

3375 Gélineau

2,500,000 \$

St-Hubert

8 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE
TOTAL EXPENSES
NET REVENUE
GRM
NRM
MUNICIPAL EVALUATION

154,260 \$
 30,429 \$
 119,303 \$
 16.21
 20.96
 1,483,500 \$

COST PER UNIT

312,500 \$

CAPITALIZATION RATE

4.77 %

RETURN ON CASH FLOW

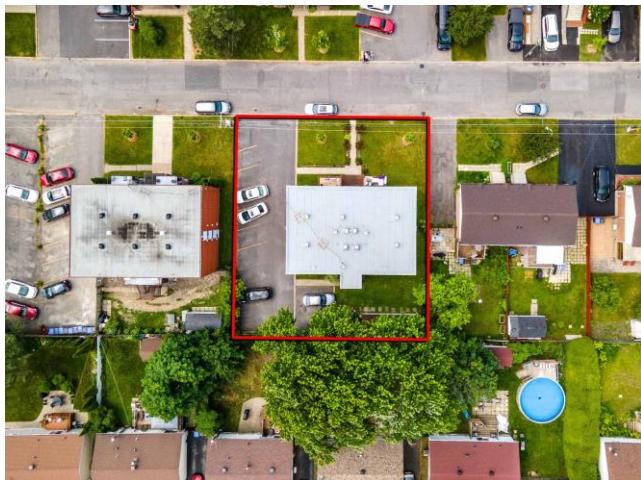
4.21 %

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 1/2	0
Alcove	2 1/2	0
1 bdrm	3 1/2	0
2 bdrm	4 1/2	0
3 bdrm	5 1/2	8
4 bdrm +	6 1/2+	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	Gélineau & 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. ***

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RESIDENTIAL					
Type	Units	%	Avg	Annual \$	%
Studio	1 1/2	0	0%	0 \$	0 \$ 0%
Alcove	2 1/2	0	0%	0 \$	0 \$ 0%
1 bdrm	3 1/2	0	0%	0 \$	0 \$ 0%
2 bdrm	4 1/2	0	0%	0 \$	0 \$ 0%
3 bdrm	5 1/2	8	100%	1,573 \$	150,960 \$ 100%
4 bdrm +	6 1/2+	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%		

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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

Rate

Amortization

Term

Maturity Date

Monthly Payment

Debt Coverage

CASH TO PURCHASE

CMHC MLI Select

3.90 %

40

5

8,116 \$

1.22

519,500 \$

20.8%

CMHC (regular)

3.90 %

40

5

7,622 \$

1.30

640,000 \$

25.6%

2,500,000 \$

100.0%

RETURN

Net Revenue	119,303 \$
Mortgage Annual Cost	97,395 \$
Cash Flow	21,907 \$

119,303 \$
97,395 \$
21,907 \$

119,303 \$
91,469 \$
27,833 \$

119,303 \$
0 \$
119,303 \$

Return on Cash Flow	4.21 %
Return on Investment	8.28 %
G.R.M.	16.21
N.R.M.	20.96
Cost per Unit	312,500 \$
Cap. Rate	4.77 %

4.21 %
8.28 %
16.21
20.96
312,500 \$
4.77 %

4.34 %
7.45 %
16.21
20.96
312,500 \$
4.77 %

4.77 %
4.77 %
16.21
20.96
312,500 \$
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.

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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

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

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RESIDENTIAL

Type	Size	Units
Studio	1 1/2	0
Alcove	2 1/2	0
1 bdrm	3 1/2	0
2 bdrm	4 1/2	0
3 bdrm	5 1/2	8
4 bdrm +	6 1/2 +	0
TOTAL	5.50	8

Actual					Market Value			Difference Actual VS Market		
Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$
0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1,573 \$	1,020 \$	1,850 \$	12,580 \$	150,960 \$	1,850 \$	14,800 \$	177,600 \$	278 \$	2,220 \$	26,640 \$
0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1,573 \$			12,580 \$	150,960 \$	1,850 \$	14,800 \$	177,600 \$	278 \$	2,220 \$	26,640 \$

AMENITIES

Type	Size	Units
Garage		0
Parking		1
Storage		1
Other		0
Other		0
Laundry	W: 0 D: 0	
TOTAL		

Actual					Market Value			Difference Actual VS Market		
Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$
0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
			0 \$	0 \$		0 \$	0 \$		0 \$	0 \$
			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 \$

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RESIDENTIAL RENT - \$ PER UNIT

Type	Size	Units	Avg Size
Studio	1 1/2	0	0 sq.ft
Alcove	2 1/2	0	0 sq.ft
1 bdrm	3 1/2	0	0 sq.ft
2 bdrm	4 1/2	0	0 sq.ft
3 bdrm	5 1/2	8	1,050 sq.ft
4 bdrm +	6 1/2 +	0	0 sq.ft
TOTAL	5.50	8	1,050 sq.ft

Actual			Market	Upside		
Min	Max	Average	\$/unit	\$/unit	Monthly \$	Annual \$
	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1,020 \$	1,850 \$	1,573 \$	1,850 \$	278 \$	2,220 \$	26,640 \$
	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
		1,573 \$	1,850 \$	278 \$	2,220 \$	26,640 \$

RESIDENTIAL RENT - \$ PER SQUARE FOOT

Type	Size	Units	Avg Size
Studio	1 1/2	0	0 sq.ft
Alcove	2 1/2	0	0 sq.ft
1 bdrm	3 1/2	0	0 sq.ft
2 bdrm	4 1/2	0	0 sq.ft
3 bdrm	5 1/2	8	1,050 sq.ft
4 bdrm +	6 1/2 +	0	0 sq.ft
TOTAL	5.50	8	1,050 sq.ft

Actual			Market	Upside	
Min	Max	Average	\$/sq.ft	\$/sq.ft	\$/sq.ft
		0.00 \$	0.00 \$	0.00 \$	0.00 \$
		0.00 \$	0.00 \$	0.00 \$	0.00 \$
		0.00 \$	0.00 \$	0.00 \$	0.00 \$
		0.00 \$	0.00 \$	0.00 \$	0.00 \$
0.97 \$	1.76 \$	1.50 \$	1.76 \$	0.26 \$	0.26 \$
		0.00 \$	0.00 \$	0.00 \$	0.00 \$
		1.50 \$	1.76 \$	0.26 \$	

THE LOCATION

3375 GÉLINEAU



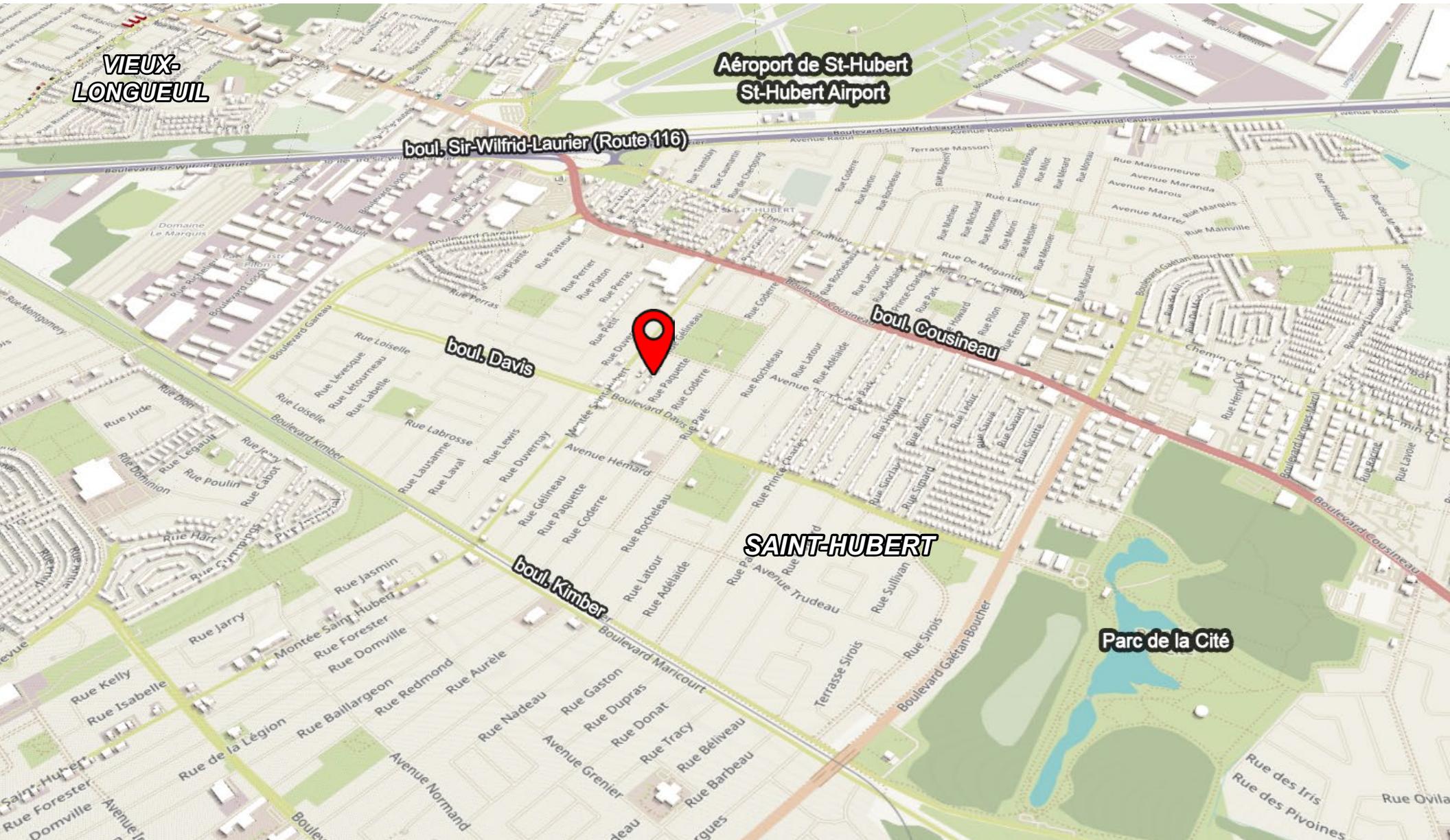
REM Panama
7 km
(~10 min.)



Longueuil
Metro
12 km
(~15 min.)



DIX30
9 km
(~15 min.)



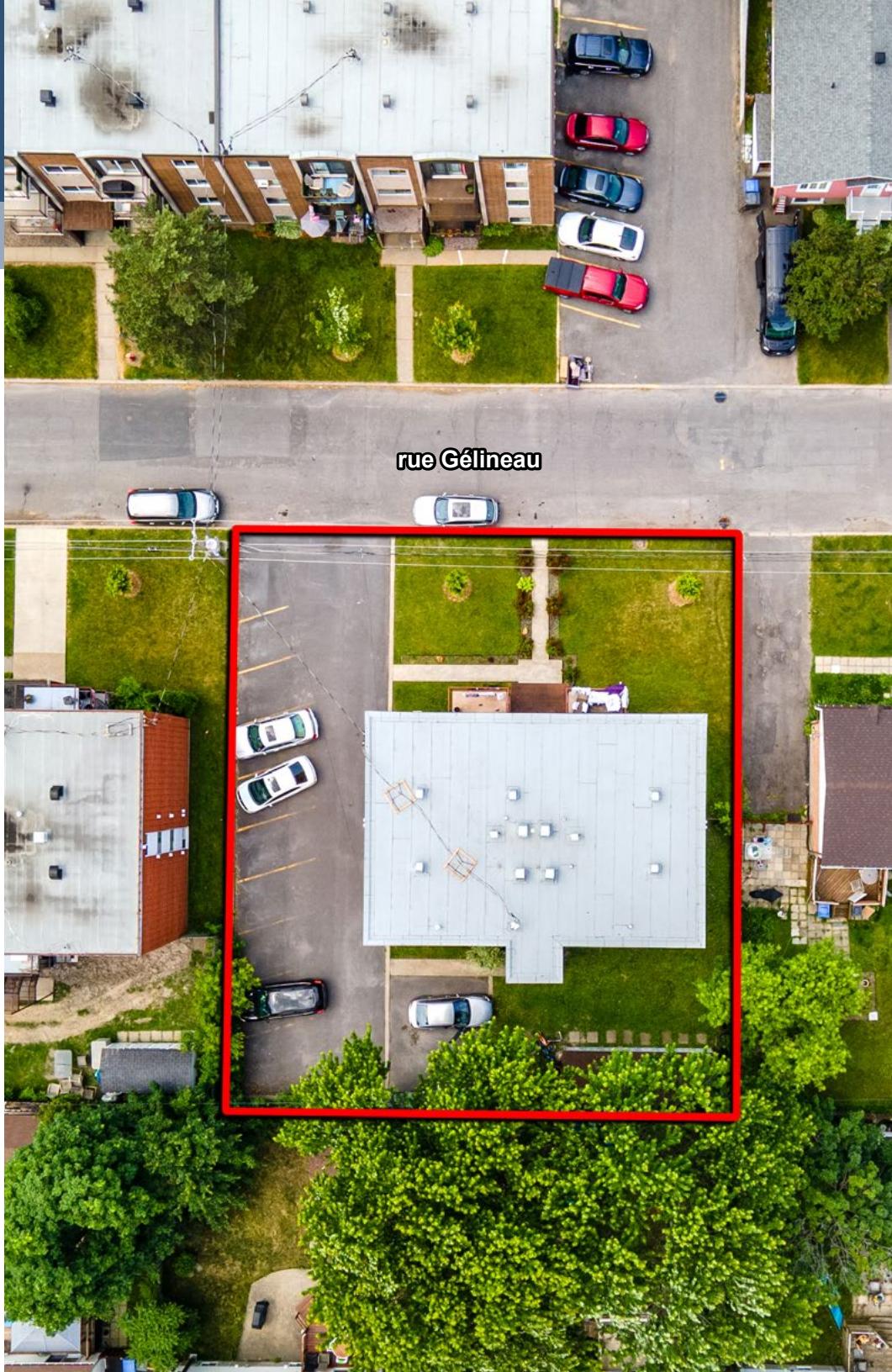
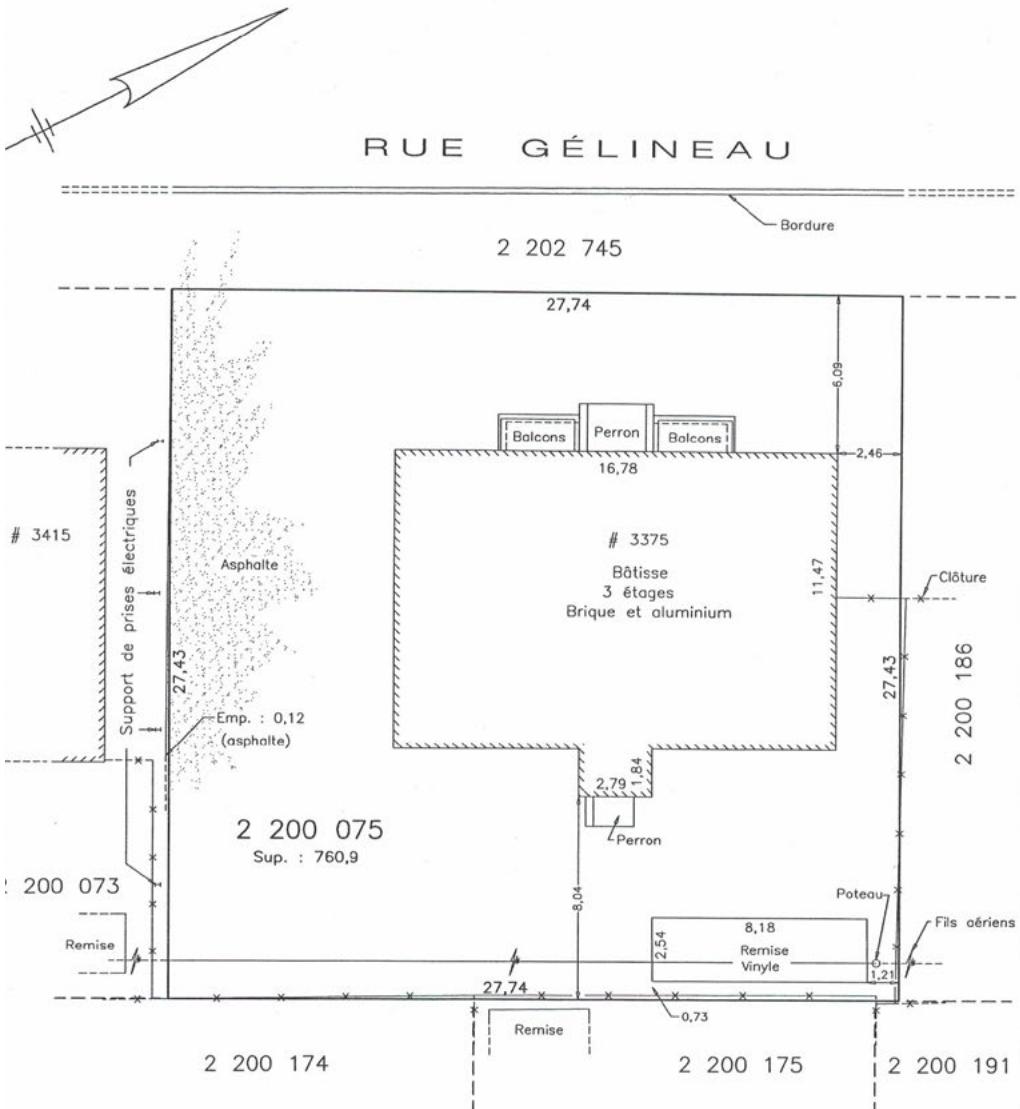
THE LOCATION

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			

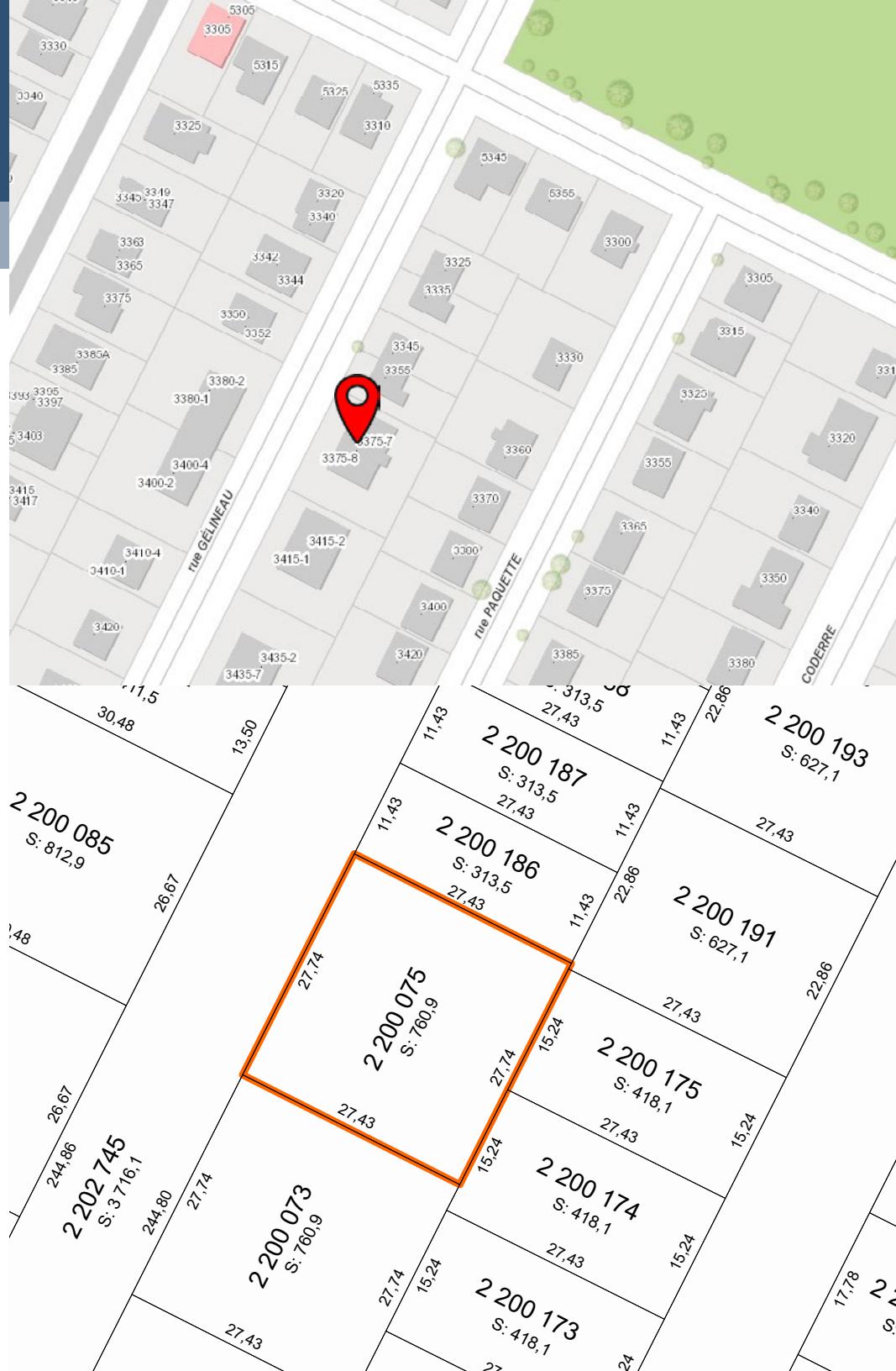
Agricole	1: Culture
	2: Élevage
	3: Elevage en réclusion

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.

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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IMMEUBLES GLORIA COMMERCIAL INC.’s (the “Agency”) services have been retained in exclusivity by the Seller for 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.



Marc-André Knot, CPA

Commercial Real Estate Broker
AEO
514.683.6666 x102
marc.andre@immeublesgloria.com

THE AGENCY

Immeubles Gloria is a leading real estate agency in the Greater Montreal area with over 30 years of experience specializing in investment properties (multi-residential, semi-commercial, and commercial). Known for our expertise in marketing and transaction management, we deliver transparent, professional service and strong financial guidance to help clients buy and sell with confidence.



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Real Estate Agency