IMMEUBLES GLORIA

For Sale

2238-2242-2250-2254 Schulz — 8,450,000 $

St-Jérôme — **32 units**

Residential

1½	2½	3½	4½	5½	6½		
0	0	0	8	24	0	32	0

Financial Overview

GROSS POTENTIAL REVENUE	509,640 $
TOTAL EXPENSES	142,525 $
NET REVENUE	352,400 $
GRM	16.58
NRM	23.98
MUNICIPAL EVALUATION	7,281,500 $

COST PER UNIT	CAPITALIZATION RATE
264,063 $	**4.17 %**
RETURN ON CASH FLOW	RETURN ON INVESTMENT
1.76 %	**5.66 %**

Highlights

- Four superbly located 8-plexes in Saint-Jérôme
- Recently built in 2014
- Close to all services and the Carrefour du Nord shopping center
- Large units of over 1,000 square feet
- Electric heating and hot water paid by tenants
- Dishwasher and washer/dryer hookups in all units
- 12 outdoor parking spaces per building (total of 48 spaces)
- Good potential for rent increases
- Possibility of advantageous CMHC MLI Select financing
- Incredible investment opportunity in a growing area!

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IMMEUBLES GLORIA

Description

2238-2242-2250-2254 Schulz — 8,450,000 $

St-Jérôme — **32 units**

Residential

Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	0
2 bdrm	4 ½	8
3 bdrm	5 ½	24
4 bdrm +	6 ½+	0
Total Units		**32**

Commercial

Commercial	0
Total Units	**0**

Parking

Parking	48
Garage	0
Storage	0
Total Spaces	**48**

General Information

Zoning	Residential	
Cadastral	5115433	
Building Type	Detached	
Floor Nb.	3 1/2	
Year Built	2014	
Lot Area	3,690	m2
Building Area		
Stove	Tenants	
Refrigerator	Tenants	
Washer	Tenants	
Dryer	Tenants	
Elevator	Aucun	
Wash/Dry Hookups	In all apartments	
Dishwasher Hookups	In all apartments	
Pool	None	
Furnished	None	
AC units	None	
Basement	Apartments	
Fireplace	None	
Intercom	Yes	

Location

Main Artery	boul. Lafontaine
Intersection	Lafontaine / Schulz
Shopping Center	Carrefour du Nord
Metro Station	St-Jérôme EXO train
Bus	
School	St-Jérôme Cegep
Hospital	St-Jérôme Hospital
Attraction	

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	2014
Windows	2014
Balconies	
Exterior Walls	
Electricity	100 AMP panels in the units
Plumbing	
Heating System	Electric heating paid by the tenants
Hot Water Tanks	Electric hot water paid by the tenants
Elevator	None
Garage	12 exterior parking spaces per building | 48 parking total
Bathrooms	2014 construction
Kitchens	2014 construction
Certificate of Location	2014-2015
Environmental Report	Phase 1 - NVIRA - 2025-07-21

Notes

- Lot number: 2238 Schulz : 5115435 | 2242 Schulz : 4032156 | 2250 Schulz : 5115433 | 2254 Schulz : 4032155
- Zoning: H-4 (6 to 8 units) | Zone H-2060
- 2014 construction

*** 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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IMMEUBLES GLORIA

Revenue & Expenses

2238-2242-2250-2254 Schulz — 8,450,000 $

St-Jérôme — **32 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	0	0%	0 $	0 $	0%
2 bdrm	4 ½	8	25%	1,263 $	121,224 $	25%
3 bdrm	5 ½	24	75%	1,282 $	369,276 $	75%
4 bdrm +	6 ½+	0	0%	0 $	0 $	0%
Total	**5.25**	**32**		**1,277 $**	**490,500 $**	

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

REVENUE		$	%	Per Unit	Notes
Revenue - Residential	32	490,500 $	96%	15,328 $	
Revenue - Commercial	0	0 $	0%	0 $	
Revenue - Garage	0	0 $	0%	0 $	
Revenue - Parking	48	4,140 $	1%	129 $	
Revenue - Laundry		0 $	0%	0 $	
Revenue - Storage		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
Revenue - Potential Increases		15,000 $	3%	469 $	July 2026 estimated increases (3.1%)
GROSS POTENTIAL REVENUE		**509,640 $**	**100%**		
Vacancies - Residential		14,715 $	3.0%	460 $	CMHC normalized
Vacancies - Commercial		0 $	0.0%	0 $	
Vacancies - Parking		0 $	0.0%	0 $	
GROSS EFFECTIVE REVENUE		**494,925 $**			
EXPENSES					
Taxes - Municipal		68,861 $	13.9%	2,152 $	2026 invoices
Taxes - School		4,699 $	1.0%	147 $	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		1,970 $	0.4%	62 $	
Insurance		14,000 $	2.8%	438 $	
Lawn Care / Snow Removal		10,629 $	2.2%	332 $	
Garbage Removal		5,652 $	1.1%	177 $	
Elevator		0 $	0.0%	0 $	
Telephone / Intercom		0 $	0.0%	0 $	
Contract - Other		0 $	0.0%	0 $	
Contract - Other		0 $	0.0%	0 $	
Repairs & Maintenance		8,800 $	1.8%	275 $	CMHC normalized (excluding contracts)
Reserve - Appliances		0 $	0.0%	0 $	No appliances included
Superintendent - Janitor		6,880 $	1.4%	215 $	CMHC normalized
Administration		21,034 $	4.3%	657 $	CMHC normalized
Other Expense		0 $	0.0%	0 $	
TOTAL EXPENSES		**142,525 $**	**28.8%**	**4,454 $**	
NET REVENUE		**352,400 $**	**71.2%**		

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IMMEUBLES GLORIA

Investment Analysis

2238-2242-2250-2254 Schulz — 8,450,000 $

St-Jérôme — **32 units**

FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)			
LISTED PRICE	**8,450,000 $**		**8,450,000 $**		**8,450,000 $**	
LOAN AMOUNT	**6,600,000 $**	78.1 %	**5,600,000 $**	66.3 %		0.0 %
Lender	**CMHC MLI Select**		**CMHC (regular)**			
Rate	3.80 %		3.80 %			
Amortization	40		40			
Term	5		5			
Maturity Date						
Monthly Payment	26,648 $		22,611 $		0 $	
Debt Coverage	**1.10**		**1.30**		**0.00**	
CASH TO PURCHASE	**1,850,000 $**	21.9%	**2,850,000 $**	33.7%	**8,450,000 $**	100.0%

RETURN

Net Revenue	352,400 $	352,400 $	352,400 $
Mortgage Annual Cost	319,782 $	271,330 $	0 $
Cash Flow	**32,618 $**	**81,070 $**	**352,400 $**
Return on Cash Flow	**1.76 %**	**2.84 %**	**4.17 %**
Return on Investment	**5.66 %**	**4.99 %**	**4.17 %**
G.R.M.	16.58	16.58	16.58
N.R.M.	23.98	23.98	23.98
Cost per Unit	264,063 $	264,063 $	264,063 $
Cap. Rate	4.17 %	4.17 %	4.17 %

COST PER UNIT	RETURN ON CASH FLOW	RETURN ON INVESTMENT	CAPITALIZATION RATE
264,063 $	**1.76 %**	**5.66 %**	**4.17 %**

Notes

- OPTION 1: 4 new CMHC MLI Select 50 points financings with energy efficiency.
- OPTION 2: 4 new regular CMHC financings.

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IMMEUBLES GLORIA

Residential - Rent Roll

2238-2242-2250-2254 Schulz

St-Jérôme — 32 units

Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	sq.ft	$/sq.ft	Notes
SS	2238	**101**	5.5	1,504 $	1,650 $	146 $	1,070	1.41 $	
SS	2238	**102**	4.5	1,203 $	1,550 $	347 $	1,070	1.12 $	
1	2238	**201**	5.5	1,251 $	1,650 $	399 $	1,070	1.17 $	
1	2238	**202**	4.5	1,456 $	1,550 $	94 $	1,070	1.36 $	
2	2238	**301**	5.5	1,394 $	1,650 $	256 $	1,070	1.30 $	
2	2238	**302**	4.5	1,035 $	1,550 $	515 $	1,070	0.97 $	
3	2238	**401**	5.5	1,495 $	1,650 $	155 $	1,070	1.40 $	
3	2238	**402**	4.5	1,475 $	1,550 $	75 $	1,070	1.38 $	
P	2238	**Parking (12)**	Parking	70 $	240 $	170 $		0.00 $	
SS	2242	**101**	5.5	1,252 $	1,650 $	398 $	1,070	1.17 $	
SS	2242	**102**	4.5	1,379 $	1,550 $	171 $	1,070	1.29 $	
1	2242	**201**	5.5	1,265 $	1,650 $	385 $	1,070	1.18 $	
1	2242	**202**	4.5	1,052 $	1,550 $	498 $	1,070	0.98 $	
2	2242	**301**	5.5	1,346 $	1,650 $	304 $	1,070	1.26 $	
2	2242	**302**	4.5	1,107 $	1,550 $	443 $	1,070	1.03 $	
3	2242	**401**	5.5	1,495 $	1,650 $	155 $	1,070	1.40 $	
3	2242	**402**	4.5	1,395 $	1,550 $	155 $	1,070	1.30 $	
P	2242	**Parking (12)**	Parking	40 $	240 $	200 $		0.00 $	
SS	2250	**101**	5.5	1,444 $	1,650 $	206 $	1,070	1.35 $	
SS	2250	**102**	5.5	1,405 $	1,650 $	245 $	1,070	1.31 $	
1	2250	**201**	5.5	1,108 $	1,650 $	542 $	1,070	1.04 $	
1	2250	**202**	5.5	1,114 $	1,650 $	536 $	1,070	1.04 $	
2	2250	**301**	5.5	1,160 $	1,650 $	490 $	1,070	1.08 $	
2	2250	**302**	5.5	1,102 $	1,650 $	548 $	1,070	1.03 $	
3	2250	**401**	5.5	1,475 $	1,650 $	175 $	1,070	1.38 $	
3	2250	**402**	5.5	1,108 $	1,650 $	542 $	1,070	1.04 $	
P	2250	**Parking (12)**	Parking	90 $	240 $	150 $		0.00 $	
SS	2254	**101**	5.5	1,110 $	1,650 $	540 $	1,070	1.04 $	
SS	2254	**102**	5.5	1,096 $	1,650 $	554 $	1,070	1.02 $	
1	2254	**201**	5.5	1,495 $	1,650 $	155 $	1,070	1.40 $	
1	2254	**202**	5.5	1,076 $	1,650 $	574 $	1,070	1.01 $	

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IMMEUBLES GLORIA

Residential - Rent Roll

2238-2242-2250-2254 Schulz

St-Jérôme — 32 units

Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	sq.ft	$/sq.ft	Notes
2	2254	**301**	5.5	1,120 $	1,650 $	530 $	1,070	1.05 $	
2	2254	**302**	5.5	1,368 $	1,650 $	282 $	1,070	1.28 $	
3	2254	**401**	5.5	1,450 $	1,650 $	200 $	1,070	1.36 $	
3	2254	**402**	5.5	1,140 $	1,650 $	510 $	1,070	1.07 $	
P	2254	**Parking (12)**	Parking	145 $	240 $	95 $		0.00 $	

		Rent Actual		Potential Rent		Diff. Actual VS Potential	
		Monthly $	Annual $	Monthly $	Annual $	Monthly $	Annual $
RESIDENTIAL	32 Units	40,875 $	490,500 $	52,000 $	624,000 $	11,125 $	133,500 $
OTHER REVENUES		345 $	4,140 $	960 $	11,520 $	615 $	7,380 $
GRAND TOTAL		**41,220 $**	**494,640 $**	**52,960 $**	**635,520 $**	**11,740 $**	**140,880 $**

Average Apartment Size	**5.25**
Average sq.ft	**1,070**
$/sq.ft	**1.19 $**

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IMMEUBLES GLORIA

Residential - Rent Roll

Statistics

2238-2242-2250-2254 Schulz

St-Jérôme — **32 units**

RESIDENTIAL

			Actual					Market Value			Difference Actual VS Market		
Type	Size	Units	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	8	1,263 $	1,035 $	1,475 $	10,102 $	121,224 $	1,550 $	12,400 $	148,800 $	287 $	2,298 $	27,576 $
3 bdrm	5 ½	24	1,282 $	1,076 $	1,504 $	30,773 $	369,276 $	1,650 $	39,600 $	475,200 $	368 $	8,827 $	105,924 $
4 bdrm +	6 ½ +	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
TOTAL	**5.25**	**32**	**1,277 $**			**40,875 $**	**490,500 $**	**1,625 $**	**52,000 $**	**624,000 $**	**348 $**	**11,125 $**	**133,500 $**

AMENITIES

			Actual					Market Value			Difference Actual VS Market		
Type	Size	Units	Average	Min	Max	Monthly $	Annual $	Average	Monthly $	Annual $	Average	Monthly $	Annual $
Garage		0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
Parking		4	86 $	40 $	145 $	345 $	4,140 $	240 $	960 $	11,520 $	154 $	615 $	7,380 $
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						**345 $**	**4,140 $**		**960 $**	**11,520 $**		**615 $**	**7,380 $**

STATISTICS

STATISTICS PER BUILDING

Address	Units	Average	Monthly $	Annual $
2238	8	1,352 $	10,813 $	129,756 $
2242	8	1,286 $	10,291 $	123,492 $
2250	8	1,240 $	9,916 $	118,992 $
2254	8	1,232 $	9,855 $	118,260 $
Total	**32**	**1,277 $**	**40,875 $**	**490,500 $**

STATISTICS PER FLOOR

Floor	Units	Average	Monthly $	Annual $
1	8	1,227 $	9,817 $	117,804 $
2	8	1,204 $	9,632 $	115,584 $
3	8	1,379 $	11,033 $	132,396 $
SS	8	1,299 $	10,393 $	124,716 $
TOTAL	**32**	**1,277 $**	**40,875 $**	**490,500 $**

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IMMEUBLES GLORIA

Residential - Rent Roll

Statistics

2238-2242-2250-2254 Schulz

St-Jérôme — **32 units**

RESIDENTIAL RENT - $ PER UNIT

				Actual			Market	Upside		
Type	Size	Units	Avg Size	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	8	1,070 sq.ft	1,035 $	1,475 $	1,263 $	1,550 $	287 $	2,298 $	27,576 $
3 bdrm	5 ½	24	1,070 sq.ft	1,076 $	1,504 $	1,282 $	1,650 $	368 $	8,827 $	105,924 $
4 bdrm +	6 ½ +	0	0 sq.ft		0 $	0 $	0 $	0 $	0 $	0 $
TOTAL	**5.25**	**32**	**1,070** sq.ft			**1,277 $**	**1,625 $**	**348 $**	**11,125 $**	**133,500 $**

RESIDENTIAL RENT - $ PER SQUARE FOOT

				Actual			Market	Upside
Type	Size	Units	Avg Size	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	8	1,070 sq.ft	0.97 $	1.38 $	1.18 $	1.45 $	0.27 $
3 bdrm	5 ½	24	1,070 sq.ft	1.01 $	1.41 $	1.20 $	1.54 $	0.34 $
4 bdrm +	6 ½ +	0	0 sq.ft			0.00 $	0.00 $	0.00 $
TOTAL	**5.25**	**32**	**1,070** sq.ft			**1.19 $**	**1.52 $**	**0.32 $**

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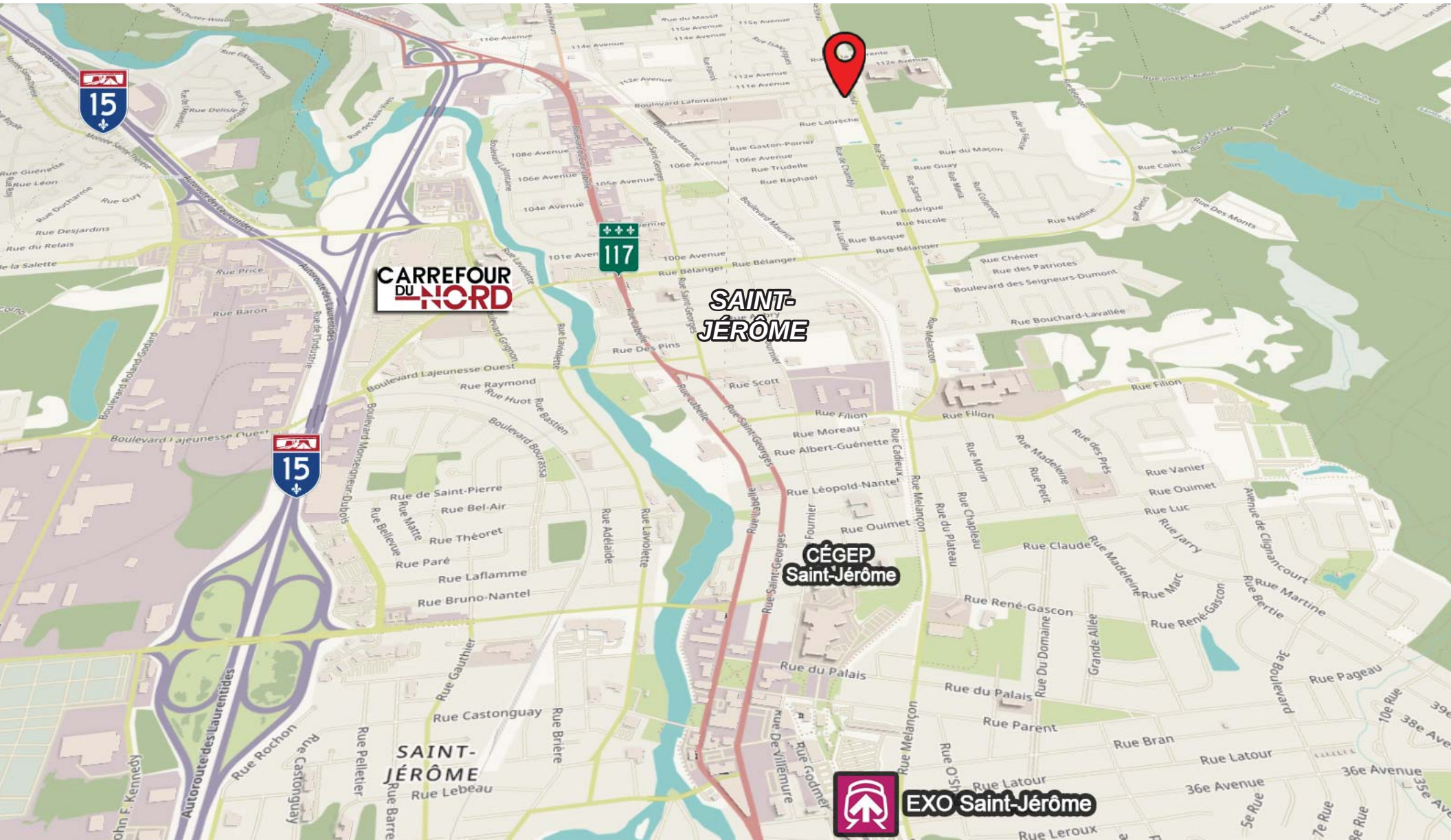
THE LOCATION

2238-2242-2250-2254 SCHULZ

EXO Station
St-Jérôme
3.7 km
(~10 min.)

Highway 15
Exit 45
3.5 km
(~10 min.)

Carrefour
du Nord
3 km
(~8 min.)



THE LOCATION

2238-2242-2250-2254 SCHULZ

THE LOCATION

2238-2242-2250-2254 SCHULZ

ZONING

2238-2242-2250-2254 SCHULZ

Ville de SAINT-JÉRÔME

GRILLE DES USAGES ET DES NORMES

Zone: H-2060

En vigueur

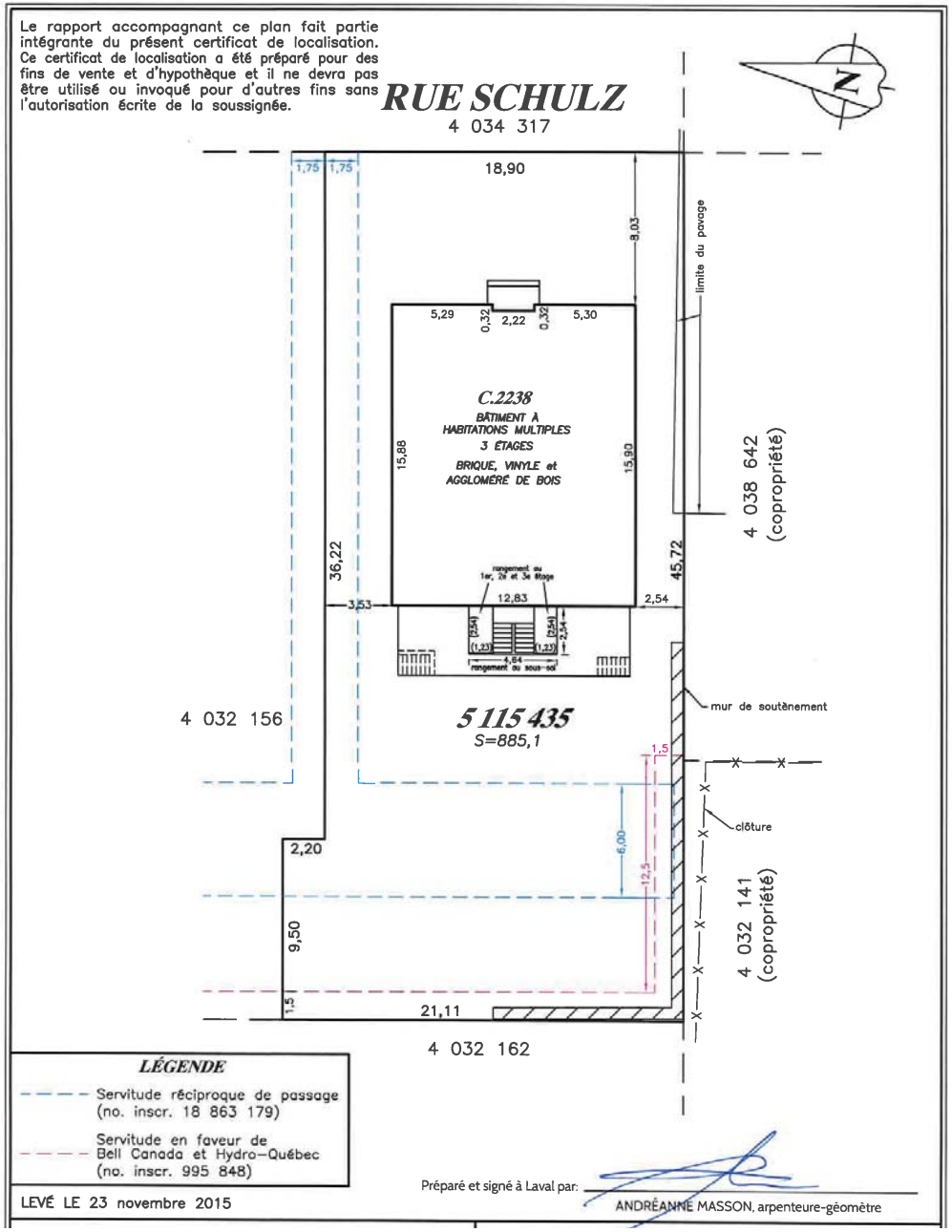
1- USAGES PERMIS									
CLASSES D'USAGES PERMISES	H-4	H-5							
USAGE SPECIFIQUEMENT PERMIS			(3)						
USAGE SPECIFIQUEMENT EXCLUS									
USAGE ADDITIONNEL	(1)	(1)							
2- STRUCTURES DU BÂTIMENTS									
ISOLÉE	X	X							
JUMELÉE									
CONTIGUE									
4- MARGES									
MARGE AVANT MIN	8.00	8.00							
MARGE LATERALE MIN	2.50	2.50							
MARGE LATERALE TOTALE MIN	6.00	6.00							
MARGE ARRIERE MIN	8.00	8.00							
5- DIMENSIONS DU BÂTIMENT									
BATIMENT LARGEUR MIN	10.00	10.00							
BATIMENT PROFONDEUR MIN	8.00	8.00							
BATIMENT SUPERFICIE MIN									
BATIMENT HAUTEUR ETAGE MIN	3	3							
BATIMENT HAUTEUR ETAGE MAX	3	3							
BATIMENT HAUTEUR METRE MIN									
BATIMENT HAUTEUR METRE MAX									
6- LOGEMENTS ET ÉTABLISSEMENTS									
NOMBRE LOGEMENT MIN	6	9							
NOMBRE LOGEMENT MAX	8	24							
NOMBRE ETABLISSEMENT MIN									
NOMBRE ETABLISSEMENT MAX									
7- TERRAIN INTÉRIEUR RÉGULIER									
TERRAIN LARGEUR MIN	18.00	30.00							
TERRAIN PROFONDEUR MIN	30.00	30.00							
TERRAIN SUPERFICIE MIN	540.00	900.00							
8- DISPOSITIONS SPÉCIFIQUES									
À L'USAGE	(2)								
À LA ZONE									

NOTES	AMENDEMENTS	
(1) Chapitre 5, section 3, sous-section 2 (2) Chapitre 12, section 4, sous-section 1 (3) 9819	No. RÈGL.	Date

CERTIFICATE OF LOCATION

2238 SCHULZ

Le rapport accompagnant ce plan fait partie intégrante du présent certificat de localisation. Ce certificat de localisation a été préparé pour des fins de vente et d'hypothèque et il ne devra pas être utilisé ou invoqué pour d'autres fins sans l'autorisation écrite de la soussignée.



CERTIFICATE OF LOCATION

2242 SCHULZ

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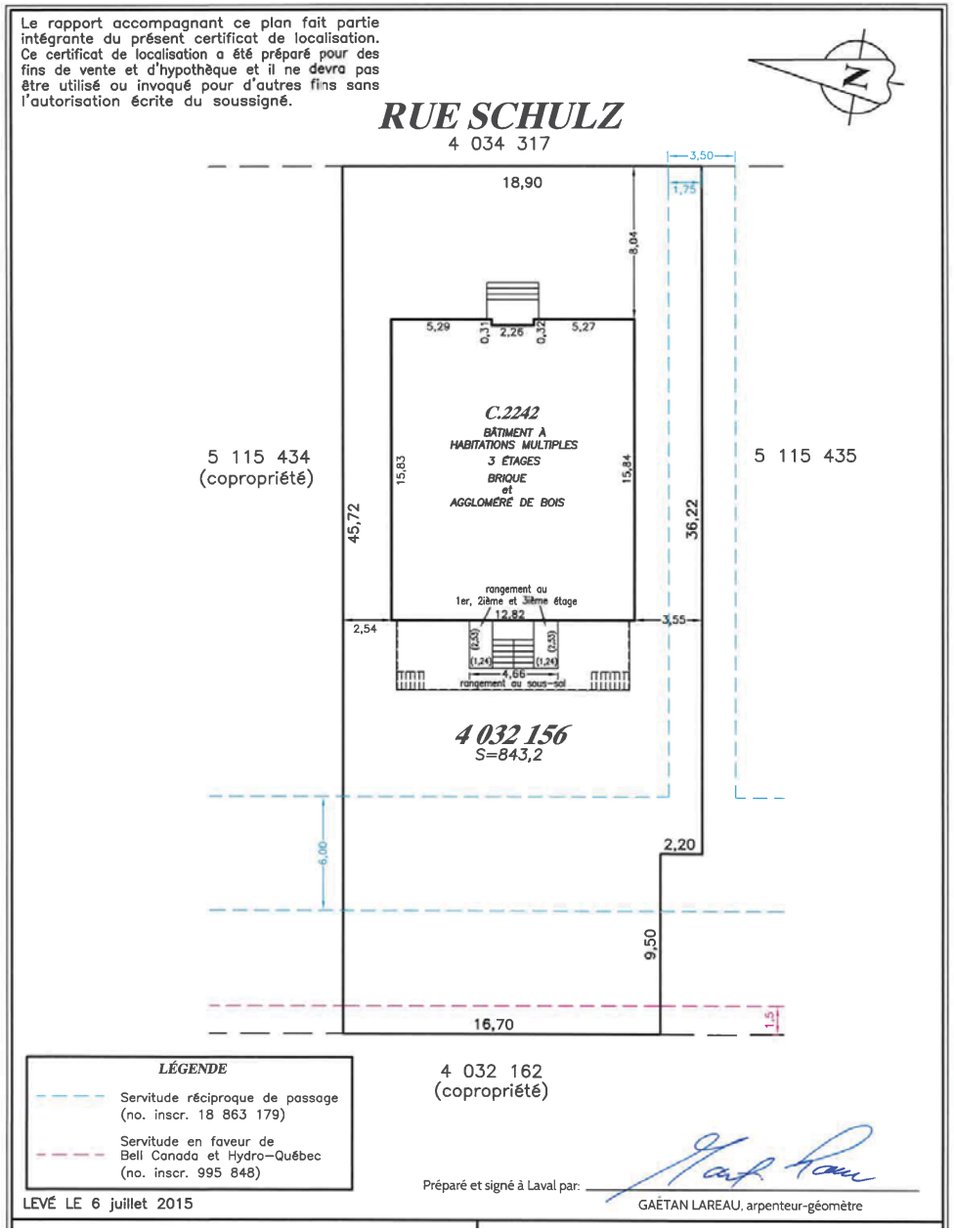
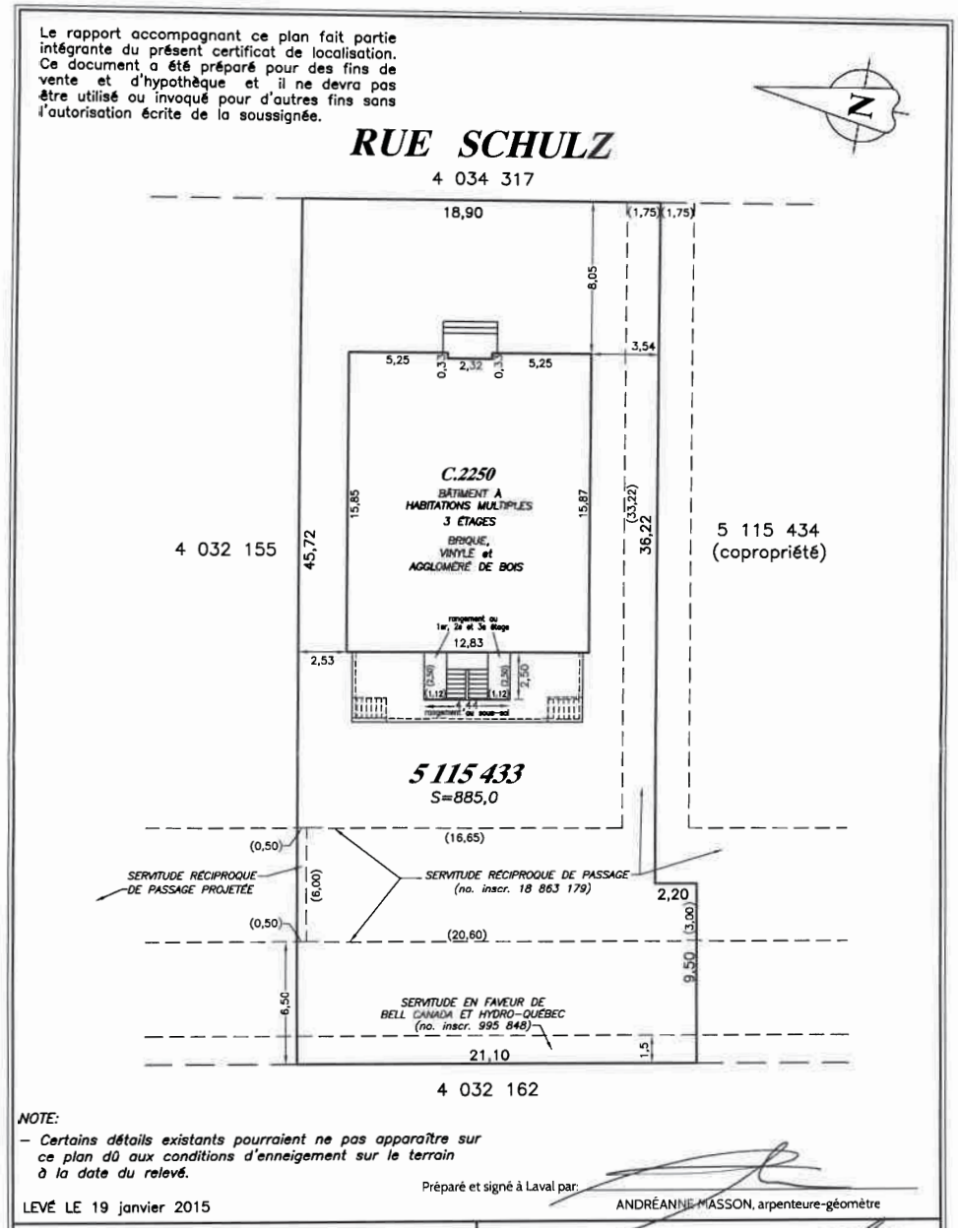


CERTIFICATE OF LOCATION

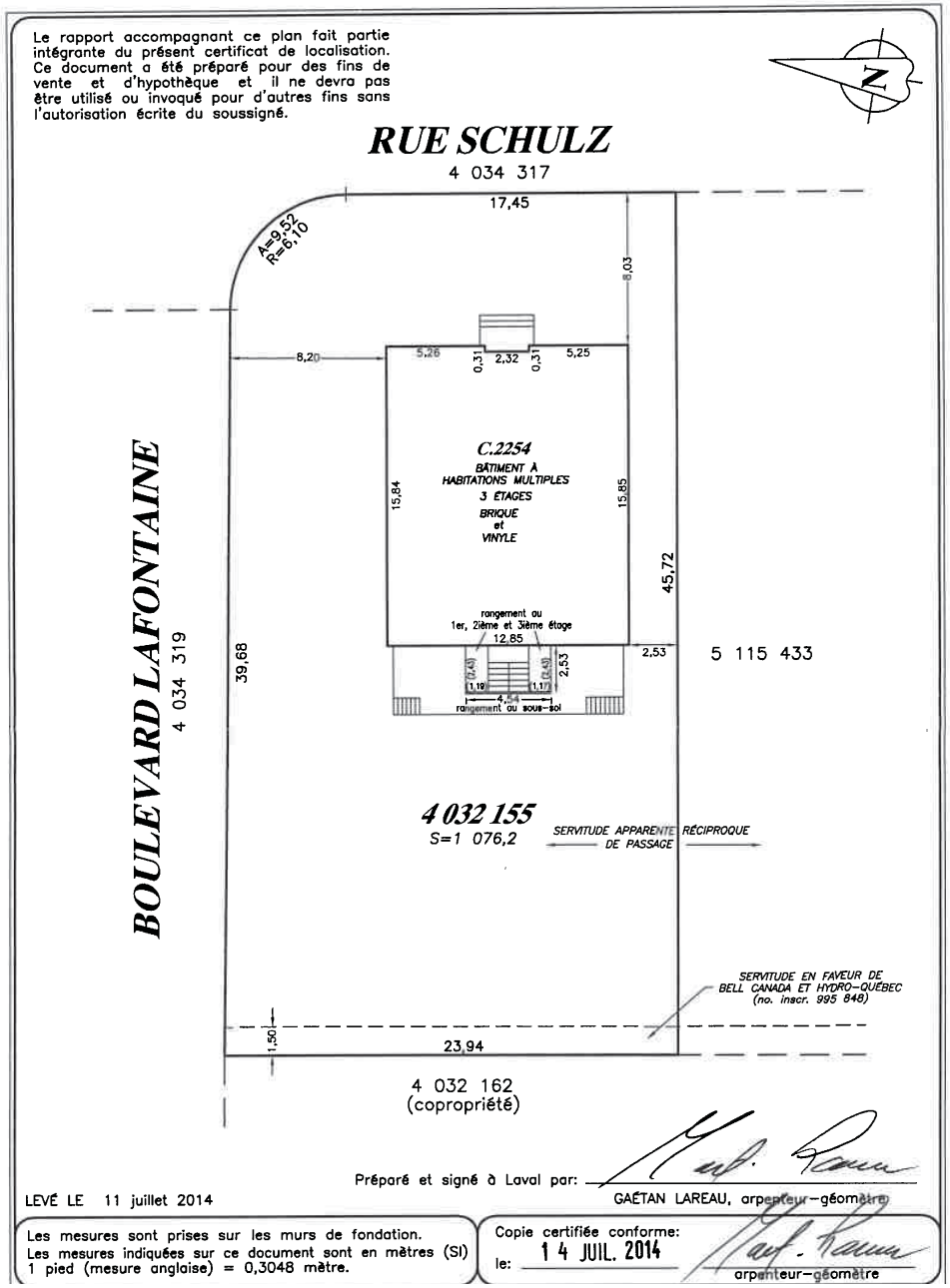
2250 SCHULZ



CERTIFICATE OF LOCATION

2254 SCHULZ

Le rapport accompagnant ce plan fait partie intégrante du présent certificat de localisation. Ce document a été préparé pour des fins de vente et d'hypothèque et il ne devra pas être utilisé ou invoqué pour d'autres fins sans l'autorisation écrite du soussigné.



Préparé et signé à Laval par: _____

GAÉTAN LAREAU, arpenteur-géomètre

LEVÉ LE 11 juillet 2014

Les mesures sont prises sur les murs de fondation.
Les mesures indiquées sur ce document sont en mètres (SI)
1 pied (mesure anglaise) = 0,3048 mètre.

Copie certifiée conforme:
le: 14 JUIL. 2014

arpenteur-géomètre

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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 BROKER

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.

IMMEUBLES GLORIA

IMMEUBLES GLORIA
Real Estate Agency