

1680 Barbeau

2,750,000 \$

Sainte-Catherine

8 units



Residential



Financial Overview

GROSS EFFECTIVE REVENUE	164,997 \$
TOTAL EXPENSES	57,161 \$
NET REVENUE	107,836 \$
GRM	16.17
NRM	25.50
MUNICIPAL EVALUATION	2,274,900 \$

COST PER UNIT

343,750 \$

CAPITALIZATION RATE

3.92 %

RETURN ON CASH FLOW

1.22 %

RETURN ON INVESTMENT

2.60 %

Highlights

- Beautiful 8-plex built in 2018 in the heart of Sainte-Catherine
- Designed by recognized architect Julie Dagenais et Associés
- Located directly in front of Saint-Constant SmartCentres
- High end 2018 construction with concrete floors
- Luxurious condo quality interior finishings
- Very large units, one 5 1/2 is 1,700 sq.ft on two floors
- Electricity, heating and hot water paid by the tenants
- A/C, central vacuum, dishwasher and washer/dryer hookups ensuite
- Possibility to qualify for a CMHC MLI Select advantageous mortgage
- Possibility to purchase the shares of the company
- Amazing turn-key investment opportunity!



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Residential

Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	1
2 bdrm	4 ½	3
3 bdrm	5 ½	4
4 bdrm +	6 ½+	0
Total Units	8	



Commercial

Commercial	
Total Units	



Parking

Parking	8
Garage	6
Storage	0
Total Spaces	14

General Information

Zoning	Residential
Cadastral	2374143
Building Type	Detached
Floor Nb.	4
Year Built	2018
Lot Area	1,235 m2
Building Area	
Stove	As per leases
Refrigerator	As per leases
Washer	In apartments
Dryer	In apartments
Elevator	None
Wash/Dry Hookups	In all units
Dishwasher Hookups	In all units
Pool	None
Furnished	
AC units	Wall units
Basement	Garages and apartme
Fireplace	None
Intercom	Yes

Location

Main Artery	Route 132
Intersection	Route 132 / Barbeau
Shopping Center	SmartCentres St-Constant
Metro Station	Ste-Catherine train station
Bus	
School	Cégep Charles-Lemoyne
Hospital	Lasalle Hospital
Attraction	St-Lawrence River

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	2018 construction Elastomeric membrane
Windows	2018 construction Many large windows, each units benefits from exceptional brightness
Balconies	2018 construction 8' x 14' fiber glass balconies with tempered glass ramps
Exterior Walls	4 sides of building are brick Concrete floors with superior soundproofing
Electricity	2018 construction
Plumbing	Sprinkler system throughout the building Dishwasher and washer/dryer hookups in the units
Heating System	Electrical heating paid by the tenants
Hot Water Tanks	Electrical hot water paid by the tenants
Elevator	None
Garage	6 garages and 8 exterior parking spaces
Bathrooms	High-end ceramic
Kitchens	White Quartz countertops High-end ceramic
Certificate of Location	Jean-Claude Fontaine - 2018-07-17
Environmental Report	Phase 1 & Phase 2 - Spheratest - 2018-03

Notes

- The property was initially planned and structured to be sold as condos
- All the units have air conditioning and central vacuum system
- Molok waste management system | Levitation system without odors
- Possibility to qualify for advantageous CMHC MLI SELECT financing with the energy efficiency criteria
- Possibility to purchase the shares of the company and save the mutation taxes (the buyer should confirm the conditions with his notary)

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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	1	12%	1,155 \$	13,860 \$	8%
2 bdrm	4 ½	3	38%	1,413 \$	50,880 \$	30%
3 bdrm	5 ½	4	50%	2,195 \$	105,360 \$	62%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	4.88	8		1,772 \$	170,100 \$	

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

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	8	170,100 \$	100%	21,263 \$	July 2024
Revenue - Commercial		0 \$	0%	0 \$	
Revenue - Garage	6	0 \$	0%	0 \$	
Revenue - Parking	8	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		170,100 \$	100%		
Vacancies - Residential		5,103 \$	3.0%	638 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		164,997 \$			
EXPENSES					
Taxes - Municipal		24,689 \$	15.0%	3,086 \$	2024 invoice
Taxes - School		1,999 \$	1.2%	250 \$	2023-2024 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		2,845 \$	1.7%	356 \$	
Insurance		4,088 \$	2.5%	511 \$	
Lawn Care / Snow Removal		2,500 \$	1.5%	313 \$	
Garbage Removal		7,497 \$	4.5%	937 \$	
Fire Alarm		491 \$	0.3%	61 \$	
Telephone / Intercom		0 \$	0.0%	0 \$	
Contract - Other		0 \$	0.0%	0 \$	
Contract - Other		0 \$	0.0%	0 \$	
Maintenance & Repairs		2,800 \$	1.7%	350 \$	CMHC normalized (excluding contracts)
Reserve - Fridges & Stoves		1,520 \$	0.9%	190 \$	CMHC normalized (A/C wall units only)
Superintendant - Janitor		1,720 \$	1.0%	215 \$	CMHC normalized
Administration		7,012 \$	4.3%	877 \$	CMHC normalized
Other Expense		0 \$	0.0%	0 \$	
TOTAL EXPENSES		57,161 \$	34.6%	7,145 \$	
NET REVENUE		107,836 \$	65.4%		

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FINANCING

	CMHC MLI Select (100 pts)		CMHC MLI Select (50 pts)		CMHC (regular)	
LISTED PRICE	2,750,000 \$		2,750,000 \$		2,750,000 \$	
LOAN AMOUNT	1,965,000 \$	71.5 %	1,835,000 \$	66.7 %	1,550,000 \$	56.4 %
Lender	CMHC MLI Select		CMHC MLI Select		CMHC (regular)	
Rate	4.50 %		4.50 %		4.50 %	
Amortization	50		40		40	
Term	5		5		5	
Maturity Date						
Monthly Payment	8,185 \$		8,200 \$		6,927 \$	
Debt Coverage	1.10		1.10		1.30	
CASH TO PURCHASE	785,000 \$	28.5 %	915,000 \$	33.3 %	1,200,000 \$	43.6 %

RETURN

Net Revenue	107,836 \$	107,836 \$	107,836 \$
Mortgage Annual Cost	98,221 \$	98,405 \$	83,122 \$
Cash Flow	9,615 \$	9,430 \$	24,714 \$
Return on Cash Flow	1.22 %	1.03 %	2.05 %
Return on Investment	2.60 %	2.88 %	3.25 %
G.R.M.	16.17	16.17	16.17
N.R.M.	25.50	25.50	25.50
Cost per Unit	343,750 \$	343,750 \$	343,750 \$
Cap. Rate	3.92 %	3.92 %	3.92 %

COST PER UNIT

343,750 \$

RETURN ON
CASH FLOW

1.22 %

RETURN ON
INVESTMENT

2.60 %

CAPITALIZATION
RATE

3.92 %

Notes

- Option 1: New CMHC MLI Select financing with the energy efficiency criteria (100 pts).
- Option 2: New CMHC MLI Select financing with the energy efficiency criteria (50 pts).
- Option 3 : New regular CMHC financing.

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Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
1	1680	101	3.5	1,155 \$	1,250 \$	95 \$	761	1.52 \$	Adapted for reduced mobility
1	1680	102	4.5	1,300 \$	1,550 \$	250 \$	833	1.56 \$	Adapted for reduced mobility
2	1680	203	5.5	1,825 \$	2,100 \$	275 \$	1,272	1.43 \$	
2	1680	204	4.5	1,470 \$	1,550 \$	80 \$	971	1.51 \$	
2	1680	205	4.5	1,470 \$	1,550 \$	80 \$	787	1.87 \$	
3	1680	306	5.5	1,980 \$	2,100 \$	120 \$	1,354	1.46 \$	
3-4	1680	307	5.5	2,470 \$	2,600 \$	130 \$	1,760	1.40 \$	2 floors with mezzanine 2 bathrooms
3-4	1680	308	5.5	2,505 \$	2,600 \$	95 \$	1,435	1.75 \$	2 floors with mezzanine 2 bathrooms
G	1680	Garage (7)	Garage	0 \$	700 \$	700 \$		0.00 \$	Included in the leases
P	1680	Parking (8)	Parking	0 \$	400 \$	400 \$		0.00 \$	Included in the leases

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size	Average sq.ft	\$/sq.ft
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$			
RESIDENTIAL	8 Units	14,175 \$	170,100 \$	15,300 \$	183,600 \$	1,125 \$	13,500 \$			
OTHER REVENUES		0 \$	0 \$	1,100 \$	13,200 \$	1,100 \$	13,200 \$			
GRAND TOTAL		14,175 \$	170,100 \$	16,400 \$	196,800 \$	2,225 \$	26,700 \$			

Residential - Rent Roll Statistics

1680 Barbeau

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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 \$	0 \$	0 \$
Alcove	2 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	1	1,155 \$	1,155 \$	1,155 \$	1,155 \$	13,860 \$	1,250 \$	1,250 \$	15,000 \$	95 \$	95 \$	1,140 \$		
2 bdrm	4 ½	3	1,413 \$	1,300 \$	1,470 \$	4,240 \$	50,880 \$	1,550 \$	4,650 \$	55,800 \$	137 \$	410 \$	4,920 \$		
3 bdrm	5 ½	4	2,195 \$	1,825 \$	2,505 \$	8,780 \$	105,360 \$	2,350 \$	9,400 \$	112,800 \$	155 \$	620 \$	7,440 \$		
4 bdrm +	6 ½ +	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	4.88	8	1,772 \$			14,175 \$	170,100 \$	1,913 \$	15,300 \$	183,600 \$	141 \$	1,125 \$	13,500 \$		

AMENITIES

Type	Size	Units	Actual					Market Value			Difference Actual VS Market		
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$
Garage		1	0 \$	0 \$	0 \$	0 \$	0 \$	700 \$	700 \$	8,400 \$	700 \$	700 \$	8,400 \$
Parking		1	0 \$	0 \$	0 \$	0 \$	0 \$	400 \$	400 \$	4,800 \$	400 \$	400 \$	4,800 \$
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 \$		1,100 \$	13,200 \$		1,100 \$	13,200 \$

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
1680	8	1,772 \$	14,175 \$	170,100 \$
Total	8	1,772 \$	14,175 \$	170,100 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	2	1,228 \$	2,455 \$	29,460 \$
2	3	1,588 \$	4,765 \$	57,180 \$
3	1	1,980 \$	1,980 \$	23,760 \$
3-4	2	2,488 \$	4,975 \$	59,700 \$
TOTAL	8	1,772 \$	14,175 \$	170,100 \$

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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	1	761 sq.ft	1,155 \$	1,155 \$	1,155 \$	1,250 \$	95 \$	95 \$	1,140 \$
2 bdrm	4 ½	3	864 sq.ft	1,300 \$	1,470 \$	1,413 \$	1,550 \$	137 \$	410 \$	4,920 \$
3 bdrm	5 ½	4	1,455 sq.ft	1,825 \$	2,505 \$	2,195 \$	2,350 \$	155 \$	620 \$	7,440 \$
4 bdrm +	6 ½ +	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	4.88	8	1,147 sq.ft			1,772 \$	1,913 \$	141 \$	1,125 \$	13,500 \$

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	1	761 sq.ft	1.52 \$	1.52 \$	1.52 \$	1.64 \$	0.12 \$
2 bdrm	4 ½	3	864 sq.ft	1.51 \$	1.87 \$	1.64 \$	1.79 \$	0.16 \$
3 bdrm	5 ½	4	1,455 sq.ft	1.40 \$	1.75 \$	1.51 \$	1.61 \$	0.11 \$
4 bdrm +	6 ½ +	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
TOTAL	4.88	8	1,147 sq.ft			1.55 \$	1.67 \$	0.12 \$

LOCATION

1680 BARBEAU

Beautiful property built in 2018 located directly across from Saint-Constant SmartCentres, including a Walmart, Super C, Maxi, Home Depot, Dollarama and many restaurants.



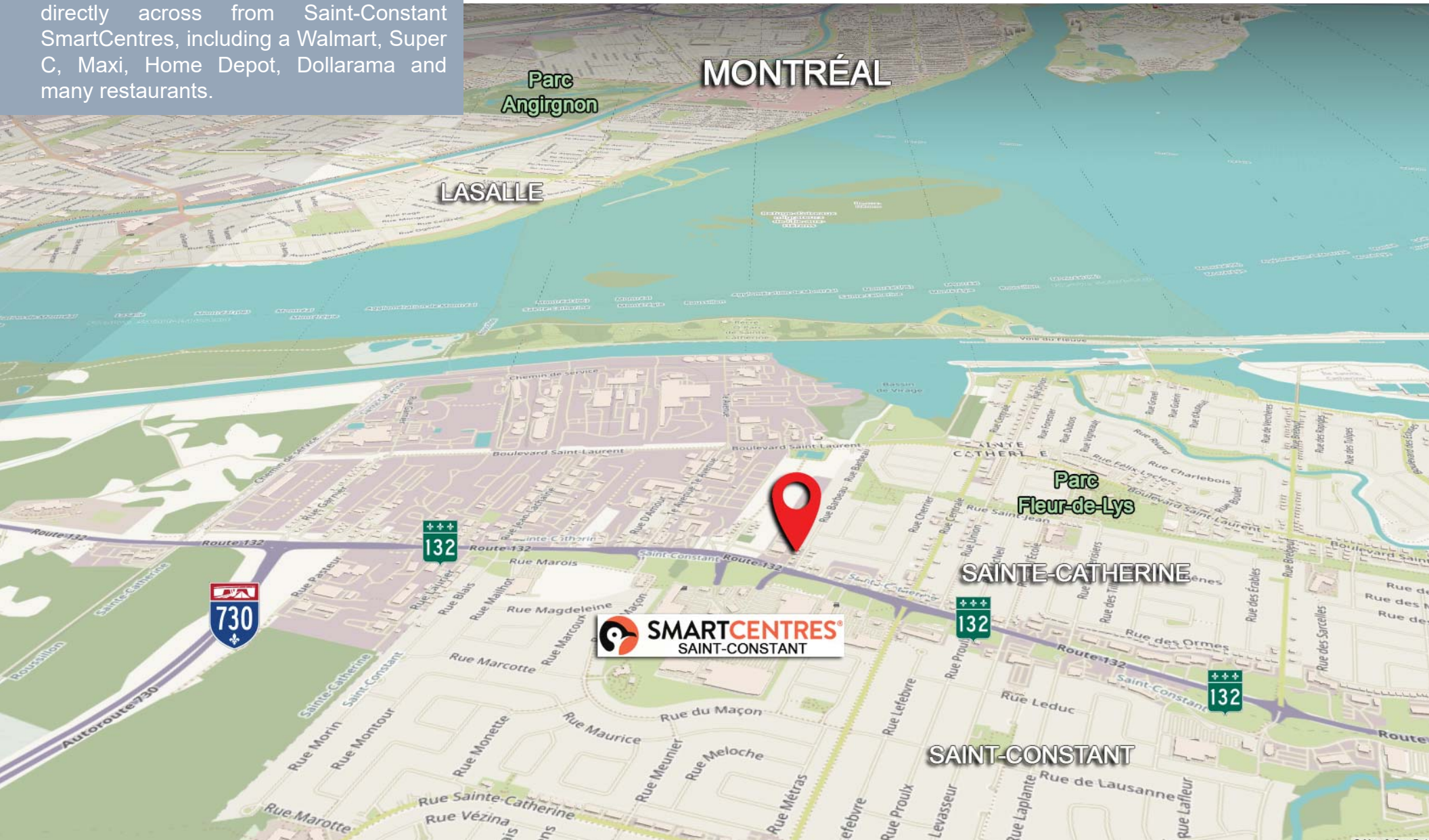
Sainte-Catherine
Train station
2.6 km
(~6 min.)



Easy travel via
Route 132 and
Highway 30



Saint-Constant
SmartCentres
200 meters
(~2 min.)



LOCATION

1680 BARBEAU



 **SMARTCENTRES**
SAINT-CONSTANT

SAINT-CONSTANT

LOCATION

1680 BARBEAU



132 ROUTE 132



CONFIGURATION

1680 BARBEAU



RUE BARBEAU

Barbeau 1680 - 01



Barbeau 1680 - 02



Barbeau 1680 - 03



Barbeau 1680 - 04



Barbeau 1680 - 05



Barbeau 1680 - 06



Barbeau 1680 - 07



Barbeau 1680 - 08



Barbeau 1680 - 09



Barbeau 1680 - 10



Barbeau 1680 - 11



Barbeau 1680 - 12



Barbeau 1680 - 13



Barbeau 1680 - 14



Barbeau 1680 - 15



Barbeau 1680 - 16



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Barbeau 1680 - 43



Barbeau 1680 - 44



Barbeau 1680 - 45



Barbeau 1680 - 46



Barbeau 1680 - 47



Barbeau 1680 - 48



Barbeau 1680 - 49



Barbeau 1680 - 50



Barbeau 1680 - 51



Barbeau 1680 - 52



Barbeau 1680 - 53



DISCLOSURE

1680 BARBEAU

DISCLOSURE

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CONTACT US FOR MORE INFORMATION ABOUT THE PROPERTY.



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