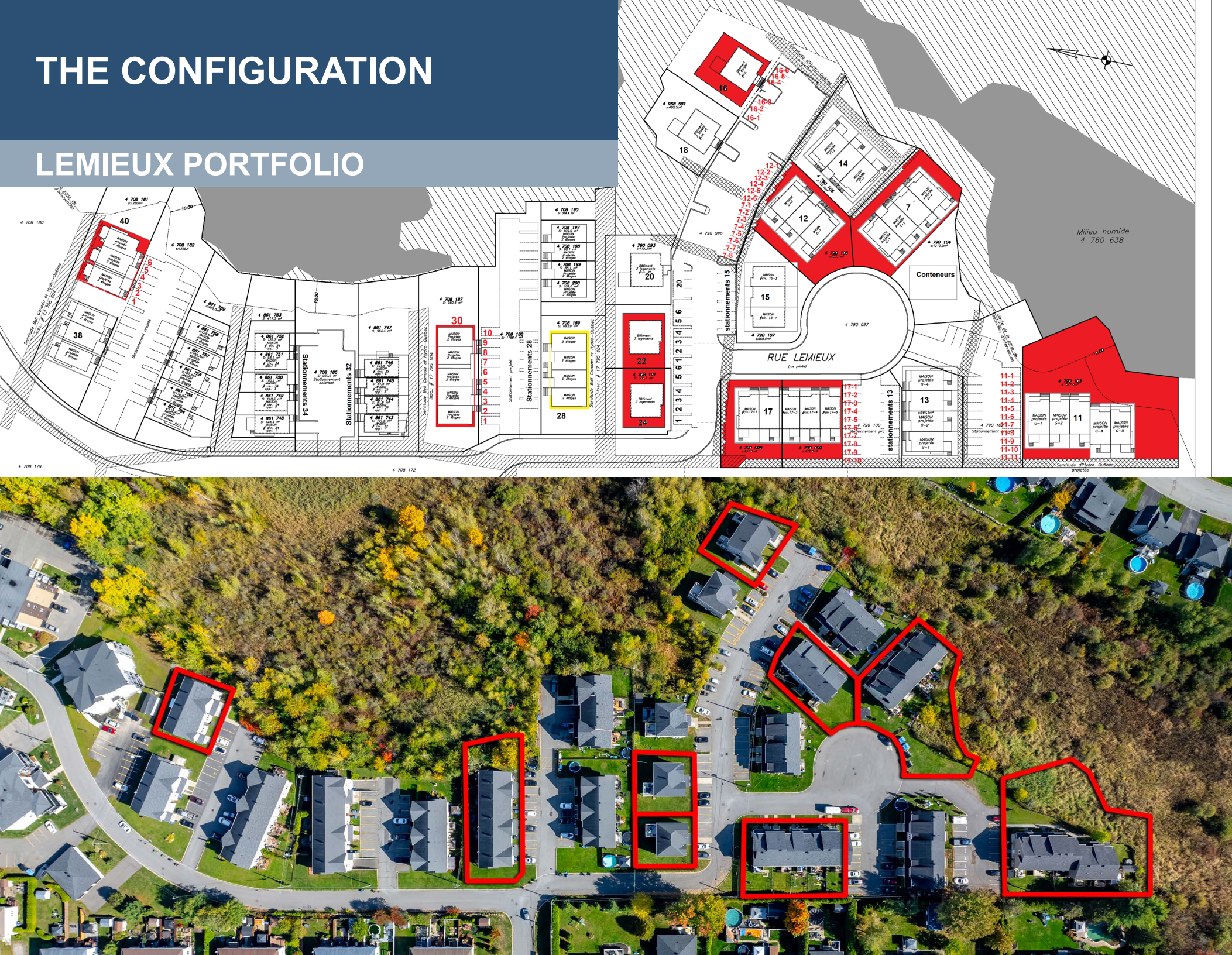
Average Household Income  
**\$88,400**

Source: 2021 Canadian Census data



# THE CONFIGURATION

## LEMIEUX PORTFOLIO





# PROPERTY 1

## 7 RUE LEMIEUX

|   |   |          |  |
|---|---|----------|--|
| Address                                 | 7 rue LEMIEUX #1 TO #4, GRANBY, QC, J2H 0Z1 |          |  |
| Legal Description<br>Cadastre du Québec | Private portion: Lot # 4 790 104            |          |  |
| Co-ownership Share                      | 3.36 %                                      |          |  |
| Lot Area                                | ± 13 048 sq.ft (private portion)            |          |  |
| Construction Year                       | 2014  |          |  |
| Parking                                 | Exterior :                                  | 8 spaces |  |
| Average Unit Size                       | ± 1 345 sq.ft (plus basement)               |          |  |

|               |       |   |  |
|---------------|-------|---|--|
| Units Details | 5 ½   | 4 | on 2 floors + basement,<br>townhouse style |
|               | TOTAL | 4 |  |





# PROPERTY 2

## 11 RUE LEMIEUX

|   |  |           |  |
|---|--|-----------|--|
| Address                                 | 11 rue LEMIEUX #1 TO #5, GRANBY, QC, J2H 0Z1   |           |  |
| Legal Description<br>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,<br>townhouse style |
|   | 6 ½  | 2         | on 2 floors + basement,<br>townhouse style |
|   | TOTAL  | 5         |  |





# PROPERTY 3

## 12 RUE LEMIEUX

|   |  |   |  |
|---|--|---|--|
| Address                                 | 12 rue LEMIEUX #1 TO #3, GRANBY, QC, J2H 0Z1 |   |  |
| Legal Description<br>Cadastre du Québec | Private portion: Lot # 4 790 106             |   |  |
| Co-ownership Share                      | 1.20 %                                       |   |  |
| Lot Area                                | ± 7 180 sq.ft ( <i>private portion</i> )     |   |  |
| Construction Year                       | 2012   |   |  |
| Parking                                 | Exterior :            6 spaces               |   |  |
| Average Unit Size                       | ± 1 345 sq.ft ( <i>plus basement</i> )       |   |  |
| Units Details                           | 5 ½  | 3 | <i>on 2 floors + basement,<br/>townhouse style</i> |
|   | TOTAL  | 3 |  |





# PROPERTY 4

## 16 RUE LEMIEUX

|   |  |          |                    |
|---|--|----------|--------------------|
| Address                                 | 16 rue LEMIEUX #1 TO #4, GRANBY, QC, J2H 0Z1 |          |                    |
| Legal Description<br>Cadastre du Québec | Private portion: Lot # 4 790 095             |          |                    |
| Co-ownership Share                      | 1.94 %                                       |          |                    |
| Lot Area                                | ± 7 180 sq.ft ( <i>private portion</i> )     |          |                    |
| Construction Year                       | 2012   |          |                    |
| Parking                                 | Exterior :                                   | 6 spaces |                    |
| Average Unit Size                       | ± 1 065 sq.ft                                |          |                    |
| Units Details                           | 3 ½  | 2        | <i>basement</i>    |
|   | 5 ½  | 2        | <i>on 2 floors</i> |
|   | TOTAL  | 4        |                    |

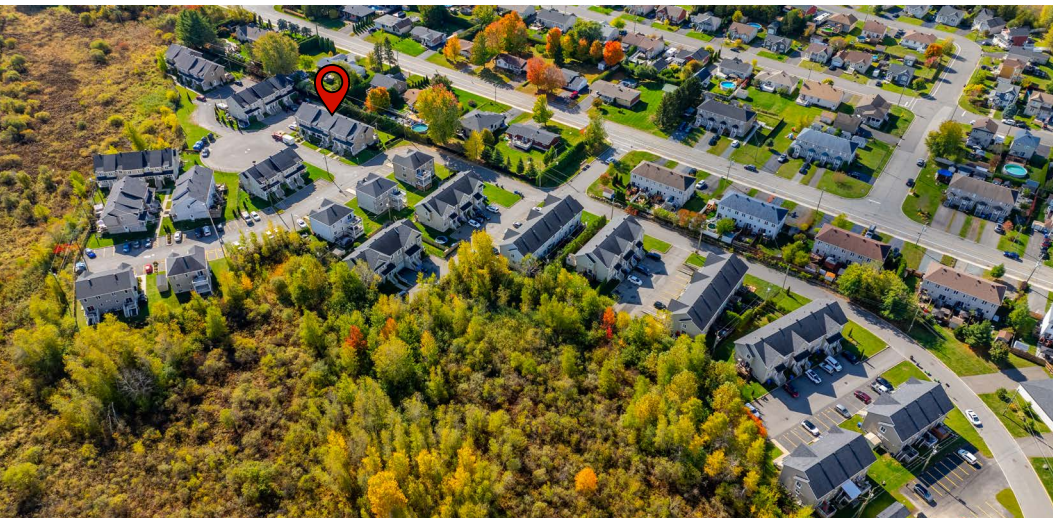




# PROPERTY 5

## 17 RUE LEMIEUX

|   |  |           |  |
|---|--|-----------|--|
| Address                                 | 17 rue LEMIEUX #1 TO #5, GRANBY, QC, J2H 0Z1     |           |  |
| Legal Description<br>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,<br>townhouse style |
|   | TOTAL  | 5         |  |

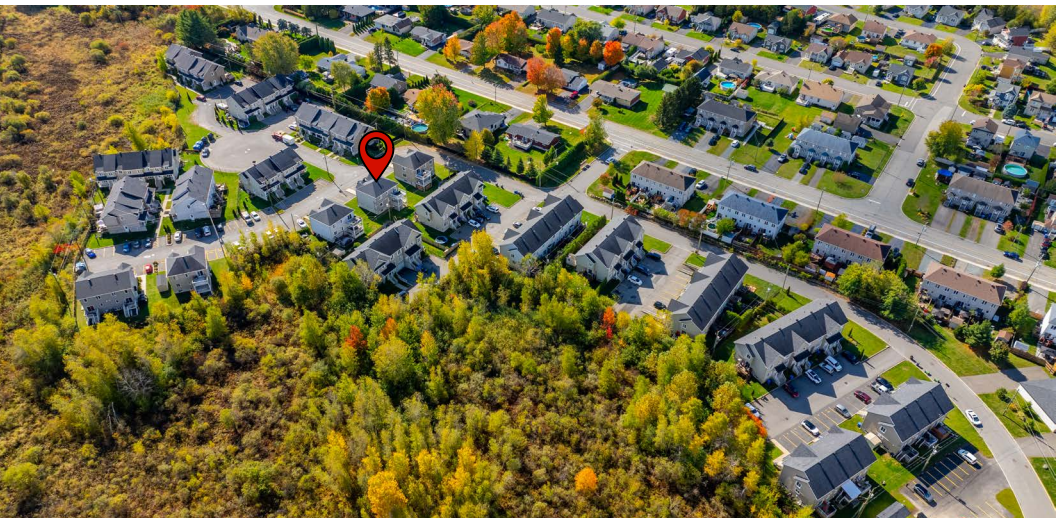




# PROPERTY 6

## 22 RUE LEMIEUX

|   |  |          |                                |
|---|--|----------|--------------------------------|
| Address                                 | 22 rue LEMIEUX #1 TO #3, GRANBY, QC, J2H 0Z1 |          |                                |
| Legal Description<br>Cadastre du Québec | Private portion: Lot # 4 790 092             |          |                                |
| Co-ownership Share                      | 1.46 %                                       |          |                                |
| Lot Area                                | ± 4 042 sq.ft ( <i>private portion</i> )     |          |                                |
| Construction Year                       | 2019   |          |                                |
| Parking                                 | Exterior :                                   | 6 spaces |                                |
| Average Unit Size                       | ± 1 040 sq.ft                                |          |                                |
| Units Details                           | 4 ½  | 3        | <i>one apartment per floor</i> |
|   | TOTAL  | 3        |                                |





# PROPERTY 7

## 24 RUE LEMIEUX

|   |  |          |                                |
|---|--|----------|--------------------------------|
| Address                                 | 24 rue LEMIEUX #1 TO #3, GRANBY, QC, J2H 0Z1 |          |                                |
| Legal Description<br>Cadastre du Québec | Private portion: Lot # 4 708 191             |          |                                |
| Co-ownership Share                      | 1.46 %                                       |          |                                |
| Lot Area                                | ± 4 183 sq.ft ( <i>private portion</i> )     |          |                                |
| Construction Year                       | 2012   |          |                                |
| Parking                                 | Exterior :                                   | 6 spaces |                                |
| Average Unit Size                       | ± 1 040 sq.ft                                |          |                                |
| Units Details                           | 4 ½  | 3        | <i>one apartment per floor</i> |
|   | TOTAL  | 3        |                                |

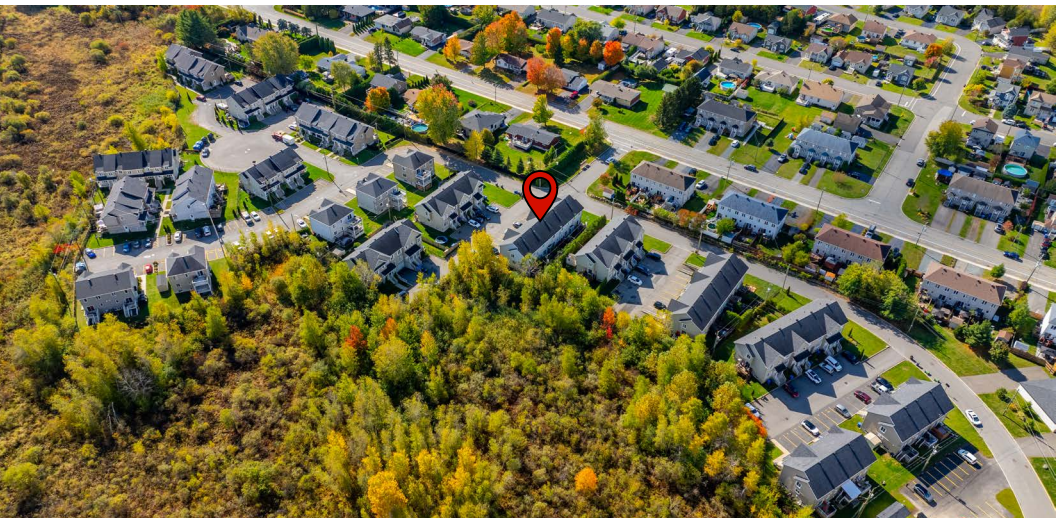




# PROPERTY 8

## 30 RUE LEMIEUX

|   |  |           |  |
|---|--|-----------|--|
| Address                                 | 30 rue LEMIEUX #1 TO #5, GRANBY, QC, J2H 0Z1 |           |  |
| Legal Description<br>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         | on 2 floors + basement,<br>townhouse style |
|   | 5 ½  | 3         | on 2 floors + basement,<br>townhouse style |
|   | TOTAL  |           | 5  |





# PROPERTY 9

## 40 RUE LEMIEUX

|   |  |          |  |
|---|--|----------|--|
| Address                                 | 40 rue LEMIEUX #1 TO #3, GRANBY, QC, J2H 0Z1 |          |  |
| Legal Description<br>Cadastre du Québec | Private portion: Lot # 5 782 902             |          |  |
| Co-ownership Share                      | 1.70 %                                       |          |  |
| Lot Area                                | ± 3 176 sq.ft (private portion)              |          |  |
| Construction Year                       | 2016   |          |  |
| Parking                                 | Exterior :                                   | 6 spaces |  |
| Average Unit Size                       | ± 1 275 sq.ft (plus basement)                |          |  |
| Units Details                           | 4 ½  | 2        | on 2 floors + basement,<br>townhouse style |
|   | 5 ½  | 1        | on 2 floors + basement,<br>townhouse style |
|   | TOTAL  |          | 3  |





# PICTURES

## LEMIEUX PORTFOLIO





# 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**

**IMMEUBLES GLORIA**  
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