

2050 Décarie

6,200,000 \$

Notre-Dame-de-Grâce

18 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	371,080 \$
TOTAL EXPENSES	89,107 \$
NET REVENUE	273,311 \$
GRM	16.71
NRM	22.68
MUNICIPAL EVALUATION	3,652,300 \$

COST PER UNIT

344,444 \$

CAPITALIZATION RATE

4.40 %

RETURN ON CASH FLOW

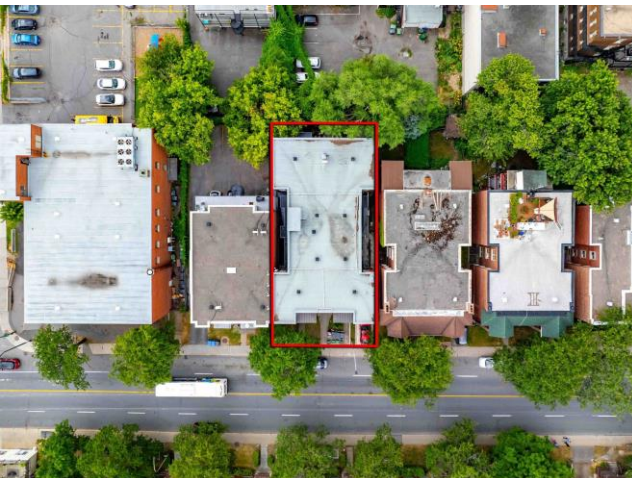
3.54 %

RETURN ON INVESTMENT

5.35 %

Highlights

- Prestigious building in the heart of Notre-Dame-de-Grâce
- Incredible location near Vendôme metro station (2 min. walk)
- Quick access to UdeM, McGill, Concordia universities
- Close to MUHC, Jewish General Hospital, Ste-Justine
- Many apartments have washer/dryer hookups
- Some renovations were done over the last 10 years
- Advantageous zoning that could allow for additional units
- Possibility to qualify for advantageous CMHC MLI Select financing
- Good potential to increase the revenues
- Amazing investment opportunity in a great location!



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Residential

Studio	1 ½	0
Alcove	2 ½	6
1 bdrm	3 ½	5
2 bdrm	4 ½	5
3 bdrm	5 ½	2
4 bdrm +	6 ½+	0
Total Units	18	



Commercial

Commercial	0
Total Units	0



Parking

Parking	1
Garage	0
Storage	0
Total Spaces	1

General Information

Zoning	Residential
Cadastral	4139772
Building Type	Semi-Detached
Floor Nb.	3 1/2
Year Built	1939
Lot Area	560 m2
Building Area	0
Stove	As per leases
Refrigerator	As per leases
Washer	Coinamatic
Dryer	Coinamatic
Elevator	None
Wash/Dry Hookups	Some units + laundry
Dishwasher Hookups	
Pool	None
Furnished	Fridge, stove, washer,
AC units	
Basement	Apartments
Fireplace	
Intercom	Yes

Location

Main Artery	Sherbrooke W.
Intersection	Décarie / Sherbrooke W.
Shopping Center	Royalmount
Metro Station	Vendôme
Bus	24, 102, 105, 124
School	UdeM, Concordia, McGill
Hospital	Jewish, General, MUHC
Attraction	Victoria 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	
Windows	
Balconies	
Exterior Walls	
Electricity	
Plumbing	Washer/dryer hookups in some units Common laundry room in the basement (Coinamatic rental)
Heating System	Electrical heating paid by the tenants
Hot Water Tanks	Natural gas hot water paid by the owner
Elevator	None
Garage	None
Bathrooms	A few renovated apartments
Kitchens	Many renovated apartments
Certificate of Location	Richard Grabski - 2013-03-21
Environmental Report	Phase 1-2 - Spheratest - 2013

Notes

- Zoning : H.2-6 (2-36 units) | Zone 0761
 - There are 5 additional undeclared apartments that generate revenues (see "Other Revenues")
 - Electronic apartment locks throughout the building
 - Intercom with electronic access key, connected on tenants' cellphones
 - Recently renovated common areas and lobby
- ** This sale is made without any legal warranty of quality, on an "as is, where is" basis, at the BUYER's own risks. **

Revenue & Expenses

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RESIDENTIAL						
Type	Units	%	Avg	Annual \$	%	
Studio	1 ½	0	0%	0 \$	0 \$	0%
Alcove	2 ½	6	33%	1,083 \$	78,000 \$	27%
1 bdrm	3 ½	5	28%	1,206 \$	72,360 \$	25%
2 bdrm	4 ½	5	28%	1,542 \$	92,520 \$	32%
3 bdrm	5 ½	2	11%	1,910 \$	45,840 \$	16%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	3.67	18		1,337 \$	288,720 \$	

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

REVENUE

		\$	%	Per Unit	Notes
Revenue - Residential	18	288,720 \$	78%	16,040 \$	
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	0	0 \$	0%	0 \$	
Revenue - Parking	1	0 \$	0%	0 \$	
Revenue - Laundry		2,400 \$	1%	133 \$	Estimated
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		71,460 \$	19%	3,970 \$	Undeclared units potential revenue
Revenue - Potential Increases		8,500 \$	2%	472 \$	July 2026 estimated increases
GROSS POTENTIAL REVENUE		371,080 \$	100%		
Vacancies - Residential		8,662 \$	3.0%	481 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		362,418 \$			

EXPENSES

Taxes - Municipal	20,999 \$	5.8%	1,167 \$	2025 invoice
Taxes - School	2,754 \$	0.8%	153 \$	2025-2026 invoice
Taxes - Water	0 \$	0.0%	0 \$	
Taxes - Garbages	0 \$	0.0%	0 \$	
Taxes - Special	0 \$	0.0%	0 \$	
Natural Gas - Hot Water	1,886 \$	0.5%	105 \$	
Electricity	841 \$	0.2%	47 \$	
Insurance	14,161 \$	3.9%	787 \$	
Lawn Care / Snow Removal	0 \$	0.0%	0 \$	
Garbage Removal	0 \$	0.0%	0 \$	
Elevator	0 \$	0.0%	0 \$	
Internet	1,200 \$	0.3%	67 \$	Estimated
Contract - Coinmatic	1,200 \$	0.3%	67 \$	Estimated
Contract - Other	0 \$	0.0%	0 \$	
Repairs & Maintenance	10,980 \$	3.0%	610 \$	CMHC normalized
Reserve - Appliances	4,320 \$	1.2%	240 \$	CMHC normalized
Superintendent - Janitor	6,570 \$	1.8%	365 \$	CMHC normalized
Administration	18,121 \$	5.0%	1,007 \$	CMHC normalized
Reserve - Structure	6,075 \$	1.7%	338 \$	Reserve for 5 undeclared units
TOTAL EXPENSES	89,107 \$	24.6%	4,950 \$	
NET REVENUE	273,311 \$	75.4%		

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FINANCING

FINANCING		CMHC MLI Select (50 pts)		CMHC MLI Select (50 pts)		Assumption	
LISTED PRICE		6,200,000 \$		6,200,000 \$		6,200,000 \$	
LOAN AMOUNT		3,900,000 \$	62.9 %	5,075,000 \$	81.9 %	2,418,852 \$	39.0 %
	Lender	CMHC MLI Select		CMHC MLI Select		National Bank CMHC	
	Rate	3.90 %		3.90 %		2.18 %	
	Amortization	40		40		24	
	Term	5		5		4	
	Maturity Date					2030-06	
	Monthly Payment	15,983 \$		20,798 \$		10,782 \$	
	Debt Coverage	1.43		1.10		2.11	
CASH TO PURCHASE		2,300,000 \$	37.1%	1,125,000 \$	18.1%	3,781,148 \$	61.0%

RETURN

Net Revenue	273,311 \$	273,311 \$	273,311 \$
Mortgage Annual Cost	191,791 \$	249,574 \$	129,389 \$
Cash Flow	81,521 \$	23,738 \$	143,922 \$
Return on Cash Flow	3.54 %	2.11 %	3.80 %
Return on Investment	5.35 %	6.92 %	5.86 %
G.R.M.	16.71	16.71	16.71
N.R.M.	22.68	22.68	22.68
Cost per Unit	344,444 \$	344,444 \$	344,444 \$
Cap. Rate	4.40 %	4.40 %	4.40 %

COST PER UNIT

344,444 \$

RETURN ON
CASH FLOW

3.54 %

RETURN ON
INVESTMENT

5.35 %

CAPITALIZATION
RATE

4.40 %

Notes

- Option 1: New CMHC MLI Select 50 points financing (energy efficiency).
- Option 2: New CMHC MLI Select 50 points financing (energy efficiency) if CMHC recognizes the revenues of the 5 undeclared apartments.
- Option 3: Assumption of the existing regular CMHC financing with National Bank.

2050 Décarie

Notre-Dame-de-Grâce

18 units

Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
SS	2050	001	Other	1,700 \$	1,700 \$	0 \$	633	2.69 \$	4 1/2 undeclared (2 bathrooms)
SS	2050	002	Other	1,260 \$	1,700 \$	440 \$	900	1.40 \$	4 1/2 undeclared
SS	2050	004	Other	1,050 \$	1,200 \$	150 \$	650	1.62 \$	2 1/2 undeclared
1	2050	101A	Other	975 \$	1,100 \$	125 \$	270	3.61 \$	1 1/2 undeclared
1	2050	101B	Other	970 \$	1,100 \$	130 \$	270	3.59 \$	1 1/2 undeclared
1	2050	102	4.5	1,840 \$	1,850 \$	10 \$	950	1.94 \$	
1	2050	103	5.5	1,850 \$	1,975 \$	125 \$	950	1.95 \$	2 bathrooms
1	2050	104	4.5	980 \$	1,650 \$	670 \$	950	1.03 \$	
1	2050	105	2.5	1,100 \$	1,100 \$	0 \$	350	3.14 \$	
2	2050	201	3.5	835 \$	1,200 \$	365 \$	500	1.67 \$	
2	2050	202	3.5	1,275 \$	1,400 \$	125 \$	600	2.13 \$	
2	2050	203	3.5	1,400 \$	1,400 \$	0 \$	720	1.94 \$	Vacant (Estimated)
2	2050	204	2.5	1,050 \$	1,200 \$	150 \$	320	3.28 \$	
2	2050	205	4.5	1,600 \$	1,650 \$	50 \$	950	1.68 \$	
2	2050	206	5.5	1,970 \$	1,975 \$	5 \$	767	2.57 \$	2 bathrooms
2	2050	207	2.5	1,000 \$	1,200 \$	200 \$	310	3.23 \$	
3	2050	301	2.5	1,100 \$	1,200 \$	100 \$	500	2.20 \$	
3	2050	302	3.5	1,270 \$	1,400 \$	130 \$	600	2.12 \$	
3	2050	303	3.5	1,250 \$	1,400 \$	150 \$	473	2.64 \$	
3	2050	304	2.5	1,200 \$	1,200 \$	0 \$	320	3.75 \$	Vacant (Estimated)
3	2050	305	4.5	1,640 \$	1,650 \$	10 \$	950	1.73 \$	
3	2050	306	4.5	1,650 \$	1,650 \$	0 \$	767	2.15 \$	Vacant (Estimated)
3	2050	307	2.5	1,050 \$	1,200 \$	150 \$	310	3.39 \$	
L	2050	Laundry	Laundry	200 \$	200 \$	0 \$		0.00 \$	Estimated
P	2050	Parking	Parking	0 \$	100 \$	100 \$		0.00 \$	

2050 Décarie

Notre-Dame-de-Grâce18 units

Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
				Rent Actual		Potential Rent		Diff. Actual VS Potential	
				Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$
RESIDENTIAL	18 Units			24,060 \$	288,720 \$	26,300 \$	315,600 \$	2,240 \$	26,880 \$
OTHER REVENUES				6,155 \$	73,860 \$	7,100 \$	85,200 \$	945 \$	11,340 \$
GRAND TOTAL				30,215 \$	362,580 \$	33,400 \$	400,800 \$	3,185 \$	38,220 \$

Average Apartment Size

3.67

Average sq.ft

627

\$/sq.ft

2.13 \$

2050 Décarie

Notre-Dame-de-Grâce

18 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 \$
Alcove	2 ½	6	1,083 \$	1,000 \$	1,200 \$	6,500 \$	78,000 \$	1,183 \$	7,100 \$	85,200 \$	100 \$	600 \$	7,200 \$
1 bdrm	3 ½	5	1,206 \$	835 \$	1,400 \$	6,030 \$	72,360 \$	1,360 \$	6,800 \$	81,600 \$	154 \$	770 \$	9,240 \$
2 bdrm	4 ½	5	1,542 \$	980 \$	1,840 \$	7,710 \$	92,520 \$	1,690 \$	8,450 \$	101,400 \$	148 \$	740 \$	8,880 \$
3 bdrm	5 ½	2	1,910 \$	1,850 \$	1,970 \$	3,820 \$	45,840 \$	1,975 \$	3,950 \$	47,400 \$	65 \$	130 \$	1,560 \$
4 bdrm +	6 ½ +	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	3.67	18	1,337 \$			24,060 \$	288,720 \$	1,461 \$	26,300 \$	315,600 \$	124 \$	2,240 \$	26,880 \$

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		1	0 \$	0 \$	0 \$	0 \$	0 \$	100 \$	100 \$	1,200 \$	100 \$	100 \$	1,200 \$
Storage		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		5	1,191 \$	970 \$	1,700 \$	5,955 \$	71,460 \$	1,360 \$	6,800 \$	81,600 \$	169 \$	845 \$	10,140 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Laundry	W: 1 D: 1					200 \$	2,400 \$		200 \$	2,400 \$		0 \$	0 \$
TOTAL						6,155 \$	73,860 \$		7,100 \$	85,200 \$		945 \$	11,340 \$

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
2050	18	1,337 \$	24,060 \$	288,720 \$
Total	18	1,337 \$	24,060 \$	288,720 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	4	1,443 \$	5,770 \$	69,240 \$
2	7	1,304 \$	9,130 \$	109,560 \$
3	7	1,309 \$	9,160 \$	109,920 \$
TOTAL	18	1,337 \$	24,060 \$	288,720 \$

Residential - Rent Roll Statistics

2050 Décarie

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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	6	352 sq.ft	1,000 \$	1,200 \$	1,083 \$	1,183 \$	100 \$	600 \$	7,200 \$
1 bdrm	3 ½	5	579 sq.ft	835 \$	1,400 \$	1,206 \$	1,360 \$	154 \$	770 \$	9,240 \$
2 bdrm	4 ½	5	913 sq.ft	980 \$	1,840 \$	1,542 \$	1,690 \$	148 \$	740 \$	8,880 \$
3 bdrm	5 ½	2	859 sq.ft	1,850 \$	1,970 \$	1,910 \$	1,975 \$	65 \$	130 \$	1,560 \$
4 bdrm +	6 ½ +	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	3.67	18	627 sq.ft			1,337 \$	1,461 \$	124 \$	2,240 \$	26,880 \$

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	6	352 sq.ft	2.20 \$	3.75 \$	3.08 \$	3.36 \$	0.28 \$
1 bdrm	3 ½	5	579 sq.ft	1.67 \$	2.64 \$	2.08 \$	2.35 \$	0.27 \$
2 bdrm	4 ½	5	913 sq.ft	1.03 \$	2.15 \$	1.69 \$	1.85 \$	0.16 \$
3 bdrm	5 ½	2	859 sq.ft	1.95 \$	2.57 \$	2.22 \$	2.30 \$	0.08 \$
4 bdrm +	6 ½ +	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
TOTAL	3.67	18	627 sq.ft			2.13 \$	2.33 \$	0.20 \$

THE LOCATION

2050 DÉCARIE



Vendôme
metro
350 m
(~4 min.)



Concordia
University
3 km

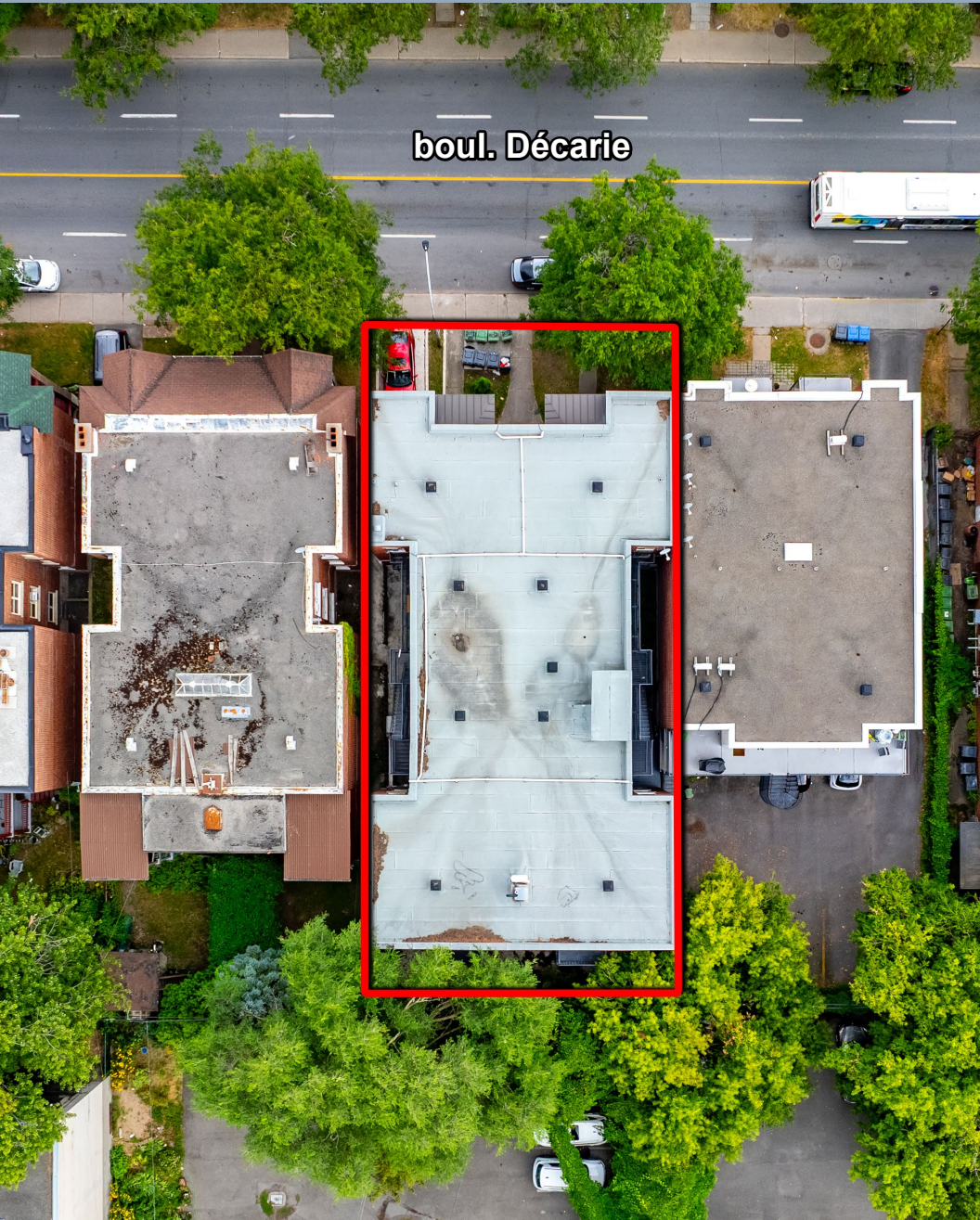


Victoria
Village
900 m
(~9 min.)



CERTIFICATE OF LOCATION

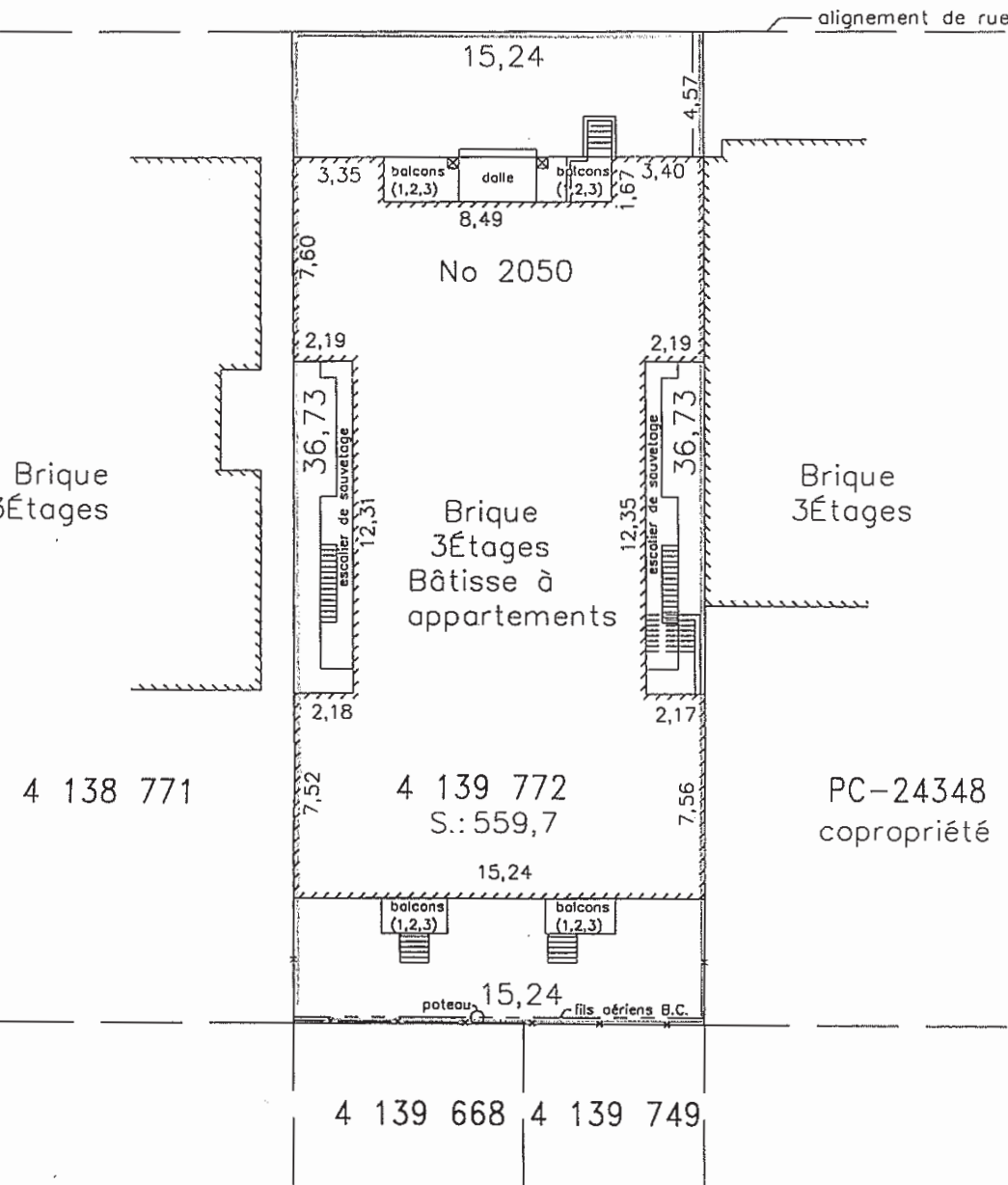
2050 DÉCARIE



boul. Décarie

boulevard Décarie

4 145 230



ZONING

2050 DÉCARIE



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 :	2050 Boulevard Décarie
Arrondissement :	Arrondissement de Côte-des-Neiges - Notre-Dame-de-Grâce
Numéro de lot :	4139772
Numéro de matricule :	9637-40-4725-4-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	3461
Numéro de compte foncier :	30 - F43344100

2. Propriétaire

Nom :	8534764 CANADA INC.
Statut aux fins d'imposition scolaire :	Personne morale
Adresse postale :	1650 BOUL RENE-LEVESQUE O 100, MONTREAL QUEBEC, H3H 2S1

Date d'inscription au rôle :	2013-06-25
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3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain		Caractéristiques du bâtiment principal	
Mesure frontale :	15,24 m	Nombre d'étages :	3
Superficie :	559,7 m ²	Année de construction :	1939
		Aire d'étages :	1 065,2 m ²
		Genre de construction :	-
		Lien physique :	Détaché
		Nombre de logements :	18
		Nombre de locaux non résidentiels :	-
		Nombre de chambres locatives :	-

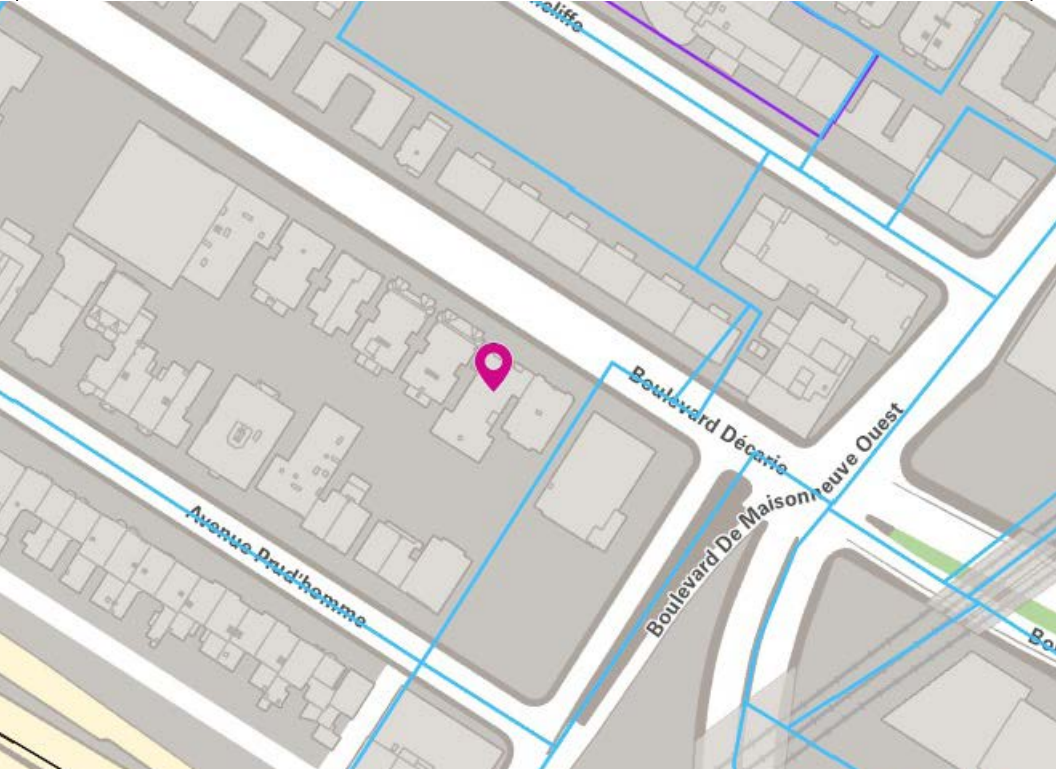
4. Valeurs au rôle d'évaluation

Rôle courant		Rôle antérieur	
Date de référence au marché :	2024-07-01	Date de référence au marché :	2021-07-01
Valeur du terrain :	615 700 \$	Valeur de l'immeuble au rôle antérieur :	3 295 000 \$
Valeur du bâtiment :	3 036 600 \$		
Valeur de l'immeuble :	3 652 300 \$		

CATÉGORIES D'USAGES		
CATÉGORIE D'USAGES PRINCIPALE		Classe d'occupation
H.2-6	2 à 36 logements	-
AUTRE(S) CATÉGORIE(S) D'USAGES		
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

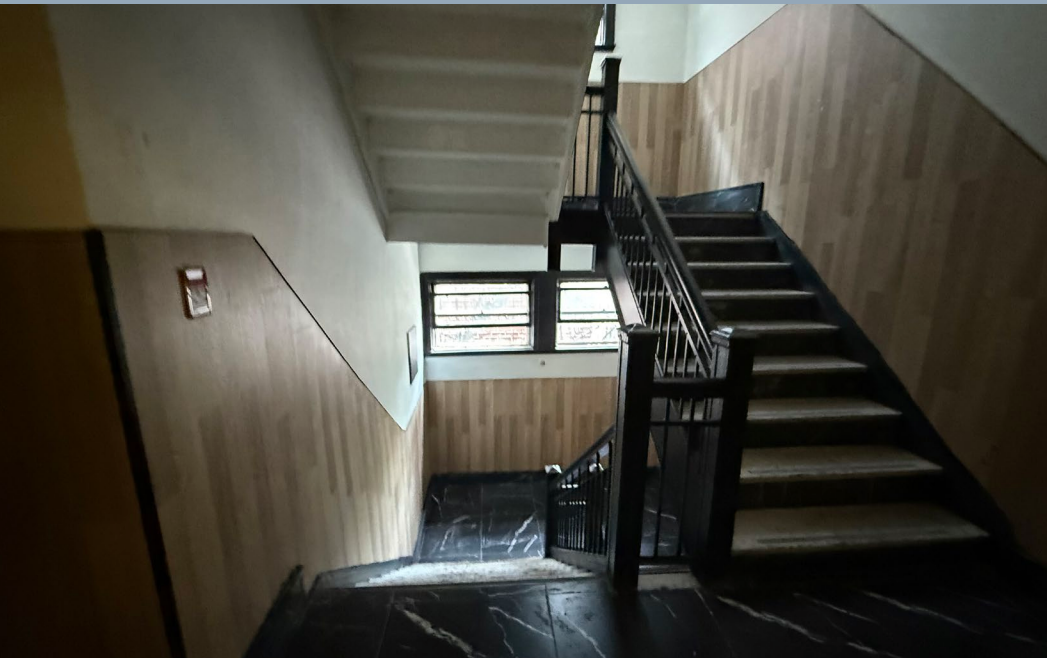
NORMES PRESCRITES		
DENSITÉ	Min	Max
Densité / ISP	-	-
IMPLANTATION		
Mode(s) d'implantation	Règles d'insertion	
Taux d'implantation (%)	35	50
Marge avant (m)	-	-
Marge latérale (m)	1,5	-
Marge arrière (m)	3	-
HAUTEUR		
Hauteur (étage)	2	3
Hauteur (m)	-	12,5

DISPOSITIONS PARTICULIÈRES	
1.	La superficie maximale d'une enseigne autorisée est de 1 m ² par établissement.
2.	La superficie maximale d'une enseigne autorisée pour un établissement dérogatoire protégé par droits acquis est de 2 m ² 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

2050 DÉCARIE



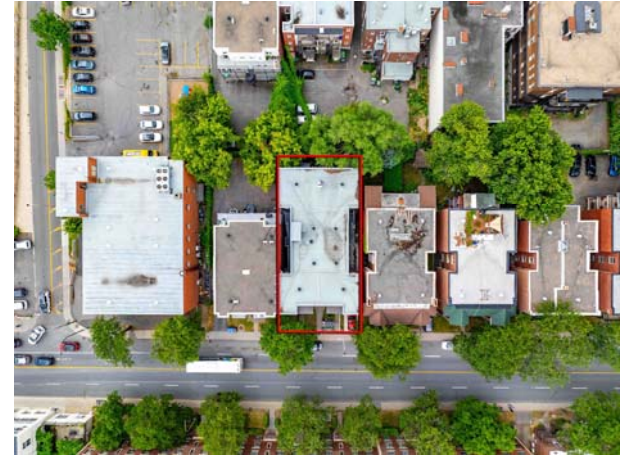
01



02



03



04



05



06



07



08



09



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.

BROKER

IMMEUBLES GLORIA COMMERCIAL INC.’s (the “Agency”) services have been retained 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
Real Estate Agency