IMMEUBLES GLORIA

For Sale

5730 De Salaberry — 8,500,000 $

Cartierville — **33 units**

Residential

1 1/2	2 1/2	3 1/2	4 1/2	5 1/2	6 1/2	Residential units	Commercial
3	0	24	6	0	0	33	0

Financial Overview

GROSS POTENTIAL REVENUE	540,800 $
TOTAL EXPENSES	107,099 $
NET REVENUE	417,735 $
GRM	15.72
NRM	20.35
MUNICIPAL EVALUATION	4,138,900 $

COST PER UNIT	CAPITALIZATION RATE
257,576 $	**4.91 %**
RETURN ON CASH FLOW	**RETURN ON INVESTMENT**
5.01 %	**6.09 %**

Highlights

- Beautiful 33-unit property in the heart of Cartierville
- Prime location, 750 m from the REM Bois-Franc station
- Côte-Vertu metro 3.2 km away; Bois-de-Boulogne train 3.7 km away
- Just steps from Sacré-Coeur Hospital
- Approximately $1,000,000 invested in improvements since 2022
- Major work completed on electrical, plumbing, fire alarm system, etc.
- Heating and hot water converted to electricity in 2022
- Most kitchens and bathrooms have been renovated since 2022
- Advantageous CMHC MLI Select 100 pts financing could be assumed
- Excellent turnkey investment opportunity!

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IMMEUBLES GLORIA

Description

5730 De Salaberry — 8,500,000 $

Cartierville — **33 units**

Residential

Studio	**1 ½**	**3**
Alcove	**2 ½**	**0**
1 bdrm	**3 ½**	**24**
2 bdrm	**4 ½**	**6**
3 bdrm	**5 ½**	**0**
4 bdrm +	**6 ½+**	**0**
Total Units		**33**

Commercial

Commercial	**0**
Total Units	**0**

Parking

Parking	**0**
Garage	**0**
Storage	**12**
Total Spaces	**12**

General Information

Zoning	Residential	
Cadastral	1435145	
Building Type	Attached	
Floor Nb.	3 1/2	
Year Built	1969	
Lot Area	732	m2
Building Area		
Stove	As per leases	
Refrigerator	As per leases	
Washer	Owner	
Dryer	Owner	
Elevator	None	
Wash/Dry Hookups	Laundry room	
Dishwasher Hookups	None	
Pool	None	
Furnished	Some units	
AC units	None	
Basement	Apartments	
Fireplace	None	
Intercom	Yes	

Location

Main Artery	Laurentien blvd.
Intersection	Marcel-Laurin/Henri-Bourassa
Shopping Center	Marché Central
Metro Station	Henri-Bourassa Metro
Bus	
School	Vanier, Bois-de-Boulogne
Hospital	Sacré-Coeur
Attraction	Bois-Franc REM

Heating

Energy Source	Electricity
Heating Type	Hot Water
Responsibility	Tenants & Owner

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants & Owner
Water Tank	

Building Overview

Roof	2011 (to be verified)
Windows	
Balconies	
Exterior Walls	
Electricity	100A electric panels replaced in 2022 (to be verified) | Main electrical entry 800A
Plumbing	Water supply lines replaced in the bathrooms and kitchens | 9 water risers replaced (to be verified)
Heating System	Electric conversion done in 2022 (to be verified)
Hot Water Tanks	Electric hot water | Most hot water tanks replaced in 2022 (to be verified)
Elevator	None
Garage	The garage was converted to add units #6 and #7 (total of 33 units) | Renovation permit: August 2025
Bathrooms	30 bathrooms renovated since 2022 (to be verified)
Kitchens	30 kitchens renovated since 2022 (to be verified)
Certificate of Location	Stephan Roy - 2021-08-16
Environmental Report	Phase 1 - Envirotest - 2021-08-21

Notes

- Zoning: Usage H.5-H.6 (9 to 36 units) | Zone 1078
- Nearly $1,000,000 invested in renovations since 2022 | Other renovations: intercom system, main entrance, laundry room, lockers, internet wiring
- 30 units fully renovated: floors, doors, light fixtures, switches, mouldings (to be verified)
- Included for 4 apartments: Electricity, heating, hot water, fully furnished
- Planned for January 2026: Full upgrade of the fire alarm system, including the installation of piezo devices in all units

*** 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

5730 De Salaberry — 8,500,000 $

Cartierville — **33 units**

RESIDENTIAL						
Type		Units	%	Avg	Annual $	%
Studio	**1 ½**	3	9%	1,069 $	38,472 $	7%
Alcove	**2 ½**	0	0%	0 $	0 $	0%
1 bdrm	**3 ½**	24	73%	1,216 $	350,208 $	66%
2 bdrm	**4 ½**	6	18%	1,993 $	143,520 $	27%
3 bdrm	**5 ½**	0	0%	0 $	0 $	0%
4 bdrm +	**6 ½+**	0	0%	0 $	0 $	0%
Total	**3.50**	**33**		**1,344 $**	**532,200 $**	

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

REVENUE		$	%	Per Unit	Notes
Revenue - Residential	33	532,200 $	98%	16,127 $	
Revenue - Commercial	0	0 $	0%	0 $	
Revenue - Garage	0	0 $	0%	0 $	
Revenue - Parking	0	0 $	0%	0 $	
Revenue - Laundry		6,600 $	1%	200 $	Estimated
Revenue - Storage		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
Revenue - Potential Increases		2,000 $	0%	61 $	July 2026 estimated increases
GROSS POTENTIAL REVENUE		**540,800 $**	**100%**		
Vacancies - Residential		15,966 $	3.0%	484 $	CMHC normalized
Vacancies - Commercial		0 $	0.0%	0 $	
Vacancies - Parking		0 $	0.0%	0 $	
GROSS EFFECTIVE REVENUE		**524,834 $**			
EXPENSES					
Taxes - Municipal		21,682 $	4.1%	657 $	2025 invoice
Taxes - School		2,790 $	0.5%	85 $	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		3,000 $	0.6%	91 $	Estimated
Insurance		17,630 $	3.4%	534 $	
Lawn Care / Snow Removal		0 $	0.0%	0 $	
Garbage Removal		0 $	0.0%	0 $	
Elevator		0 $	0.0%	0 $	
Internet		3,580 $	0.7%	108 $	Internet included in most leases
Telephone / Intercom		0 $	0.0%	0 $	
Contract - Other		0 $	0.0%	0 $	
Repairs & Maintenance		20,130 $	3.8%	610 $	CMHC normalized
Reserve - Appliances		0 $	0.0%	0 $	None
Superintendent - Janitor		12,045 $	2.3%	365 $	CMHC normalized
Administration		26,242 $	5.0%	795 $	CMHC normalized
Other Expense		0 $	0.0%	0 $	
TOTAL EXPENSES		**107,099 $**	**20.4%**	**3,245 $**	
NET REVENUE		**417,735 $**	**79.6%**		

2026-01-18 19:43 The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

IMMEUBLES GLORIA

Investment Analysis

5730 De Salaberry — 8,500,000 $

Cartierville — **33 units**

FINANCING

	Assumption		CMHC (regular)		CMHC MLI Select (50 pts)	
LISTED PRICE	**8,500,000 $**		**8,500,000 $**		**8,500,000 $**	
LOAN AMOUNT	**5,156,786 $**	60.7 %	**6,550,000 $**	77.1 %	**7,225,000 $**	85.0 %
Lender	**Peoples Trust CMHC**		**CMHC (regular)**		**CMHC MLI Select**	
Rate	4.20 %		3.90 %		3.90 %	
Amortization	47		40		40	
Term	7		5		5	
Maturity Date	2032-08					
Monthly Payment	20,848 $		26,842 $		29,609 $	
Debt Coverage	**1.67**		**1.30**		**1.18**	
CASH TO PURCHASE	**3,343,214 $**	39.3%	**1,950,000 $**	22.9%	**1,275,000 $**	15.0%

RETURN

	Assumption	CMHC (regular)	CMHC MLI Select (50 pts)
Net Revenue	417,735 $	417,735 $	417,735 $
Mortgage Annual Cost	250,182 $	322,110 $	355,304 $
Cash Flow	**167,554 $**	**95,626 $**	**62,431 $**
Return on Cash Flow	**5.01 %**	**4.90 %**	**4.89 %**
Return on Investment	**6.09 %**	**8.49 %**	**10.94 %**
G.R.M.	15.72	15.72	15.72
N.R.M.	20.35	20.35	20.35
Cost per Unit	257,576 $	257,576 $	257,576 $
Cap. Rate	4.91 %	4.91 %	4.91 %

COST PER UNIT	RETURN ON CASH FLOW	RETURN ON INVESTMENT	CAPITALIZATION RATE
257,576 $	**5.01 %**	**6.09 %**	**4.91 %**

Notes

- Option 1: Assumption of the existing CMHC MLI Select 100 points financing with Peoples Trust (affordability).
- Option 2: New regular CMHC financing.
- Option 3: New CMHC MLI Select 50 points financing (energy efficiency).

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IMMEUBLES GLORIA

Residential - Rent Roll

5730 De Salaberry

Cartierville — 33 units

Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	sq.ft	$/sq.ft	Notes
SS	5730	**01**	4.5	2,425 $	2,525 $	100 $	865	2.80 $	Electricity included
SS	5730	**02**	3.5	1,165 $	1,375 $	210 $	535	2.18 $	
SS	5730	**03**	3.5	1,380 $	1,375 $	-5 $	460	3.00 $	
SS	5730	**04**	3.5	1,625 $	1,375 $	-250 $	535	3.04 $	Electricity included
SS	5730	**05**	1.5	1,030 $	1,250 $	220 $	350	2.94 $	
SS	5730	**06**	4.5	1,350 $	1,800 $	450 $	800	1.69 $	Under construction
SS	5730	**07**	4.5	1,350 $	1,800 $	450 $	800	1.69 $	Under construction
1	5730	**10**	4.5	1,785 $	1,800 $	15 $	865	2.06 $	
1	5730	**11**	3.5	1,298 $	1,375 $	77 $	460	2.82 $	
1	5730	**12**	3.5	1,321 $	1,375 $	54 $	865	1.53 $	
1	5730	**14**	3.5	1,350 $	1,375 $	25 $	460	2.93 $	
1	5730	**15**	1.5	1,145 $	1,250 $	105 $	390	2.94 $	
1	5730	**16**	3.5	1,300 $	1,375 $	75 $	535	2.43 $	
1	5730	**17**	3.5	557 $	1,375 $	818 $	600	0.93 $	
1	5730	**18**	3.5	1,220 $	1,300 $	80 $	350	3.49 $	
2	5730	**20**	3.5	1,240 $	1,300 $	60 $	390	3.18 $	
2	5730	**21**	4.5	2,525 $	2,525 $	0 $	865	2.92 $	Electricity included
2	5730	**22**	3.5	1,300 $	1,375 $	75 $	535	2.43 $	
2	5730	**23**	3.5	1,263 $	1,375 $	112 $	535	2.36 $	
2	5730	**24**	3.5	1,013 $	1,375 $	362 $	460	2.20 $	
2	5730	**25**	1.5	1,031 $	1,250 $	219 $	350	2.95 $	
2	5730	**26**	3.5	1,292 $	1,375 $	83 $	535	2.42 $	
2	5730	**27**	3.5	595 $	1,375 $	780 $	460	1.29 $	
2	5730	**28**	3.5	1,202 $	1,300 $	98 $	390	3.08 $	
3	5730	**30**	3.5	1,245 $	1,300 $	55 $	390	3.19 $	
3	5730	**31**	4.5	2,525 $	2,525 $	0 $	865	2.92 $	Electricity included
3	5730	**32**	3.5	1,256 $	1,375 $	119 $	460	2.73 $	
3	5730	**33**	3.5	1,320 $	1,375 $	55 $	535	2.47 $	
3	5730	**34**	3.5	1,299 $	1,375 $	76 $	460	2.82 $	
3	5730	**35**	3.5	1,122 $	1,300 $	178 $	350	3.21 $	
3	5730	**36**	3.5	1,299 $	1,375 $	76 $	535	2.43 $	

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Residential - Rent Roll

5730 De Salaberry

Cartierville — **33 units**

Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	sq.ft	$/sq.ft	Notes
3	5730	**37**	3.5	1,277 $	1,375 $	98 $	535	2.39 $	
3	5730	**38**	3.5	1,245 $	1,300 $	55 $	390	3.19 $	
L	5730	**Laundry**	Laundry	550 $	550 $	0 $		0.00 $	Estimated
S	5730	**Lockers (12)**	Storage	0 $	250 $	250 $		0.00 $	Included in the leases

		Rent Actual		Potential Rent		Diff. Actual VS Potential	
		Monthly $	**Annual $**	**Monthly $**	**Annual $**	**Monthly $**	**Annual $**
RESIDENTIAL	33 Units	44,350 $	532,200 $	49,275 $	591,300 $	4,925 $	59,100 $
OTHER REVENUES		550 $	6,600 $	800 $	9,600 $	250 $	3,000 $
GRAND TOTAL		**44,900 $**	**538,800 $**	**50,075 $**	**600,900 $**	**5,175 $**	**62,100 $**

Average Apartment Size	**3.50**
Average sq.ft	**543**
$/sq.ft	**2.48 $**

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Residential - Rent Roll
Statistics

5730 De Salaberry

Cartierville — **33 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	3	1,069 $	1,030 $	1,145 $	3,206 $	38,472 $	1,250 $	3,750 $	45,000 $	181 $	544 $	6,528 $
Alcove	2 ½	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
1 bdrm	3 ½	24	1,216 $	557 $	1,625 $	29,184 $	350,208 $	1,356 $	32,550 $	390,600 $	140 $	3,366 $	40,392 $
2 bdrm	4 ½	6	1,993 $	1,350 $	2,525 $	11,960 $	143,520 $	2,163 $	12,975 $	155,700 $	169 $	1,015 $	12,180 $
3 bdrm	5 ½	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
4 bdrm +	6 ½ +	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
TOTAL	**3.50**	**33**	**1,344 $**			**44,350 $**	**532,200 $**	**1,493 $**	**49,275 $**	**591,300 $**	**149 $**	**4,925 $**	**59,100 $**

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		0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
Storage		1	0 $	0 $	0 $	0 $	0 $	250 $	250 $	3,000 $	250 $	250 $	3,000 $
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: 2	D: 2				550 $	6,600 $		550 $	6,600 $		0 $	0 $
TOTAL						**550 $**	**6,600 $**		**800 $**	**9,600 $**		**250 $**	**3,000 $**

STATISTICS

STATISTICS PER BUILDING

Address	Units	Average	Monthly $	Annual $
5730	33	1,344 $	44,350 $	532,200 $
Total	**33**	**1,344 $**	**44,350 $**	**532,200 $**

STATISTICS PER FLOOR

Floor	Units	Average	Monthly $	Annual $
1	8	1,247 $	9,976 $	119,712 $
2	9	1,273 $	11,461 $	137,532 $
3	9	1,399 $	12,588 $	151,056 $
SS	7	1,475 $	10,325 $	123,900 $
TOTAL	**33**	**1,344 $**	**44,350 $**	**532,200 $**

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Residential - Rent Roll

Statistics

5730 De Salaberry

Cartierville | 33 units

RESIDENTIAL RENT - $ PER UNIT

Type	Size	Units	Avg Size	Actual Min	Actual Max	Actual Average	Market $/unit	Upside $/unit	Upside Monthly $	Upside Annual $
Studio	1 ½	3	363 sq.ft	1,030 $	1,145 $	1,069 $	1,250 $	181 $	544 $	6,528 $
Alcove	2 ½	0	0 sq.ft		0 $	0 $	0 $	0 $	0 $	0 $
1 bdrm	3 ½	24	490 sq.ft	557 $	1,625 $	1,216 $	1,356 $	140 $	3,366 $	40,392 $
2 bdrm	4 ½	6	843 sq.ft	1,350 $	2,525 $	1,993 $	2,163 $	169 $	1,015 $	12,180 $
3 bdrm	5 ½	0	0 sq.ft		0 $	0 $	0 $	0 $	0 $	0 $
4 bdrm +	6 ½ +	0	0 sq.ft		0 $	0 $	0 $	0 $	0 $	0 $
TOTAL	3.50	33	543 sq.ft			1,344 $	1,493 $	149 $	4,925 $	59,100 $

RESIDENTIAL RENT - $ PER SQUARE FOOT

Type	Size	Units	Avg Size	Actual Min	Actual Max	Actual Average	Market $/sq.ft	Upside $/sq.ft
Studio	1 ½	3	363 sq.ft	2.94 $	2.95 $	2.94 $	3.44 $	0.50 $
Alcove	2 ½	0	0 sq.ft			0.00 $	0.00 $	0.00 $
1 bdrm	3 ½	24	490 sq.ft	0.93 $	3.49 $	2.48 $	2.77 $	0.29 $
2 bdrm	4 ½	6	843 sq.ft	1.69 $	2.92 $	2.36 $	2.56 $	0.20 $
3 bdrm	5 ½	0	0 sq.ft			0.00 $	0.00 $	0.00 $
4 bdrm +	6 ½ +	0	0 sq.ft			0.00 $	0.00 $	0.00 $
TOTAL	3.50	33	543 sq.ft			2.48 $	2.75 $	0.28 $

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THE LOCATION

5730 DE SALABERRY

Station de REM
Bois-Franc
750 m
(~8 min.)

Highway 15
4 km
(~10 min.)

Marché
Central
5 km
(~12 min.)

THE LOCATION

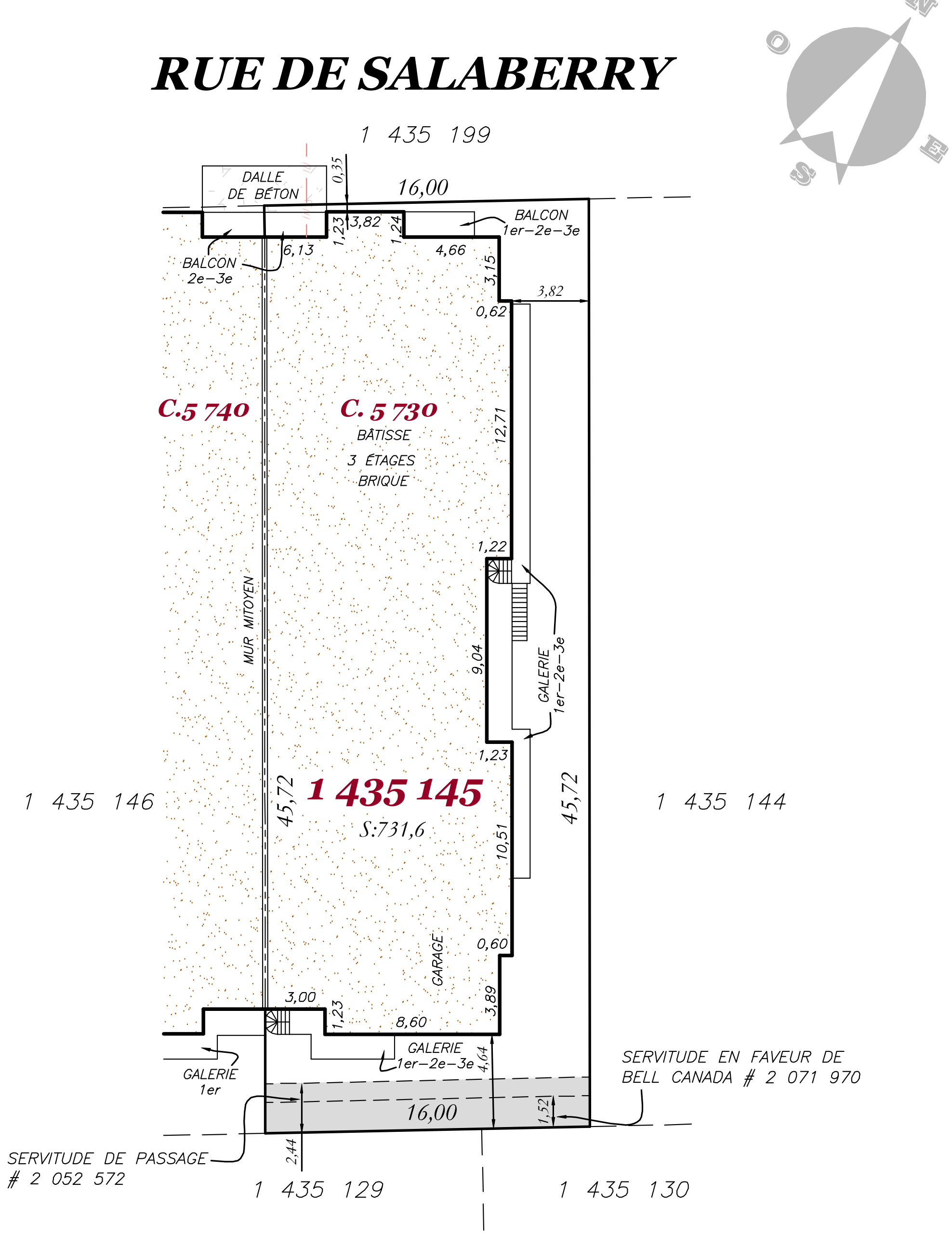
5730 DE SALABERRY

THE LOCATION

5730 DE SALABERRY

CERTIFICATE OF LOCATION

5730 DE SALABERRY



MUNICIPAL ASSESSMENT

5730 DE SALABERRY

Montréal

Extrait du rôle d'évaluation foncière

Municipalité de **Montréal**
En vigueur pour les exercices financiers **2026-2027-2028**

1. Identification de l'unité d'évaluation

Adresse :	5730 Rue De Salaberry
Arrondissement :	Arrondissement d'Ahuntsic-Cartierville
Numéro de lot :	1435145
Numéro de matricule :	8843-20-1599-3-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	3080
Numéro de compte foncier :	30 - F74303020

2. Propriétaire

Nom :	9383-3036 QUEBEC INC.
Statut aux fins d'imposition scolaire :	Personne morale
Adresse postale :	1031 DES LUCIOLES , SAINT-LAZARE QUEBEC, J7T 0J9
Date d'inscription au rôle :	2021-09-13

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain

Mesure frontale :	16 m
Superficie :	731,6 m^2

Caractéristiques du bâtiment principal

Nombre d'étages :	4
Année de construction :	1969
Aire d'étages :	1 383 m^2
Genre de construction :	-
Lien physique :	Jumelé
Nombre de logements :	31
Nombre de locaux non résidentiels :	-
Nombre de chambres locatives :	-

4. Valeurs au rôle d'évaluation

Rôle courant

Date de référence au marché :	2024-07-01
Valeur du terrain :	621 900 $
Valeur du bâtiment :	3 517 000 $
Valeur de l'immeuble :	4 138 900 $

Rôle antérieur

Date de référence au marché :	2021-07-01
Valeur de l'immeuble au rôle antérieur :	3 337 800 $

PICTURES

5730 DE SALABERRY





01

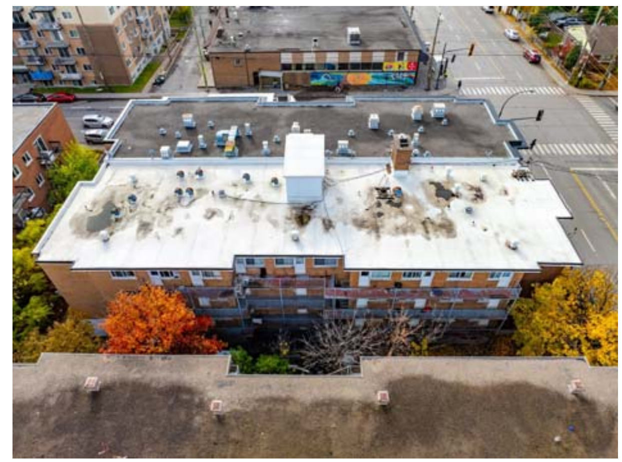
02

03

04

05

06



07

08

09

DISCLOSURE

CONTACT US FOR MORE INFORMATION ABOUT THE PROPERTY.

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.

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EXCLUSIVE BROKER

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THE AGENCY

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IMMEUBLES GLORIA

IMMEUBLES GLORIA
Real Estate Agency