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1290 AV. DES PINS O. VILLE-MARIE, MONTRÉAL

FOR SALE | À VENDRE | RESIDENCE 1290

A unique concept in traveler residences just steps
from downtown Montreal's key attractions.

32-Room Residence

DISCLAIMER

The details in this Offering Memorandum are confidential and provided solely to enable interested parties to determine if they wish to engage in further discussions about a potential transaction to acquire the subject property (the “Property”). The contents here must not be photocopied, shared with any other party, or used for any purpose other than evaluation. Should the recipient decide not to pursue the transaction, this Offering Memorandum must be returned to Charly Aoudé. The cover image is for illustrative purposes only. Neither the Owner nor Charly Aoudé assumes any liability or offers any express or implied warranties or representations—whether by law or otherwise—regarding the Property or the contents of this Offering Memorandum, including all information, financial statements, projections, or any related statements concerning the Property’s accuracy, completeness, condition, quality, or suitability. Much of the information provided has been sourced externally, remains unverified, and may contain errors or omissions. Projections, in particular, are based on various assumptions and subjective judgments that cannot be guaranteed. Moreover, if this Offering Memorandum includes any data about asbestos or other hazardous materials associated with the Property, such information should not be interpreted as creating any express or implied warranties or representations about the presence, absence, or nature of these materials. Prospective investors are strongly encouraged to conduct their own due diligence, inspections, and examinations of the Property and all related information, rather than relying solely on the contents of this Offering Memorandum or any other materials provided. The sole party authorized to act as the Owner’s broker is Charly Aoudé; the Owner is not obligated to pay fees or commissions to any other advisor, broker, or representative. Any party that enters into a transaction with the Owner is responsible for any fees or commissions owed to advisors, brokers, or representatives other than Charly Aoudé. This Offering Memorandum is subject to changes such as prior sale or lease, modifications in price or terms, or other alterations to the provided materials, statements, or Property-related information, and may be withdrawn at any time without notice or liability. The delivery or receipt of this Offering Memorandum does not create any legal obligation to complete any transaction related to the Property, and only a final, signed agreement by all parties will constitute a binding commitment.

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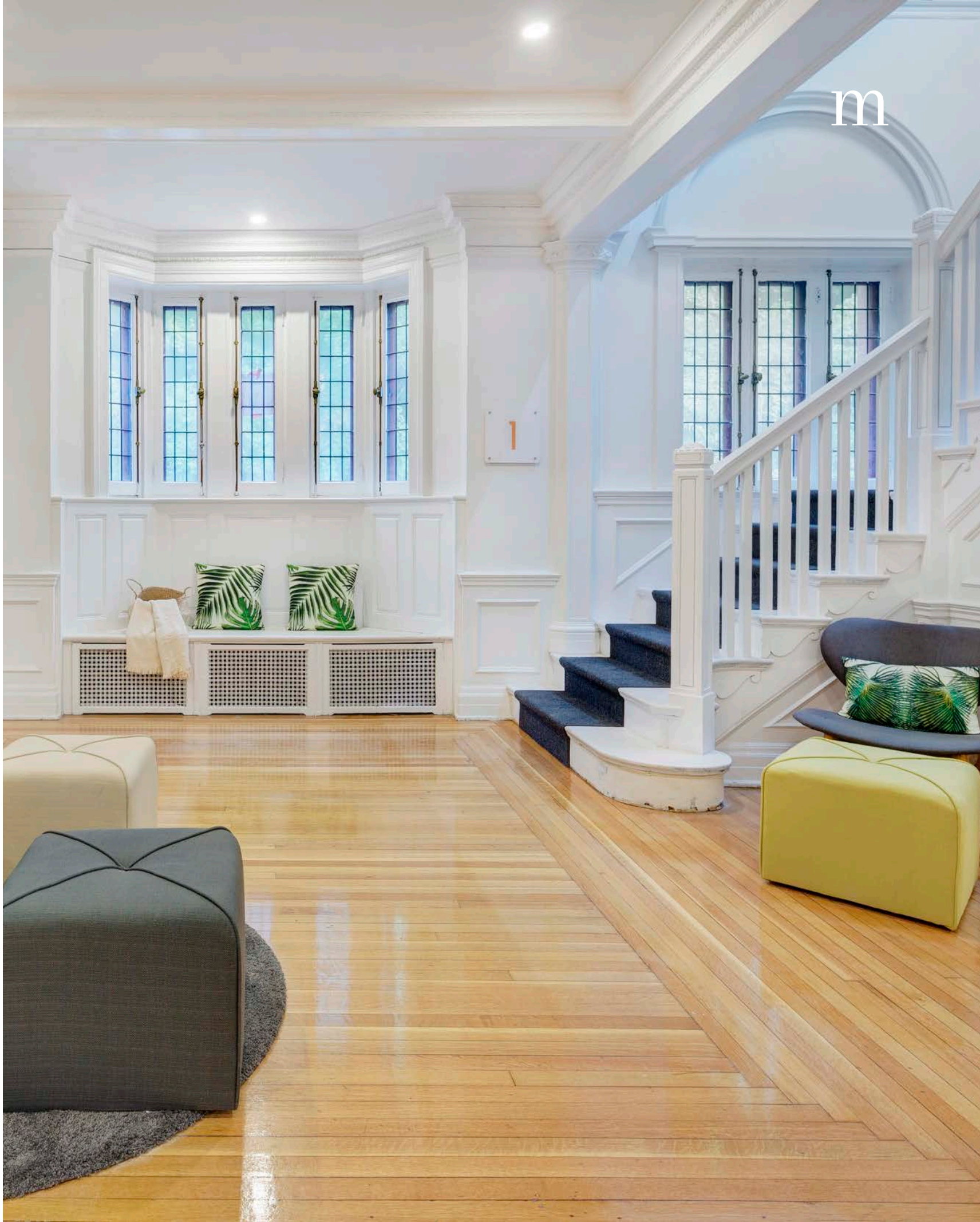
EXECUTIVE
SUMMARY

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AN ICONIC ASSET IN THE HEART OF THE GOLDEN SQUARE MILE MONTREAL

Asking Price | 6,200,000\$

Welcome to Residence 1290 — a distinctive concept in traveller accommodations. Nestled within heritage home in the heart of downtown Montreal, it's just steps from university campuses, major faculties, city attractions, and public transportation, offering both convenience and privacy. Fully renovated in 2018, this modernist property was transformed from a private house into a 32-room residence. Each room features a private bathroom and a dedicated workspace. A turnkey investment presenting numerous possibilities for its future owner.





PROPERTY ADDRESS	1290 Av. des Pins O., Ville Marie, Montréal, H3G 1A8
PROPERTY TYPE	Multifamily — 32 Bedroom Residence
LOT NUMBER	Lot 1 340 730 (Cadastre du Québec)
LAND SIZE	7 712 SF (716,47 m²)
BUILDING SIZE	6 525 SF (606,19 m²)
CERTIFICATE OF LOCATION	04/2016
STOREYS	5 Storeys Basement
YEAR BUILT	1912
ZONING	R.3 (Nombre de logements illimité)
ENVIRONMENTAL	Phase 1 — 03/2019

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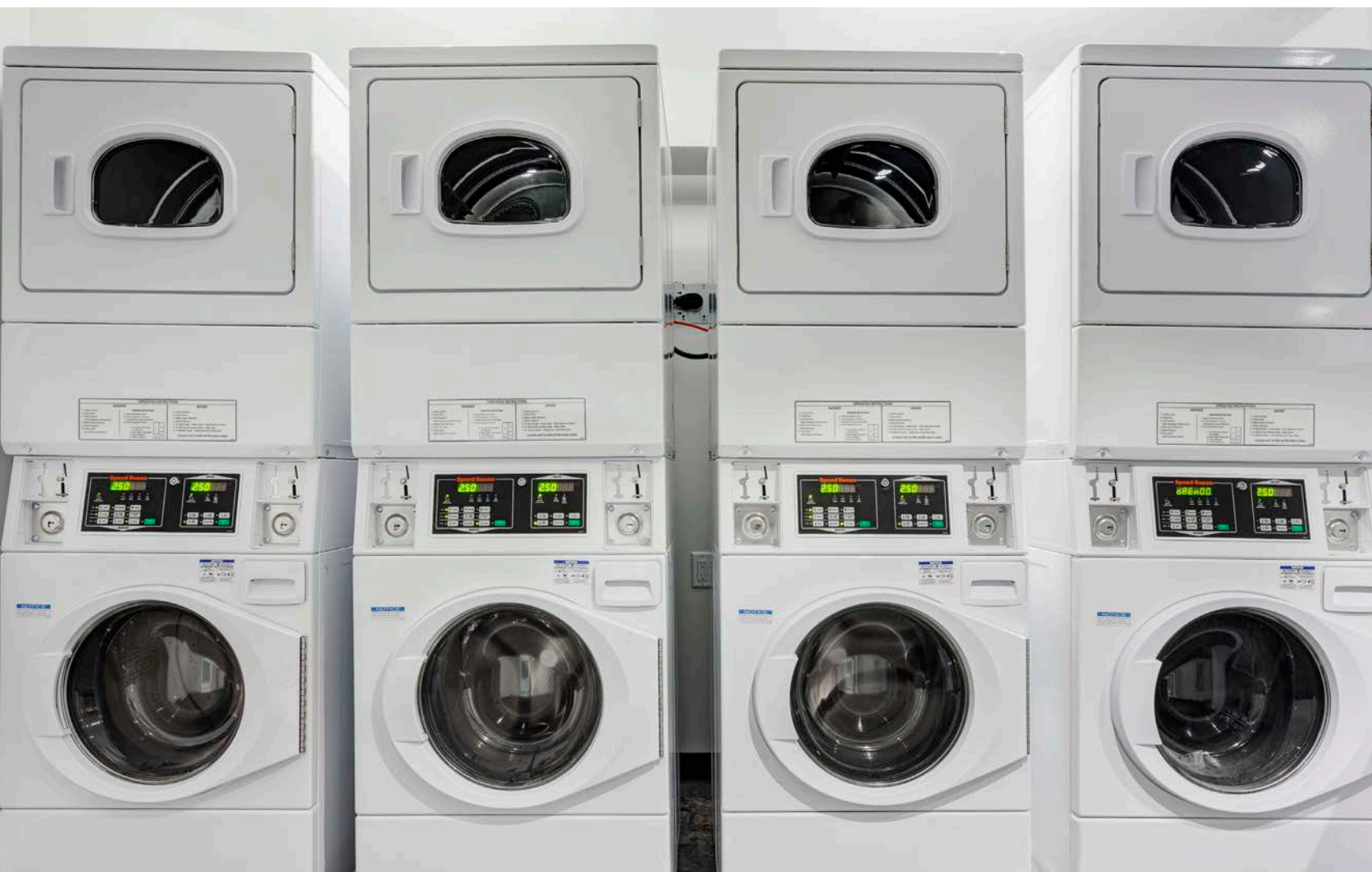
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MAIN
FEATURES



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- 32 rooms including a full bathroom each (32 bathrooms with rain showers)
- Full Kitchen on each floor (5 floors total)
- Fully renovated (list of renos available)
- Modern furniture included
- Work desks with chairs, study sections, lockers
- Stunning views of the city
- Large terraces + Backyard
- Certificate of Occupation allowing short term rentals (30 nights minimum) - Strategically located between Concordia and McGill campuses
- Smart system allowing remote control (temperature control, lights, access to rooms individually) - Camera surveillance system throughout property
- Vending machines and laundry on site (\$)
- Extra lockers available for additional income
- Possible to list on Airbnb to optimise revenues (30 nights minimum) - Ideal for Student residence or RPA (or monthly Airbnbs)
- Potential Gross revenues of 430k / year

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FINANCIAL OVERVIEW

CASHFLOW	ACTUAL	POTENTIAL
MONTHLY GROSS INCOME	\$27,095.00	\$35,400.00
ANNUAL GROSS INCOME	\$325,140.00	\$424,800.00
ANNUAL EXPENSES	\$121,234.20	\$108,946.92
NET ANNUAL	\$213,659.00	\$303,109.08



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TYPE	#UNITS	RENT	POTENTIAL RENT	DELTA	CAP RATE	DELTA POTENTIAL VALUE
AFFORDABLE	20	\$856	\$1,005	\$1,005	6.00 %	\$1,661,000.00
MARKET	12	\$832	\$1,192	\$1,192	5.50%	\$1,812,000.00
TOTAL	32	\$0	\$1,123	\$1,123	5.00%	\$1,993,200.00

MORTGAGE ASSUMPTION

PEOPLE’S TRUST (SCHL)	MLI SELECT -AFFORDABILITY NIV2 (60%)
AFFORDABILITY PERIOD 22-03-2023	10 YEARS
MORTGAGE AMOUNT BALANCE 01-01-2026	\$3,195,000.00
MORTGAGE RATE	4.3%
TERM	5 YEARS
AMORTIZATION (MONTHS)	540 (45 YEARS)
MATURITY DATE	11-10-2028

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FLOOR PLANS



An aerial photograph of a residential neighborhood. In the foreground, several modern multi-story buildings are visible, including a prominent white building with large windows and a red brick building. The middle ground is dominated by a dense, lush green forest covering a hillside. In the background, a tall communication tower stands against a blue sky with scattered clouds. The text "CHARLY & CO." is overlaid in the top left corner in a white, sans-serif font.

avenue des Pins Ouest
1514 354

trottoir

1,61

19,92

1 étage

5,05

1290

Bâtiment
3 étages
à partir de la rue
avec sous-sol
brique
pierre

fendire en
saillie 2ème

14,19

2 234 226 etc.
(cadastre vertical)

36,58

0,90

1,38

2,21

1,38

3,16

0,64

4,66

0,61

0,88

1,83

14,19

29,61

1280

Bâtiment
3 étages

5 102 785 etc.
(cadastre vertical)

galerie 1er
2ème 3ème

muret de
soutènement

1 340 730
S: 716,5

piscine
creusée

muret de
soutènement

abri pour
filtreur

chauffe-eau

6,84

19,90

5 133 627

1 340 823

0,53

3,04

vestige de
terrasse

LÉGENDE :

CERTIFICATE OF LOCATION 2016

FRONT ELEVATION

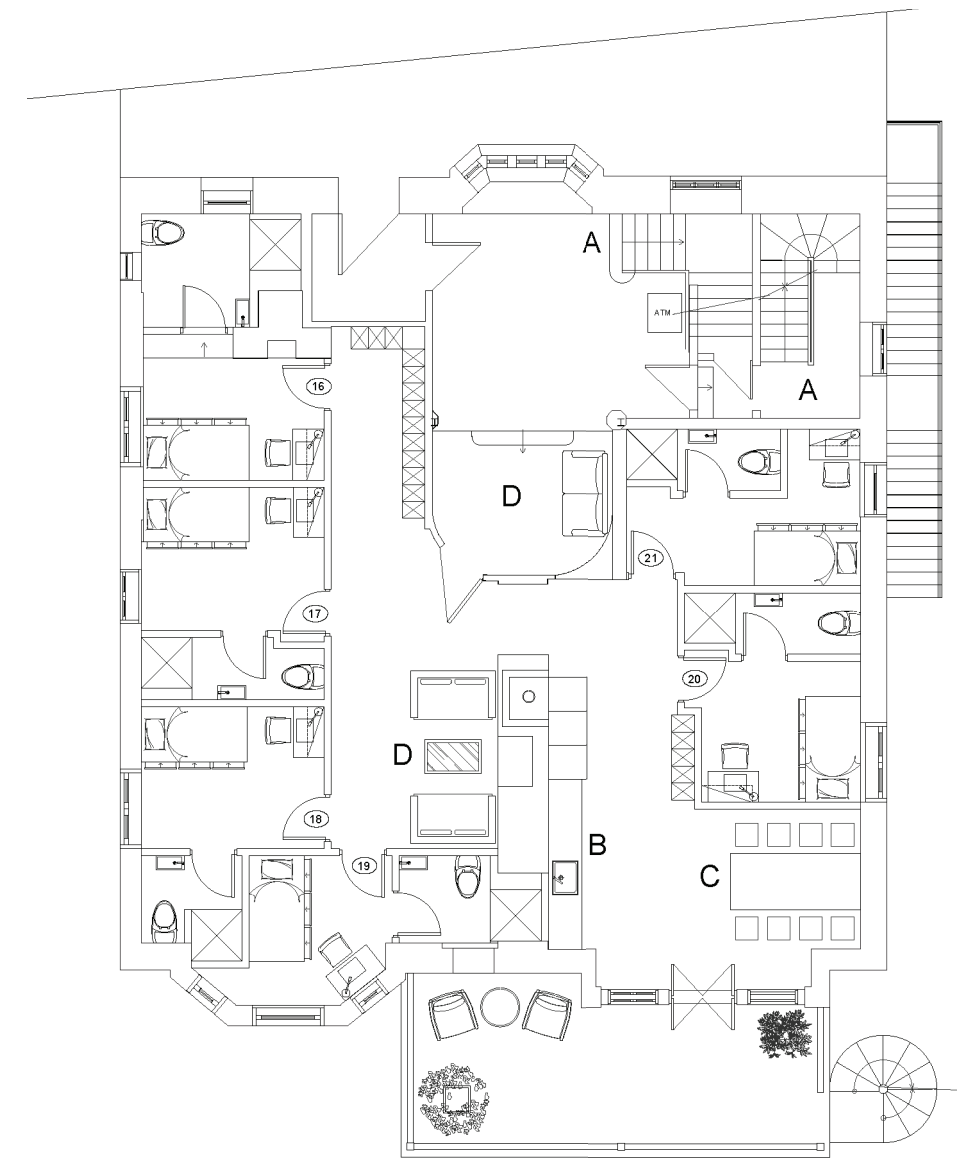
BACK ELEVATION

SIDE ELEVATION

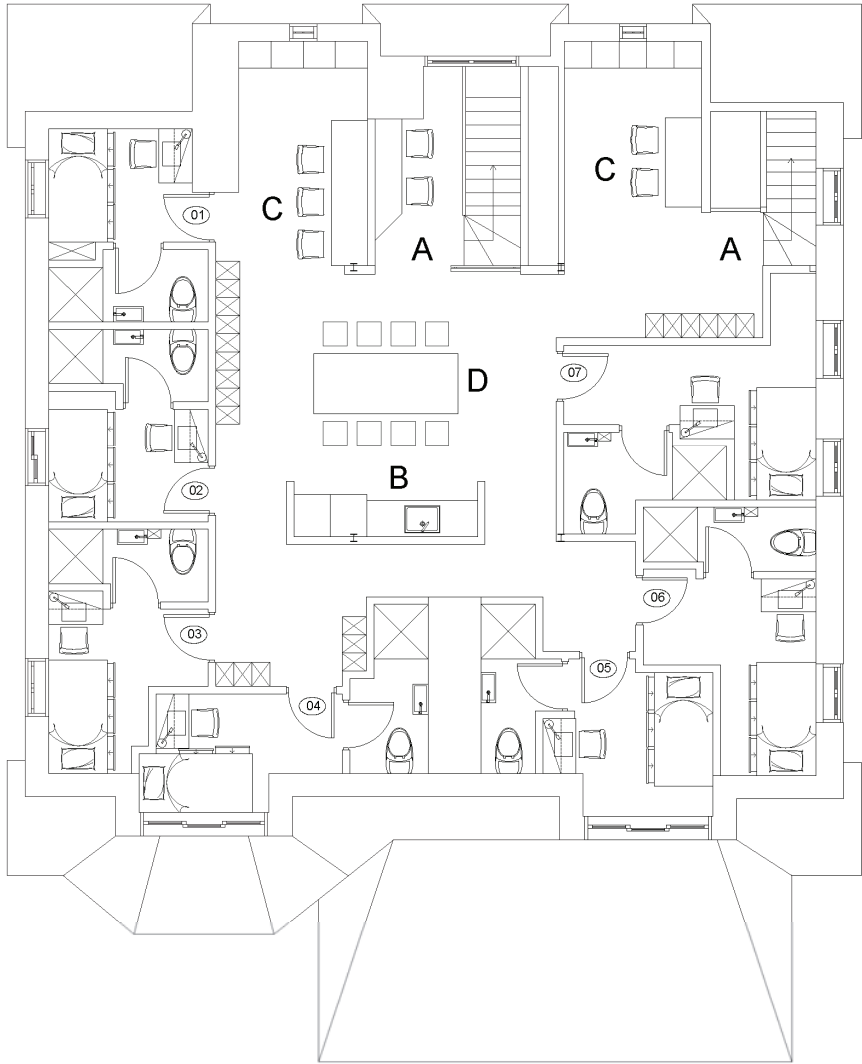
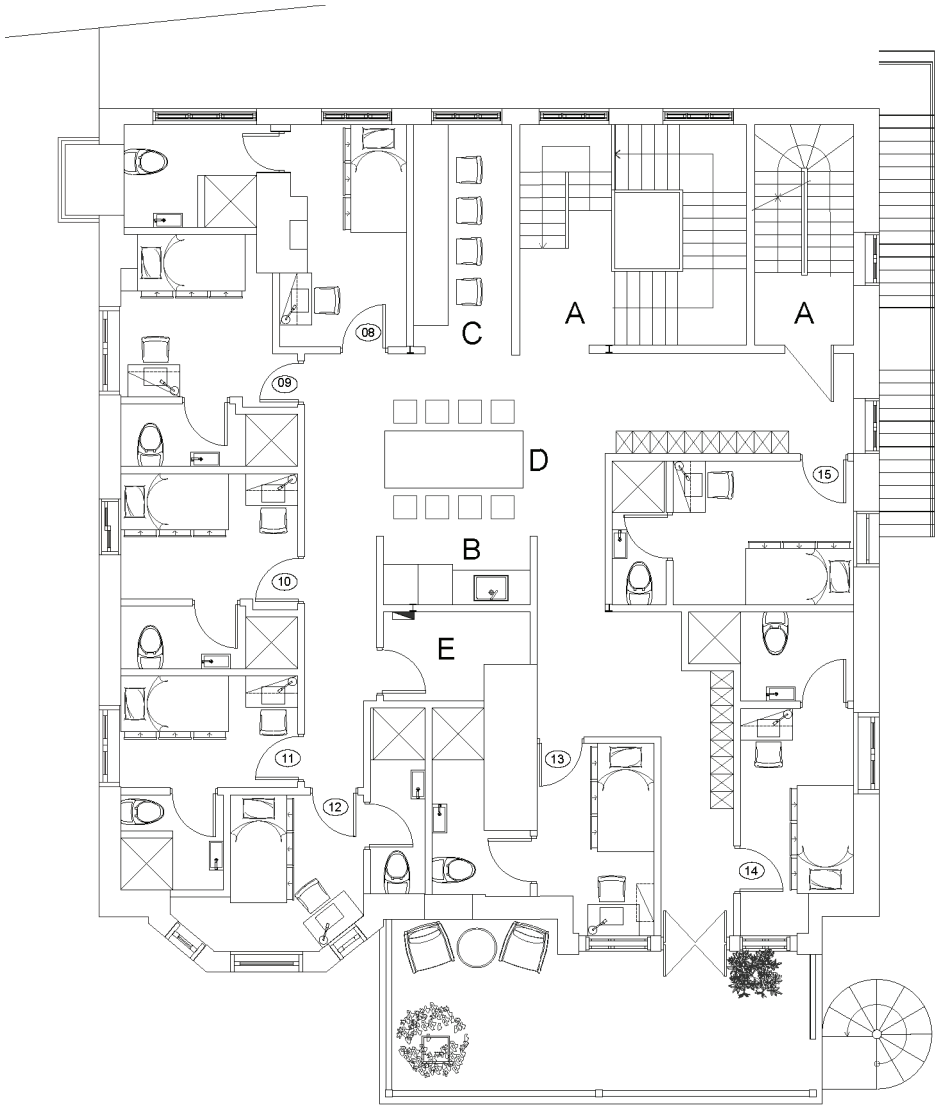




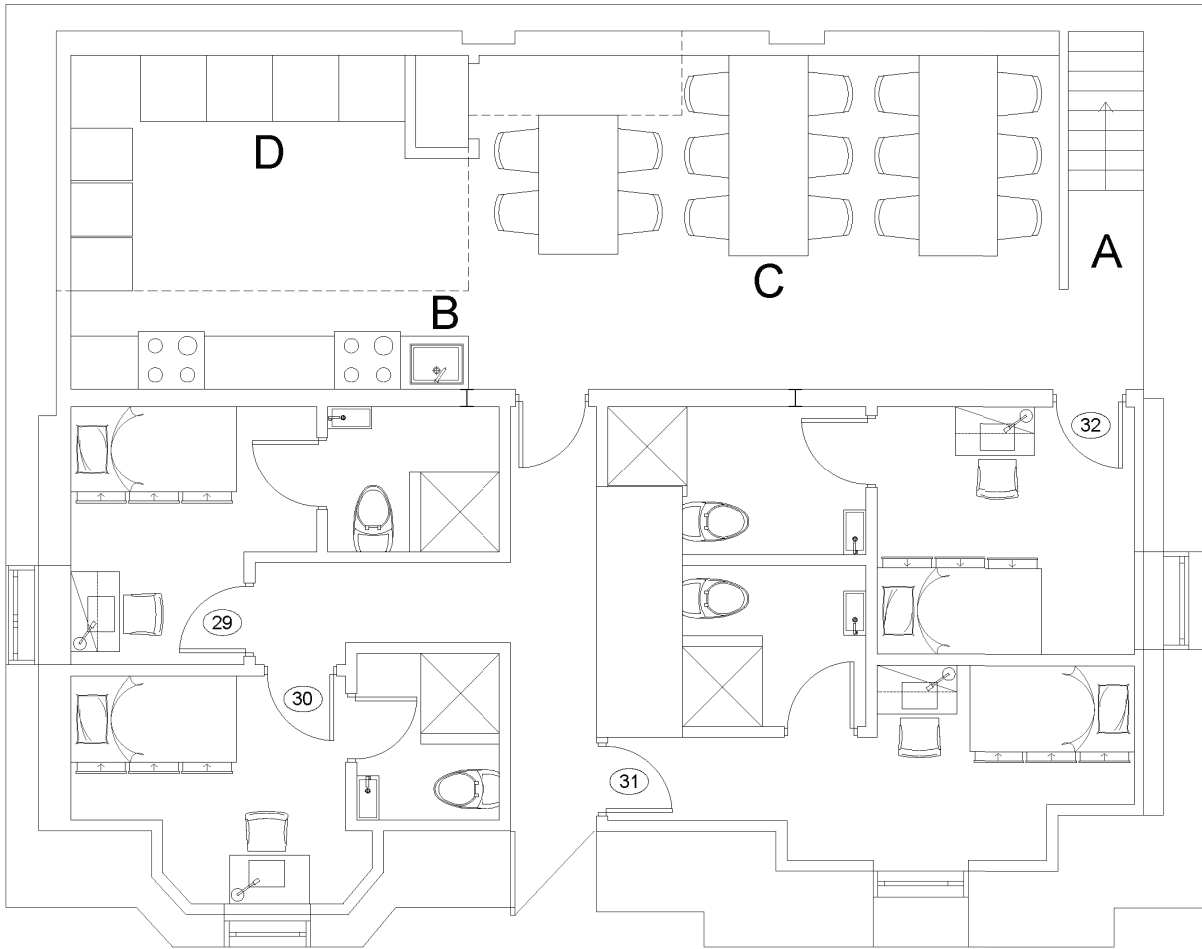
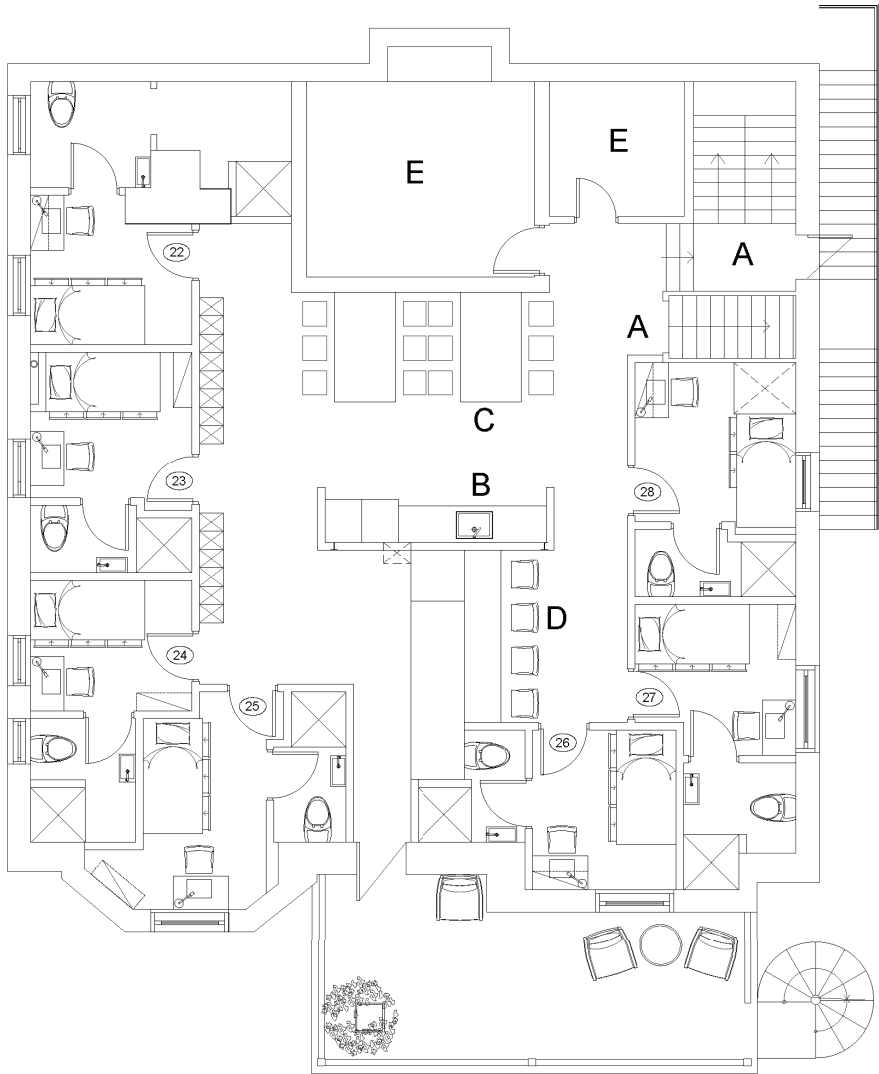
MAIN FLOOR



SECOND & THIRD FLOOR



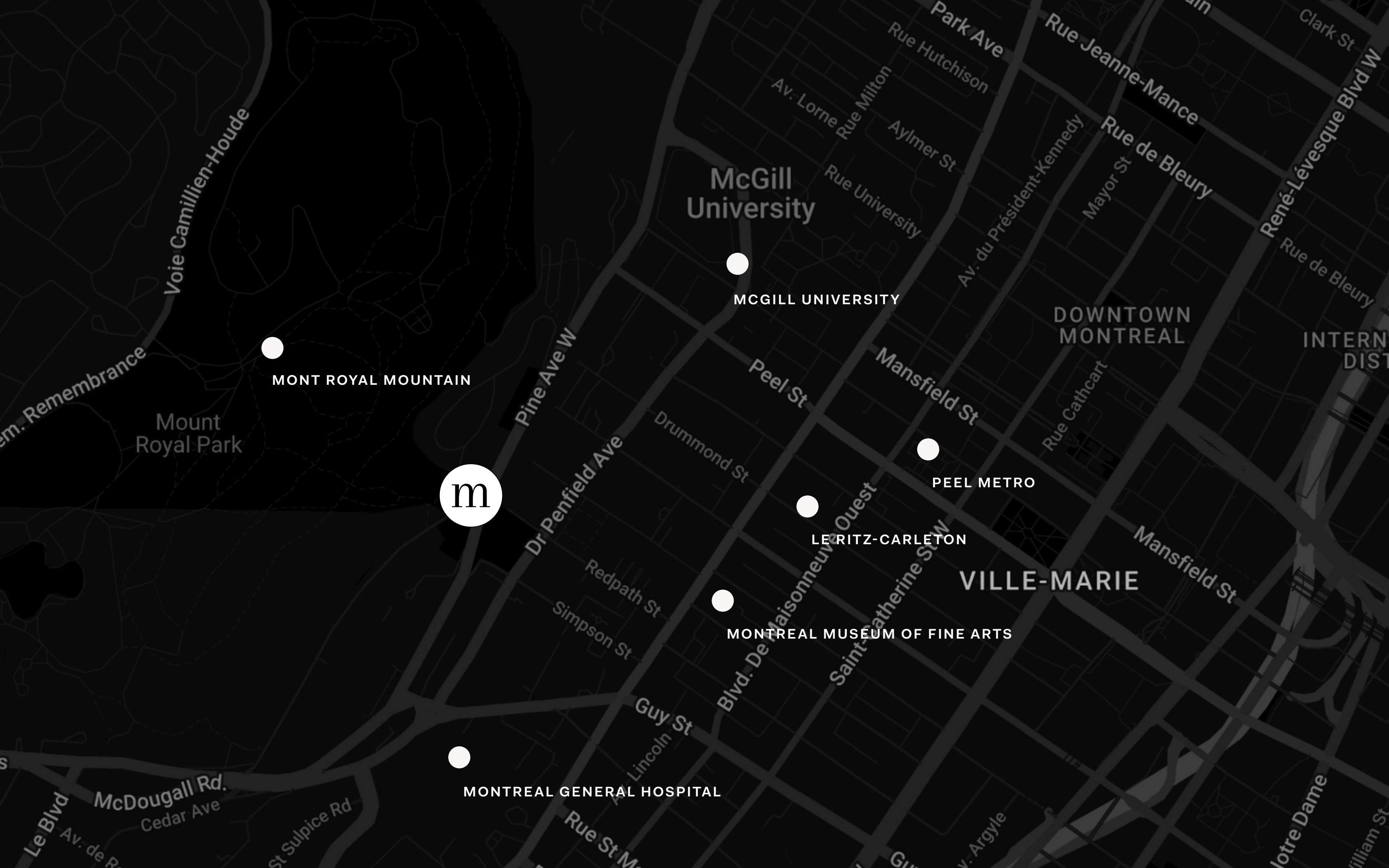
BASEMENT 1 & 2



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LOCATION OVERVIEW



MONT ROYAL MOUNTAIN



McGill
University

MCGILL UNIVERSITY



PEEL METRO



LERITZ-CARLETON



MONTREAL MUSEUM OF FINE ARTS



MONTREAL GENERAL HOSPITAL

VILLE-MARIE

DOWNTOWN
MONTREAL

INTERN
DIST

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OFFERING
GUIDELINES

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EXCLUSIVE BROKER

The Broker is acting solely as agent for the Vendor and not as agent for the purchaser. All inquiries regarding the Property including all submissions or any information contained in this OM should be directed to the Broker on behalf of the Vendor. Visits of the Property can only be made with the Broker by appointment.

Based on information contained in this OM and other information that may be made available upon request, interested parties are invited to submit an Offer to Purchase that addresses the requirements outlined under "Offering Guidelines". The Vendor and Charly Aoudé Inc. (M Real Estate) will consider offers via general mail/courier or electronically to the following address:

Attn: Charly Aoudé, 1451 Rue Drummond, Montréal, Québec H3G 1W3

CAOUDE@CHARLYCO.COM

INFO@CHARLYCO.COM

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CONDITIONS OF SALE

The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole discretion. The Property and all fixtures, chattels and equipment included are to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser. Any information related to the Property which has been or will be obtained from the Vendor or the Advisor or any other person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale.

The Buyer shall assume the current mortgage in place.
Sale without legal warranty of quality, at the buyer’s risk and peril.



Vendor

Residence 1290 Inc.



Lot

1 340 730
(Cadaste du Québec)

CHARLY AOUDE

Commercial Real Estate Broker

514 707 7631
caoude@charlyco.com

M SUR DRUMMOND

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COMMERCIAL

M IMMOBILIER