IMMEUBLES GLORIA

For Sale

4980-4990 Clanranald — 12,800,000 $

Côte-des-Neiges — **36 units**



Residential

1½	2½	3½	4½	5½	6½		
3	0	16	4	13	0	36	0

Financial Overview

GROSS POTENTIAL REVENUE	695,580 $
TOTAL EXPENSES	187,019 $
NET REVENUE	488,693 $
GRM	18.40
NRM	26.19
MUNICIPAL EVALUATION	7,062,200 $

COST PER UNIT	CAPITALIZATION RATE
355,556 $	**3.81 %**
RETURN ON CASH FLOW	RETURN ON INVESTMENT
0.52 %	**3.25 %**

Highlights

- Extensively renovated 36-unit apartment building in Côte-des-Neiges
- Prime location just 750 m from Snowdon Metro station
- Quick access to UdeM, HEC, Polytechnic, Marianopolis, Brébeuf
- Close to the MUHC, Jewish General, Ste-Justine, St. Mary's
- Over $3,000,000 invested in renovations since 2021
- Major work completed on electrical, plumbing, roofing, brick, balconies
- 34 of the 36 units have been completely renovated
- Electric heating paid by the tenants
- Good quality tenants in place.
- Advantageous CMHC MLI Select financing to be assumed
- Potential to requalify for a new CMHC MLI Select loan in the future
- Outstanding turnkey investment opportunity!





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IMMEUBLES GLORIA

Description

4980-4990 Clanranald — 12,800,000 $

Côte-des-Neiges — **36 units**

Residential

Studio	1 ½	3
Alcove	2 ½	0
1 bdrm	3 ½	16
2 bdrm	4 ½	4
3 bdrm	5 ½	13
4 bdrm +	6 ½+	0
Total Units		**36**

Commercial

Commercial	0
Total Units	**0**

Parking

Parking	0
Garage	13
Storage	2
Total Spaces	**15**

General Information

Zoning	Residential	
Cadastral	2087954	
Building Type	Detached	
Floor Nb.	3 1/2	
Year Built	1955	
Lot Area	1,721	m2
Building Area		
Stove	As per leases	
Refrigerator	As per leases	
Washer	Owner	
Dryer	Owner	
Elevator	None	
Wash/Dry Hookups	Laundry room	
Dishwasher Hookups		
Pool	None	
Furnished		
AC units	Heat pump	
Basement	Garage & units	
Fireplace		
Intercom	Yes	

Location

Main Artery	Décarie
Intersection	Décarie / Queen-Mary
Shopping Center	Royalmount
Metro Station	Snowdon, Villa-Maria
Bus	17, 51, 166, 371
School	UdeM, Marianopolis
Hospital	MUHC, Jewish General
Attraction	Monkland Village

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Natural Gas
Responsibility	Owner
Water Tank	

Building Overview

Roof	TPO roof (2021-2022)
Windows	
Balconies	All balconies redone (2021-2022)
Exterior Walls	Major brick work done (2021-2022)
Electricity	Electricity completely redone (2021-2022)
Plumbing	Plumbing completely redone in 2021-2022 (except underground)
Heating System	Electric heating paid by the tenants (heat pump + electric baseboards)
Hot Water Tanks	Central high-efficiency natural gas hot water heater installed recently | Hot water paid by the owner
Elevator	None
Garage	13 interior spaces (2 tandem spaces)
Bathrooms	34 of the 36 units have been fully renovated
Kitchens	34 of the 36 units have been fully renovated
Certificate of Location	Jean-Philippe Grondin - 2023-01-11
Environmental Report	Phase 1 and 2 (February 2021)

Notes

- Zoning: Usage H.6-7 (12 units +) | Zone 0355
- Over $3,000,000 invested in renovations in 2021-2022.
- The recently installed high-efficiency water heater is expected to reduce gas consumption over the next 12 months.
- Energy efficiency report confirming the potential to qualify again for a CMHC MLI Select loan (50 points for 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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IMMEUBLES GLORIA

Revenue & Expenses

4980-4990 Clanranald — 12,800,000 $

Côte-des-Neiges — 36 units

RESIDENTIAL

Type		Units	%	Avg	Annual $	%
Studio	1 ½	3	8%	1,052 $	37,860 $	6%
Alcove	2 ½	0	0%	0 $	0 $	0%
1 bdrm	3 ½	16	44%	1,326 $	254,544 $	38%
2 bdrm	4 ½	4	11%	1,533 $	73,572 $	11%
3 bdrm	5 ½	13	36%	1,899 $	296,304 $	45%
4 bdrm +	6 ½+	0	0%	0 $	0 $	0%
Total	**4.17**	**36**		**1,533 $**	**662,280 $**	

COMMERCIAL

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

REVENUE		$	%	Per Unit	Notes
Revenue - Residential	36	662,280 $	95%	18,397 $	
Revenue - Commercial	0	0 $	0%	0 $	
Revenue - Garage	13	18,900 $	3%	525 $	
Revenue - Parking	0	0 $	0%	0 $	
Revenue - Laundry		6,000 $	1%	167 $	Estimated
Revenue - Storage		8,400 $	1%	233 $	
Revenue - Other		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
GROSS POTENTIAL REVENUE		**695,580 $**	**100%**		
Vacancies - Residential		19,868 $	3.0%	552 $	CMHC normalized
Vacancies - Commercial		0 $	0.0%	0 $	
Vacancies - Parking		0 $	0.0%	0 $	
GROSS EFFECTIVE REVENUE		**675,712 $**			
EXPENSES					
Taxes - Municipal		40,057 $	5.9%	1,113 $	2026 invoice
Taxes - School		4,956 $	0.7%	138 $	2026-2027 invoice
Taxes - Water		0 $	0.0%	0 $	
Taxes - Garbages		0 $	0.0%	0 $	
Taxes - Special		0 $	0.0%	0 $	
Natural Gas		13,114 $	1.9%	364 $	
Electricity		12,343 $	1.8%	343 $	
Insurance		25,841 $	3.8%	718 $	
Lawn Care / Snow Removal		0 $	0.0%	0 $	
Garbage Removal		0 $	0.0%	0 $	
Elevator		0 $	0.0%	0 $	
Telephone / Intercom		0 $	0.0%	0 $	
Internet		3,725 $	0.6%	103 $	Internet included
Contract - Other		0 $	0.0%	0 $	
Repairs & Maintenance		25,200 $	3.7%	700 $	CMHC normalized
Other Costs		6,757 $	1.0%	188 $	CMHC normalized
Superintendent - Janitor		14,400 $	2.1%	400 $	CMHC normalized
Administration		33,786 $	5.0%	938 $	CMHC normalized
Reserve - Appliances		6,840 $	1.0%	190 $	Heat pumps (no appliances)
TOTAL EXPENSES		**187,019 $**	**27.7%**	**5,195 $**	
NET REVENUE		**488,693 $**	**72.3%**		

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IMMEUBLES GLORIA

Investment Analysis

4980-4990 Clanranald — 12,800,000 $

Côte-des-Neiges — **36 units**

FINANCING

	Assumption		CMHC MLI Select (50 pts)		CMHC (regular)	
LISTED PRICE	**12,800,000 $**		**12,800,000 $**		**12,800,000 $**	
LOAN AMOUNT	**10,023,036 $**	78.3 %	**9,050,000 $**	70.7 %	**7,650,000 $**	59.8 %
Lender	**Desjardins CMHC**		**CMHC MLI Select**		**CMHC (regular)**	
Rate	4.02 %		3.90 %		3.90 %	
Amortization	46.5		40		40	
Term	1.5		5		5	
Maturity Date	2028-02					
Monthly Payment	39,507 $		37,088 $		31,350 $	
Debt Coverage	**1.03**		**1.10**		**1.30**	
CASH TO PURCHASE	**2,776,964 $**	21.7%	**3,750,000 $**	29.3%	**5,150,000 $**	40.2%

RETURN

Net Revenue	488,693 $	488,693 $	488,693 $
Mortgage Annual Cost	474,078 $	445,052 $	376,204 $
Cash Flow	**14,614 $**	**43,641 $**	**112,488 $**
Return on Cash Flow	**0.52 %**	**1.16 %**	**2.18 %**
Return on Investment	**3.25 %**	**3.74 %**	**3.77 %**
G.R.M.	18.40	18.40	18.40
N.R.M.	26.19	26.19	26.19
Cost per Unit	355,556 $	355,556 $	355,556 $
Cap. Rate	3.81 %	3.81 %	3.81 %

COST PER UNIT	RETURN ON CASH FLOW	RETURN ON INVESTMENT	CAPITALIZATION RATE
355,556 $	**0.52 %**	**3.25 %**	**3.81 %**

Notes

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

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IMMEUBLES GLORIA

Residential - Rent Roll

4980-4990 Clanranald

Côte-des-Neiges — 36 units

#	Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	Notes
1	1	4980	**02**	4.5	1,475 $	1,650 $	175 $	
2	1	4980	**04**	5.5	2,000 $	1,900 $	-100 $	
3	1	4980	**06**	5.5	2,055 $	1,900 $	-155 $	
4	1	4980	**08**	3.5	1,491 $	1,450 $	-41 $	
5	1	4980	**10**	3.5	864 $	1,450 $	586 $	
6	2	4980	**12**	5.5	1,550 $	1,900 $	350 $	
7	2	4980	**14**	5.5	2,212 $	1,900 $	-312 $	
8	2	4980	**16**	5.5	2,055 $	1,900 $	-155 $	
9	2	4980	**18**	3.5	1,489 $	1,450 $	-39 $	
10	2	4980	**20**	3.5	1,375 $	1,450 $	75 $	
11	2	4980	**22**	5.5	1,750 $	1,900 $	150 $	
12	3	4980	**24**	5.5	1,795 $	1,900 $	105 $	
13	3	4980	**26**	5.5	2,083 $	1,900 $	-183 $	
14	3	4980	**28**	3.5	1,505 $	1,450 $	-55 $	
15	3	4980	**30**	3.5	1,496 $	1,450 $	-46 $	
16	1	4990	**01**	3.5	1,295 $	1,450 $	155 $	
17	1	4990	**03**	3.5	1,436 $	1,450 $	14 $	
18	1	4990	**05**	5.5	1,900 $	1,900 $	0 $	Vacant (Estimated)
19	1	4990	**07**	4.5	1,495 $	1,650 $	155 $	
20	1	4990	**09**	3.5	1,378 $	1,450 $	72 $	
21	1	4990	**11**	1.5	1,050 $	1,100 $	50 $	
22	2	4990	**15**	3.5	1,403 $	1,450 $	47 $	
23	2	4990	**17**	3.5	1,302 $	1,450 $	148 $	
24	2	4990	**19**	5.5	1,935 $	1,900 $	-35 $	
25	2	4990	**21**	4.5	1,550 $	1,650 $	100 $	
26	2	4990	**23**	3.5	1,353 $	1,450 $	97 $	
27	3	4990	**25**	1.5	1,050 $	1,100 $	50 $	
28	3	4990	**27**	3.5	1,350 $	1,450 $	100 $	
29	3	4990	**29**	3.5	1,380 $	1,450 $	70 $	
30	3	4990	**31**	5.5	1,900 $	1,900 $	0 $	Vacant (Estimated)
31	3	4990	**33**	4.5	1,611 $	1,650 $	39 $	

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IMMEUBLES GLORIA

Residential - Rent Roll

4980-4990 Clanranald

Côte-des-Neiges — 36 units

#	Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	Notes
32	3	4990	**35**	3.5	745 $	1,450 $	705 $	
33	3	4990	**37**	1.5	1,055 $	1,100 $	45 $	
34	SS	4990	**39**	3.5	1,350 $	1,450 $	100 $	
35	SS	4990	**41**	5.5	1,495 $	1,900 $	405 $	
36	SS	4990	**43**	5.5	1,962 $	1,900 $	-62 $	
37	G	4990	**G (Tandem)**	Garage	0 $	0 $	0 $	Tandem parking
38	G	4990	**G (Tandem)**	Garage	0 $	0 $	0 $	Tandem parking
39	G	4990	**G01**	Garage	125 $	175 $	50 $	
40	G	4990	**G02**	Garage	175 $	175 $	0 $	Vacant (Estimated)
41	G	4990	**G03**	Garage	175 $	175 $	0 $	Vacant (Estimated)
42	G	4990	**G04**	Garage	125 $	175 $	50 $	
43	G	4990	**G04A**	Garage	150 $	175 $	25 $	
44	G	4990	**G05**	Garage	150 $	175 $	25 $	
45	G	4990	**G06**	Garage	150 $	175 $	25 $	
46	G	4990	**G07**	Garage	125 $	175 $	50 $	
47	G	4990	**G08**	Garage	150 $	175 $	25 $	
48	G	4990	**G08A**	Garage	100 $	175 $	75 $	
49	G	4990	**G10**	Garage	150 $	175 $	25 $	
50	L	4990	**Laundry**	Laundry	500 $	500 $	0 $	Estimated
51	S	4990	**Rangement 01**	Storage	350 $	350 $	0 $	350 sq.ft
52	S	4990	**Rangement 02**	Storage	350 $	350 $	0 $	350 sq.ft

		Rent Actual		Potential Rent		Diff. Actual VS Potential	
		Monthly $	**Annual $**	**Monthly $**	**Annual $**	**Monthly $**	**Annual $**
RESIDENTIAL	36 Units	55,190 $	662,280 $	57,800 $	693,600 $	2,610 $	31,320 $
OTHER REVENUES		2,775 $	33,300 $	3,125 $	37,500 $	350 $	4,200 $
GRAND TOTAL		**57,965 $**	**695,580 $**	**60,925 $**	**731,100 $**	**2,960 $**	**35,520 $**

Average Apartment Size 4.17

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IMMEUBLES GLORIA

Residential - Rent Roll

Statistics

4980-4990 Clanranald

Côte-des-Neiges — **36 units**

RESIDENTIAL

Type	Size	Units	Actual Average	Actual Min	Actual Max	Actual Monthly $	Actual Annual $	Market Value Average	Market Value Monthly $	Market Value Annual $	Difference Actual VS Market Average	Difference Actual VS Market Monthly $	Difference Actual VS Market Annual $
Studio	1 ½	3	1,052 $	1,050 $	1,055 $	3,155 $	37,860 $	1,100 $	3,300 $	39,600 $	48 $	145 $	1,740 $
Alcove	2 ½	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
1 bdrm	3 ½	16	1,326 $	745 $	1,505 $	21,212 $	254,544 $	1,450 $	23,200 $	278,400 $	124 $	1,988 $	23,856 $
2 bdrm	4 ½	4	1,533 $	1,475 $	1,611 $	6,131 $	73,572 $	1,650 $	6,600 $	79,200 $	117 $	469 $	5,628 $
3 bdrm	5 ½	13	1,899 $	1,495 $	2,212 $	24,692 $	296,304 $	1,900 $	24,700 $	296,400 $	1 $	8 $	96 $
4 bdrm +	6 ½ +	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
TOTAL	**4.17**	**36**	**1,533 $**			**55,190 $**	**662,280 $**	**1,606 $**	**57,800 $**	**693,600 $**	**73 $**	**2,610 $**	**31,320 $**

AMENITIES

Type	Size	Units	Actual Average	Actual Min	Actual Max	Actual Monthly $	Actual Annual $	Market Value Average	Market Value Monthly $	Market Value Annual $	Difference Actual VS Market Average	Difference Actual VS Market Monthly $	Difference Actual VS Market Annual $
Garage		13	121 $	0 $	175 $	1,575 $	18,900 $	148 $	1,925 $	23,100 $	27 $	350 $	4,200 $
Parking		0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
Storage		2	350 $	350 $	350 $	700 $	8,400 $	350 $	700 $	8,400 $	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: 2 D: 2					500 $	6,000 $		500 $	6,000 $		0 $	0 $
TOTAL						**2,775 $**	**33,300 $**		**3,125 $**	**37,500 $**		**350 $**	**4,200 $**

STATISTICS

STATISTICS PER BUILDING

Address	Units	Average	Monthly $	Annual $
4980	15	1,680 $	25,195 $	302,340 $
4990	21	1,428 $	29,995 $	359,940 $
Total	**36**	**1,533 $**	**55,190 $**	**662,280 $**

STATISTICS PER FLOOR

Floor	Units	Average	Monthly $	Annual $
1	11	1,494 $	16,439 $	197,268 $
2	11	1,634 $	17,974 $	215,688 $
3	11	1,452 $	15,970 $	191,640 $
SS	3	1,602 $	4,807 $	57,684 $
TOTAL	**36**	**1,533 $**	**55,190 $**	**662,280 $**

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THE LOCATION

4980-4990 CLANRANALD

Snowdon
metro
750 m
(~8 min.)

Université de
Montréal
3.5 km

Monkland
Village
800 m
(~8 min.)



THE LOCATION

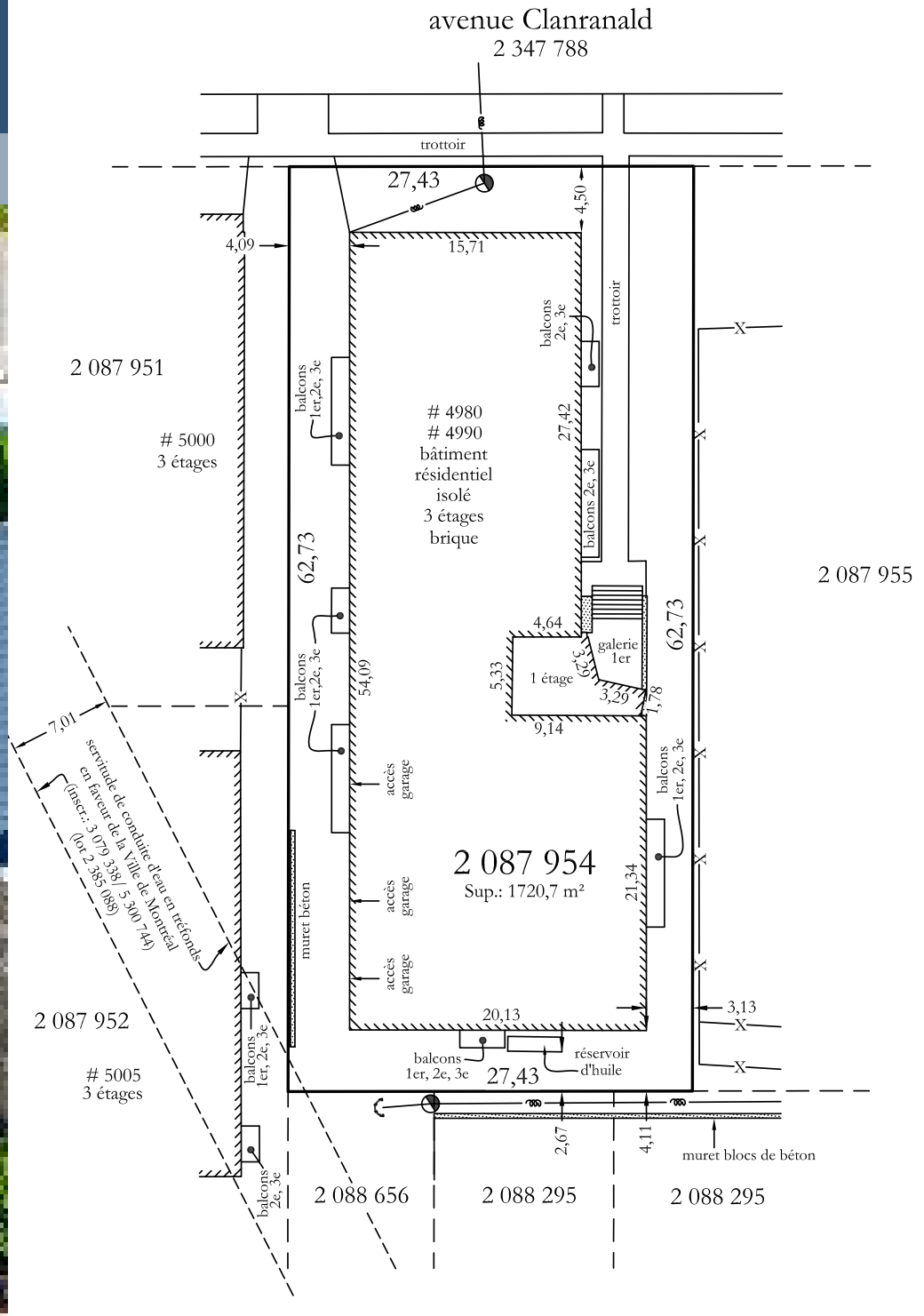
4980-4990 CLANRANALD



CERTIFICATE OF LOCATION

4980-4990 CLANRANALD





MUNICIPAL ASSESSMENT

4980-4990 CLANRANALD

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 :	4980 - 4990 Avenue Clanranald
Arrondissement :	Arrondissement de Côte-des-Neiges - Notre-Dame-de-Grâce
Numéro de lot :	2087954
Numéro de matricule :	9437-67-5285-6-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	6622
Numéro de compte foncier :	30 - F43168950

2. Propriétaire

Nom :	PLACEMENTS NDG INC.
Statut aux fins d'imposition scolaire :	Personne morale
Adresse postale :	4434 DESSTE SUD LAVAL (A-440) O , LAVAL QUEBEC, H7T 2P7
Date d'inscription au rôle :	2021-04-08

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain

Mesure frontale :	27,43 m
Superficie :	1 720,7 m^2

Caractéristiques du bâtiment principal

Nombre d'étages :	3
Année de construction :	1955
Aire d'étages :	2 943,4 m^2
Genre de construction :	-
Lien physique :	Détaché
Nombre de logements :	36
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 :	2 236 900 $
Valeur du bâtiment :	4 825 300 $
Valeur de l'immeuble :	7 062 200 $

Rôle antérieur

Date de référence au marché :	2021-07-01
Valeur de l'immeuble au rôle antérieur :	5 918 000 $

Annexe A.3 - Grille des usages et des spécifications

Zone **0355**

CATÉGORIES D'USAGES

CATÉGORIE D'USAGES PRINCIPALE		Classe d'occupation
H.6-7	12 logements et plus	-
AUTRE(S) CATÉGORIE(S) D'USAGES		
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

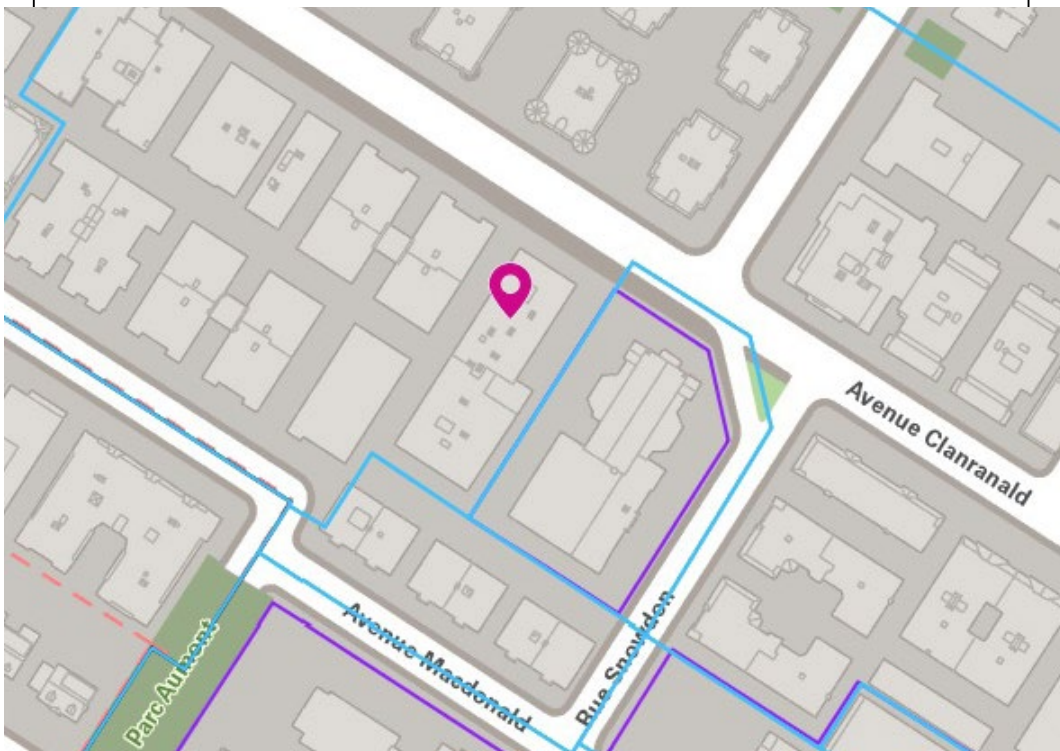
Attention : En plus des catégories d'usages ci-haut, certains usages sont spécifiquement autorisés ou interdits dans cette zone. Se référer aux dispositions particulières ci-dessous.

NORMES PRESCRITES

DENSITÉ	Min	Max
Densité / ISP	-	3
IMPLANTATION		
Mode(s) d'implantation	Isolé, jumelé	
Taux d'implantation (%)	35	70
Marge avant (m)	-	-
Marge latérale (m)	2,5	-
Marge arrière (m)	3	-
HAUTEUR		
Hauteur (étage)	2	4
Hauteur (m)	-	14

DISPOSITIONS PARTICULIÈRES

1. La superficie maximale d'une enseigne autorisée est de 1 m² par établissement.
2. La superficie maximale d'une enseigne autorisée pour un établissement dérogatoire protégé par droits acquis est de 2 m² par établissement.
3. La hauteur d'une enseigne apposée sur un bâtiment ayant une hauteur supérieure à un étage ne doit pas dépasser une élévation supérieure à 1 m au-dessus du plancher de l'étage situé immédiatement au-dessus du rez-de-chaussée, sauf devant la façade d'un établissement.
4. La hauteur d'une enseigne apposée sur un bâtiment ayant une hauteur supérieure à 2 étages ne doit pas dépasser une élévation supérieure à 1 m au-dessus du plancher du deuxième étage situé au-dessus du rez-de-chaussée, sauf devant la façade d'un établissement.
5. Pour l'application de l'article 560, la présente zone constitue une zone à proximité d'un équipement de transport collectif structurant.



PICTURES

4980-4990 CLANRANALD











01



02



03



04



05



06



07



08



09



10



11



12



13



14



15



16



17



18



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.



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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

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Real Estate Agency