

3375 Géliveau

2,500,000 \$

St-Hubert

8 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	154,260 \$
TOTAL EXPENSES	30,429 \$
NET REVENUE	119,303 \$
GRM	16.21
NRM	20.96
MUNICIPAL EVALUATION	1,483,500 \$

COST PER UNIT

312,500 \$

CAPITALIZATION
RATE

4.77 %

RETURN ON
CASH FLOW

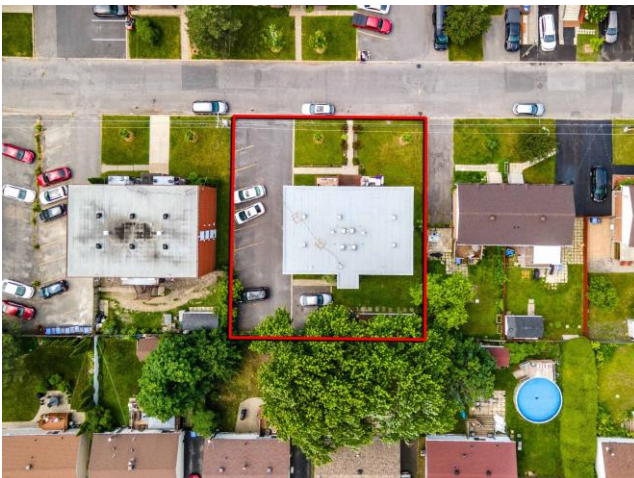
4.21 %

RETURN ON
INVESTMENT

8.28 %

Highlights

- Gorgeous 8-plex located in the heart of St-Hubert
- Good location near all services, transports, parks and amenities
- DIX30 and Promenades St-Bruno are 15 minutes away
- 8 large apartments of over 1,000 sq.ft. each
- Each tenant has a parking space and a storage locker
- Electric heating and hot water paid by the tenants
- Washer/dryer and dishwasher hookups in all the units
- 5 apartments renovated in the last 5 years
- 3 units still have below-market rents, lots of room for optimization
- Possibility of CMHC MLI Select financing
- Possibility to purchase with minimal down payment
- Amazing investment opportunity in a great neighborhood



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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	8
4 bdrm +	6 ½+	0
Total Units	8	



Commercial

Commercial	0
Total Units	0



Parking

Parking	12
Garage	0
Storage	8
Total Spaces	20

General Information

Zoning	Residential
Cadastral	2200075
Building Type	Detached
Floor Nb.	3 1/2
Year Built	1978
Lot Area	761 m2
Building Area	198 m2
Stove	As per leases
Refrigerator	As per leases
Washer	In apartments
Dryer	In apartments
Elevator	None
Wash/Dry Hookups	In apartments
Dishwasher Hookups	In apartments
Pool	None
Furnished	None
AC units	None
Basement	Apartments
Fireplace	None
Intercom	Yes

Location

Main Artery	boul. Davis
Intersection	Gélinau & Lapierre
Shopping Center	Promenades St-Bruno
Metro Station	Longueuil metro
Bus	
School	
Hospital	Charles-LeMoyne Hospital
Attraction	Parc de la Cité

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	Elastomeric membrane (2024 31,000\$)
Windows	
Balconies	
Exterior Walls	
Electricity	100 AMP panels in all the units
Plumbing	Washer/dryer hookups in all the units
Heating System	Electric heating paid by the tenants
Hot Water Tanks	Electric hot water heating paid by the tenants
Elevator	None
Garage	12 exterior parking spaces
Bathrooms	Renovated apartments : #1, 2, 5, 7, 8
Kitchens	Renovated apartments : #1, 2, 5, 7, 8
Certificate of Location	Luc Sauve - 2014-01-16
Environmental Report	Phase 1 - EnviroServices - 2020-08-01

Notes

- Zoning : Usage H.4 (8 units) | Zone H-407
- Possibility to qualify for CMHC MLI Select 50 points financing with energy efficiency

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

Revenue & Expenses

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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	8	100%	1,573 \$	150,960 \$	100%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	5.50	8		1,573 \$	150,960 \$	

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

REVENUE

		\$	%	Per Unit	Notes
Revenue - Residential	8	150,960 \$	98%	18,870 \$	
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	0	0 \$	0%	0 \$	
Revenue - Parking	12	0 \$	0%	0 \$	
Revenue - Laundry		0 \$	0%	0 \$	
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Potential Increases		3,300 \$	2%	413 \$	July 2026 estimated increases
GROSS POTENTIAL REVENUE		154,260 \$	100%		
Vacancies - Residential		4,529 \$	3.0%	566 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		149,731 \$			

EXPENSES

Taxes - Municipal	10,837 \$	7.2%	1,355 \$	2025 invoice
Taxes - School	1,047 \$	0.7%	131 \$	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	969 \$	0.7%	121 \$	
Insurance	4,130 \$	2.8%	516 \$	
Snow Removal	0 \$	0.0%	0 \$	Included in repairs and maintenance
Lawn Care	0 \$	0.0%	0 \$	
Garbage Removal	0 \$	0.0%	0 \$	
Telephone / Intercom	0 \$	0.0%	0 \$	
Internet	482 \$	0.3%	60 \$	
Contract - Other	0 \$	0.0%	0 \$	
Repairs & Maintenance	4,880 \$	3.3%	610 \$	CMHC normalized
Reserve - Appliances	0 \$	0.0%	0 \$	No appliances
Superintendent - Janitor	1,720 \$	1.2%	215 \$	CMHC normalized
Administration	6,364 \$	4.3%	795 \$	CMHC normalized
Other Expense	0 \$	0.0%	0 \$	
TOTAL EXPENSES	30,429 \$	20.3%	3,804 \$	
NET REVENUE	119,303 \$	79.7%		

Investment Analysis

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FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)		
LISTED PRICE	2,500,000 \$		2,500,000 \$		2,500,000 \$
LOAN AMOUNT	1,980,500 \$	79.2 %	1,860,000 \$	74.4 %	0.0 %
Lender	CMHC MLI Select		CMHC (regular)		
Rate	3.90 %		3.90 %		
Amortization	40		40		
Term	5		5		
Maturity Date					
Monthly Payment	8,116 \$		7,622 \$		0 \$
Debt Coverage	1.22		1.30		0.00
CASH TO PURCHASE	519,500 \$	20.8 %	640,000 \$	25.6 %	2,500,000 \$ 100.0 %

RETURN

Net Revenue	119,303 \$	119,303 \$	119,303 \$
Mortgage Annual Cost	97,395 \$	91,469 \$	0 \$
Cash Flow	21,907 \$	27,833 \$	119,303 \$
Return on Cash Flow	4.21 %	4.34 %	4.77 %
Return on Investment	8.28 %	7.45 %	4.77 %
G.R.M.	16.21	16.21	16.21
N.R.M.	20.96	20.96	20.96
Cost per Unit	312,500 \$	312,500 \$	312,500 \$
Cap. Rate	4.77 %	4.77 %	4.77 %

COST PER UNIT

312,500 \$

RETURN ON
CASH FLOW

4.21 %

RETURN ON
INVESTMENT

8.28 %

CAPITALIZATION
RATE

4.77 %

Notes

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

3375 Gélinau

St-Hubert

8 units

Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
SS	3375	01	5.5	1,750 \$	1,850 \$	100 \$	1,050	1.67 \$	Renovated
SS	3375	02	5.5	1,750 \$	1,850 \$	100 \$	1,050	1.67 \$	Renovated
1	3375	03	5.5	1,060 \$	1,850 \$	790 \$	1,050	1.01 \$	
1	3375	04	5.5	1,020 \$	1,850 \$	830 \$	1,050	0.97 \$	
2	3375	05	5.5	1,750 \$	1,850 \$	100 \$	1,050	1.67 \$	Renovated
2	3375	06	5.5	1,800 \$	1,850 \$	50 \$	1,050	1.71 \$	
3	3375	07	5.5	1,850 \$	1,850 \$	0 \$	1,050	1.76 \$	Renovated
3	3375	08	5.5	1,600 \$	1,850 \$	250 \$	1,050	1.52 \$	Renovated
P	3375	Parking (12)	Parking	0 \$	0 \$	0 \$		0.00 \$	Included in leases
S	3375	Storage (8)	Storage	0 \$	0 \$	0 \$		0.00 \$	Included in leases

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size	
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	Average sq.ft	
								\$/sq.ft	
RESIDENTIAL	8 Units	12,580 \$	150,960 \$	14,800 \$	177,600 \$	2,220 \$	26,640 \$		5.50
OTHER REVENUES		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$		1,050
GRAND TOTAL		12,580 \$	150,960 \$	14,800 \$	177,600 \$	2,220 \$	26,640 \$		1.50 \$

Residential - Rent Roll Statistics

3375 Gélinau

St-Hubert

8 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	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 \$
3 bdrm	5 ½	8	1,573 \$	1,020 \$	1,850 \$	12,580 \$	150,960 \$	1,850 \$	14,800 \$	177,600 \$	278 \$	2,220 \$	26,640 \$
4 bdrm +	6 ½ +	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	5.50	8	1,573 \$			12,580 \$	150,960 \$	1,850 \$	14,800 \$	177,600 \$	278 \$	2,220 \$	26,640 \$

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		1	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Storage		1	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				
Address	Units	Average	Monthly \$	Annual \$
3375	8	1,573 \$	12,580 \$	150,960 \$
Total	8	1,573 \$	12,580 \$	150,960 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	2	1,040 \$	2,080 \$	24,960 \$
2	2	1,775 \$	3,550 \$	42,600 \$
3	2	1,725 \$	3,450 \$	41,400 \$
SS	2	1,750 \$	3,500 \$	42,000 \$
TOTAL	8	1,573 \$	12,580 \$	150,960 \$

Residential - Rent Roll Statistics

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St-Hubert

8 units

RESIDENTIAL RENT - \$ PER UNIT

Type	Size	Units	Avg Size	Actual			Market	Upside		
				Min	Max	Average	\$/unit	\$/unit	Monthly \$	Annual \$
Studio	1 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Alcove	2 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
2 bdrm	4 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
3 bdrm	5 ½	8	1,050 sq.ft	1,020 \$	1,850 \$	1,573 \$	1,850 \$	278 \$	2,220 \$	26,640 \$
4 bdrm +	6 ½ +	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	5.50	8	1,050 sq.ft			1,573 \$	1,850 \$	278 \$	2,220 \$	26,640 \$

RESIDENTIAL RENT - \$ PER SQUARE FOOT

Type	Size	Units	Avg Size	Actual			Market	Upside	
				Min	Max	Average	\$/sq.ft	\$/sq.ft	
Studio	1 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$	
Alcove	2 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$	
1 bdrm	3 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$	
2 bdrm	4 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$	
3 bdrm	5 ½	8	1,050 sq.ft	0.97 \$	1.76 \$	1.50 \$	1.76 \$	0.26 \$	
4 bdrm +	6 ½ +	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$	
TOTAL	5.50	8	1,050 sq.ft			1.50 \$	1.76 \$	0.26 \$	

THE LOCATION

3375 GÉLINEAU



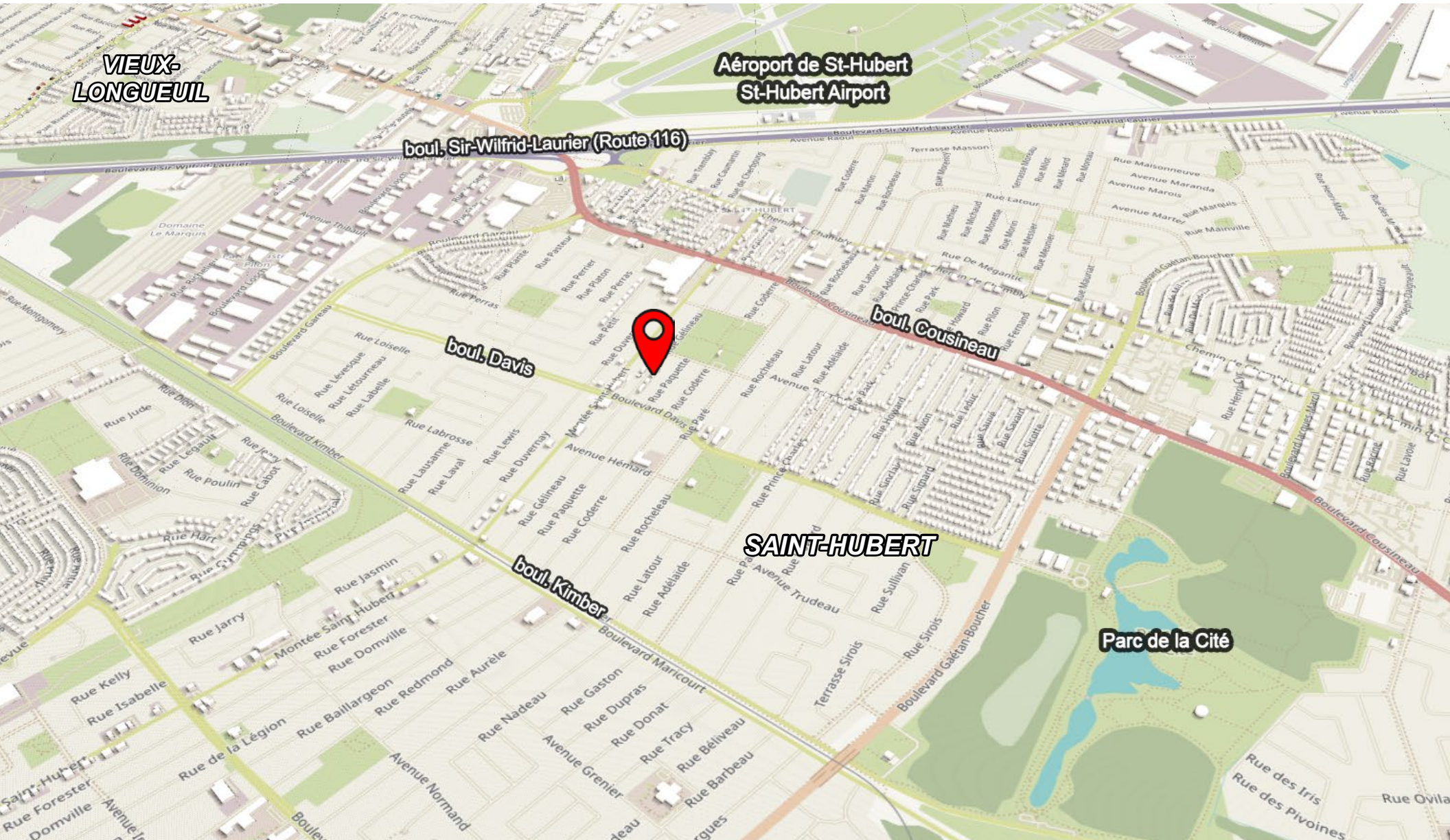
REM Panama
7 km
(~10 min.)



Longueuil
Metro
12 km
(~15 min.)



DIX30
9 km
(~15 min.)



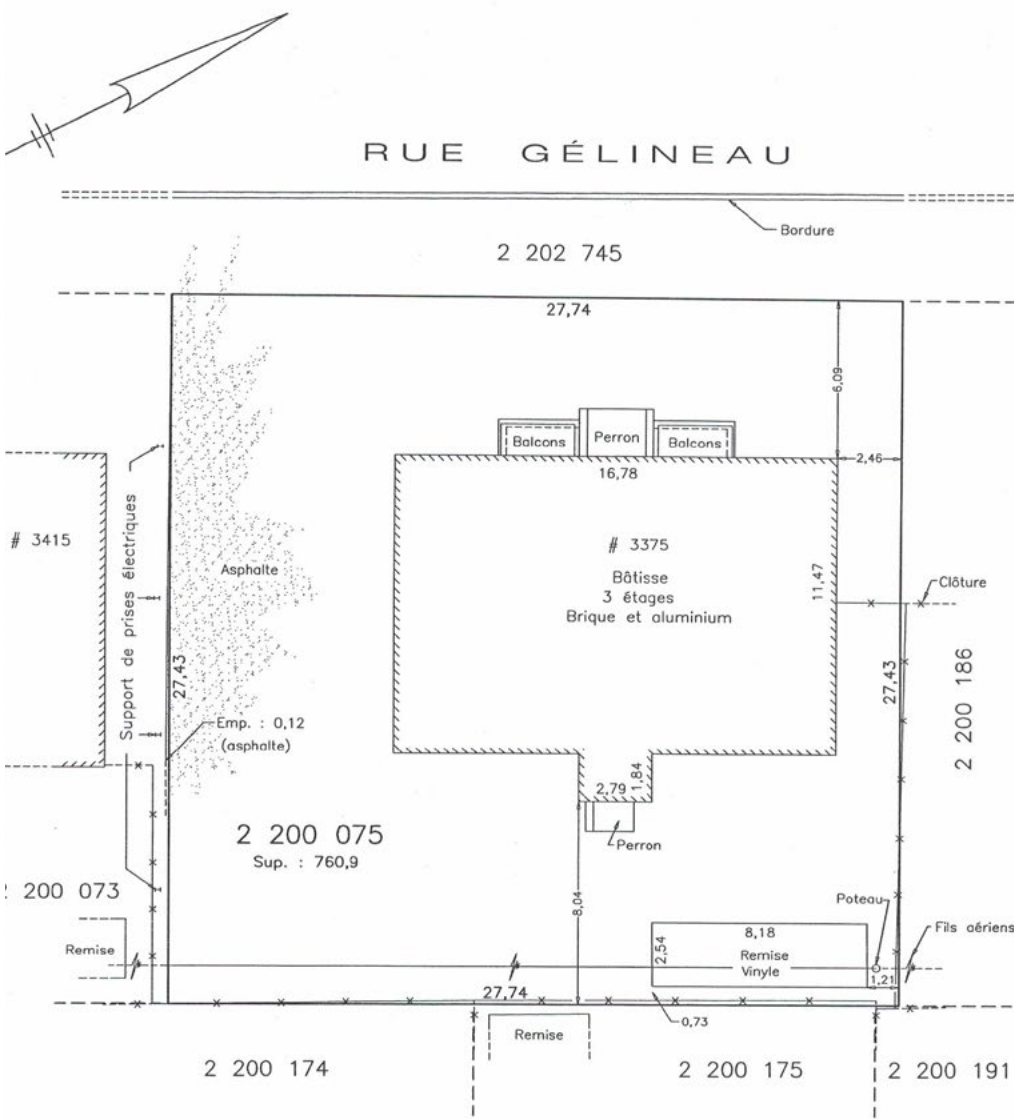
THE LOCATION

3375 GÉLINEAU



CERTIFICATE OF LOCATION

3375 GÉLINEAU



ZONING

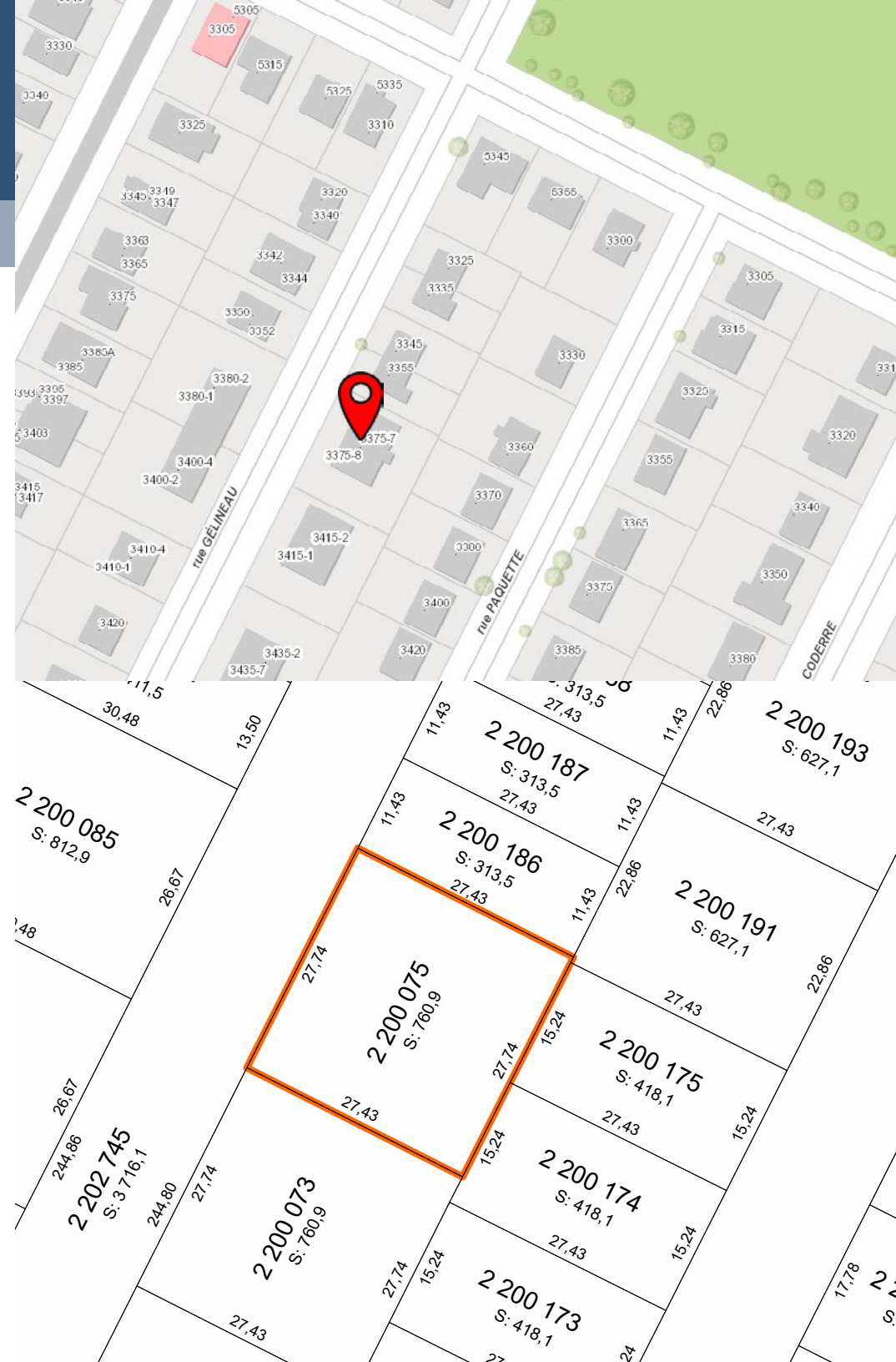
3375 GÉLINEAU



Grille des usages, des normes et des dimensions de terrain
Annexe "A" du règlement de zonage

Zone H-407

Usages permis					
Habitation	1: Unifamiliale				
	2: Bifamiliale				
	3: Trifamiliale				
	4: Multifamiliale	*	*		
	5: Maison mobile				
Commerce	1: Commerce local				
	2: Commerce régional				
	3: Commerce de grande surface				
	4: Service professionnel et spécialisé				
	5: Service profess. compatible avec l'industrie				
	6: Entrepreneur de faible nuisance				
	7: Entrepreneur de forte nuisance				
	8: Commerce de divertissement				
	9: Commerce de divertissement à nuisance				
	10: Service relié à l'automobile, catégorie A				
	11: Service relié à l'automobile, catégorie B				
	12: Commerce de nuisance				
	13: Commerce de forte nuisance				
Industrie	1: Industrie de recherche et de développement				
	2: Industrie de prestige et de haute technologie				
	3: Industrie légère				
	4: Industrie lourde				
	5: Indust. des déchets et des matières recyclables				
	6: Industrie et services aéroportuaires				
Public	1: Parc, terrain de jeux et espace naturel	*	*		
	2: Service public				
	3: Infrastructure et équipement				
Agricole	1: Culture				
	2: Élevage				
	3: Élevage en réclusion				
Usages spécifiques	Permis				
	Exclus				
Normes spécifiques					
Implantation du bâtiment	Isolée	*			
	Jumelée		*		
	Contiguë				
Dimensions du bâtiment	Largeur minimale (mètres)	9	9		
	Superficie de plancher minimale (m ²)				
	Hauteur en étages minimale/maximale	2/3	2/3		
	Hauteur en mètres minimale/maximale				
Densité d'occupation	Nombre de logements min./max. par bâtiment	4/8	4/8		
	Rapport plancher/terrain minimal/maximal	/1.50	/1.50		
	Rapport espace bâti/terrain minimal/maximal	/0.50	/0.50		



01



02



03



04



05



06



07



08



09



10



11



12



13



14



15



16



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.



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THE AGENCY

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