

4710 Décarie

17,000,000 \$

Côte-des-Neiges

52 units



Residential



Financial Overview

| | |
|--------------------------------|--------------|
| GROSS POTENTIAL REVENUE | 1,081,500 \$ |
| TOTAL EXPENSES | 245,801 \$ |
| NET REVENUE | 805,720 \$ |
| GRM | 15.72 |
| NRM | 21.10 |
| MUNICIPAL EVALUATION | 9,119,900 \$ |

COST PER UNIT

326,923 \$

CAPITALIZATION RATE

4.73 %

RETURN ON CASH FLOW

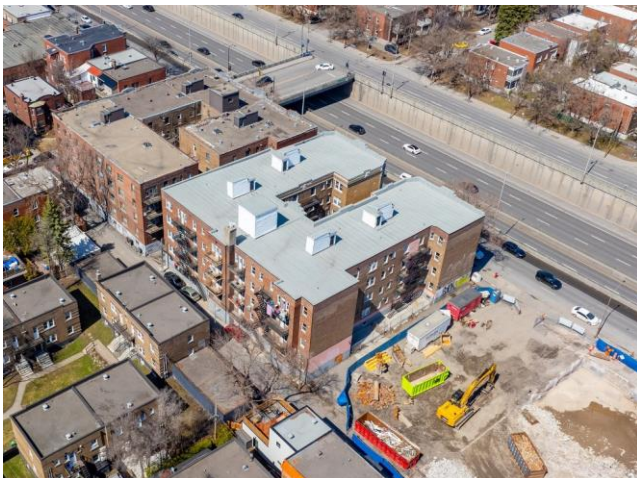
4.34 %

RETURN ON INVESTMENT

10.61 %

Highlights

- Prestigious 52-unit property located close to the Monkland Village
- 4-storey building with elevator and interior garage
- Incredible location 500 m away from Snowdon metro station
- Quick access to UdeM, HEC, Polytechnic, Brébeuf, Marianopolis
- Close to MUHC, Jewish General Hospital, Ste-Justine, Ste-Mary's
- Underground garage with 24 interior spaces
- Some apartments converted to electric heating
- Washer/dryer hookups in most of the units
- High ceilings throughout the building
- Advantageous zoning that could allow for additional units (to confirm)
- Amazing investment opportunity in a great location!



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Residential

| | | |
|--------------------|------|-----------|
| Studio | 1 ½ | 1 |
| Alcove | 2 ½ | 0 |
| 1 bdrm | 3 ½ | 21 |
| 2 bdrm | 4 ½ | 21 |
| 3 bdrm | 5 ½ | 5 |
| 4 bdrm + | 6 ½+ | 4 |
| Total Units | | 52 |



Commercial

| | |
|--------------------|----------|
| Commercial | 0 |
| Total Units | 0 |



Parking

| | |
|---------------------|-----------|
| Parking | 0 |
| Garage | 24 |
| Storage | 0 |
| Total Spaces | 24 |

General Information

| | |
|--------------------|------------------|
| Zoning | Semi-Commercial |
| Cadastral | 2087328 |
| Building Type | Detached |
| Floor Nb. | 4 1/2 |
| Year Built | 1932 |
| Lot Area | 1,629 m2 |
| Building Area | m2 |
| Stove | As per leases |
| Refrigerator | As per leases |
| Washer | As per leases |
| Dryer | As per leases |
| Elevator | One elevator |
| Wash/Dry Hookups | In most units |
| Dishwasher Hookups | Renovated units |
| Pool | None |
| Furnished | 5 appliances |
| AC units | None |
| Basement | Units and garage |
| Fireplace | Yes (condemned) |
| 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 | Jewish, General, MUHC |
| Attraction | Monkland Village |

Heating

| | |
|----------------|-------------------|
| Energy Source | Electricity & Gas |
| Heating Type | Hot Water |
| Responsibility | Tenants & Owner |

Heating Hot Water

| | |
|----------------|-------------|
| Energy Source | Electricity |
| Responsibility | Tenants |
| Water Tank | |

Building Overview

| | |
|-------------------------|---|
| Roof | Elastomeric membrane (2014-10) |
| Windows | 2024 permit in hand to replace all the windows and doors (500k\$ quotation available upon request) |
| Balconies | |
| Exterior Walls | Some brick repointing was done over the years |
| Electricity | Main electrical entry 800AMP 53 Hydro-Quebec meters (3 x service) Mix of 60AMP and 100AMP panels in the units |
| Plumbing | Washer/dryer hookups in most of the units |
| Heating System | |
| Hot Water Tanks | Electrical hot water heating paid by the tenants |
| Elevator | 1 elevator |
| Garage | 24 interior garage spaces |
| Bathrooms | Some renovated apartments Some larger apartments have 2 bathrooms |
| Kitchens | Renovated units include appliances (fridge, stove, washer, dryer) Some larger units have dishwasher |
| Certificate of Location | Martin Gascon - 2008-10-02 A new certificate of location will be received shortly |
| Environmental Report | Phase 1 (2010-03) Phase 2 (2010-04) A new Phase 1 report will be received shortly |

Notes

- Zoning : C.4 H (Commercial and residential) | Zone 0405 | Significant building
 - 4 apartments in the basement have been added without a permit, but 2 of them have been recognized by the city on the 2026-2028 municipal assessments
 - Intercom with electronic access key, connected on tenants' cellphones, electronic apartment locks throughout the building
 - Mostly renovated common areas | Recent exterior landscaping was done
 - Potential to build additional apartments in the garage (to confirm with the city)
- *** 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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| RESIDENTIAL | | | | | | |
|--------------|-------------|-----------|-----|-----------------|-------------------|-----|
| Type | Units | % | Avg | Annual \$ | % | |
| Studio | 1 ½ | 1 | 2% | 1,100 \$ | 13,200 \$ | 1% |
| Alcove | 2 ½ | 0 | 0% | 0 \$ | 0 \$ | 0% |
| 1 bdrm | 3 ½ | 21 | 40% | 1,350 \$ | 340,260 \$ | 34% |
| 2 bdrm | 4 ½ | 21 | 40% | 1,653 \$ | 416,580 \$ | 42% |
| 3 bdrm | 5 ½ | 5 | 10% | 2,011 \$ | 120,660 \$ | 12% |
| 4 bdrm + | 6 ½+ | 4 | 8% | 2,263 \$ | 108,600 \$ | 11% |
| Total | 4.29 | 52 | | 1,601 \$ | 999,300 \$ | |

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

| REVENUE | | \$ | % | Per Unit | Notes |
|--------------------------------|----|---------------------|--------------|-----------------|------------------------------------|
| Revenue - Residential | 52 | 999,300 \$ | 92% | 19,217 \$ | |
| Revenue - Commercial | 0 | 0 \$ | 0% | 0 \$ | |
| Revenue - Garage | 24 | 44,400 \$ | 4% | 854 \$ | |
| Revenue - Parking | 0 | 0 \$ | 0% | 0 \$ | |
| Revenue - Laundry | | 0 \$ | 0% | 0 \$ | |
| Revenue - Storage | | 0 \$ | 0% | 0 \$ | |
| Revenue - Other | | 0 \$ | 0% | 0 \$ | |
| Revenue - Other | | 37,800 \$ | 4% | 727 \$ | Undeclared units potential revenue |
| GROSS POTENTIAL REVENUE | | 1,081,500 \$ | 100% | | |
| Vacancies - Residential | | 29,979 \$ | 3.0% | 577 \$ | CMHC normalized |
| Vacancies - Commercial | | 0 \$ | 0.0% | 0 \$ | |
| Vacancies - Parking | | 0 \$ | 0.0% | 0 \$ | |
| GROSS EFFECTIVE REVENUE | | 1,051,521 \$ | | | |
| EXPENSES | | | | | |
| Taxes - Municipal | | 56,428 \$ | 5.4% | 1,085 \$ | 2025 invoice |
| Taxes - School | | 7,436 \$ | 0.7% | 143 \$ | 2025-2026 invoice |
| Taxes - Water | | 0 \$ | 0.0% | 0 \$ | |
| Taxes - Garbages | | 0 \$ | 0.0% | 0 \$ | |
| Taxes - Special | | 0 \$ | 0.0% | 0 \$ | |
| Natural Gas | | 20,293 \$ | 1.9% | 390 \$ | |
| Electricity | | 3,543 \$ | 0.3% | 68 \$ | |
| Insurance | | 35,625 \$ | 3.4% | 685 \$ | |
| Lawn Care / Snow Removal | | 0 \$ | 0.0% | 0 \$ | |
| Garbage Removal | | 0 \$ | 0.0% | 0 \$ | |
| Elevator | | 2,400 \$ | 0.2% | 46 \$ | |
| Telephone / Intercom | | 1,200 \$ | 0.1% | 23 \$ | Estimated |
| Contract - Other | | 0 \$ | 0.0% | 0 \$ | |
| Contract - Other | | 0 \$ | 0.0% | 0 \$ | |
| Repairs & Maintenance | | 31,720 \$ | 3.0% | 610 \$ | CMHC normalized |
| Reserve - Appliances | | 15,600 \$ | 1.5% | 300 \$ | 5 appliances included |
| Superintendent - Janitor | | 18,980 \$ | 1.8% | 365 \$ | CMHC normalized |
| Administration | | 52,576 \$ | 5.0% | 1,011 \$ | CMHC normalized |
| Other Expense | | 0 \$ | 0.0% | 0 \$ | |
| TOTAL EXPENSES | | 245,801 \$ | 23.4% | 4,727 \$ | |
| NET REVENUE | | 805,720 \$ | 76.6% | | |

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FINANCING

| | CMHC MLI Select (50 pts) | | Assumption | | |
|------------------|--------------------------|--------|--------------------|--------|-----------------------|
| LISTED PRICE | 17,000,000 \$ | | 17,000,000 \$ | | 17,000,000 \$ |
| LOAN AMOUNT | 14,450,000 \$ | 85.0 % | 7,252,374 \$ | 42.7 % | |
| Lender | CMHC MLI Select | | National Bank CMHC | | |
| Rate | 3.75 % | | 2.18 % | | |
| Amortization | 40 | | 25.25 | | |
| Term | 5 | | 6.4 | | |
| Maturity Date | | | 2030-07 | | |
| Monthly Payment | 57,910 \$ | | 31,110 \$ | | 0 \$ |
| Debt Coverage | 1.16 | | 2.16 | | 0.00 |
| CASH TO PURCHASE | 2,550,000 \$ | 15.0 % | 9,747,626 \$ | 57.3 % | 17,000,000 \$ 100.0 % |

RETURN

| | | | |
|----------------------|------------|------------|------------|
| Net Revenue | 805,720 \$ | 805,720 \$ | 805,720 \$ |
| Mortgage Annual Cost | 694,914 \$ | 373,321 \$ | 0 \$ |
| Cash Flow | 110,805 \$ | 432,398 \$ | 805,720 \$ |
| Return on Cash Flow | 4.34 % | 4.43 % | 4.73 % |
| Return on Investment | 10.61 % | 6.67 % | 4.73 % |
| G.R.M. | 15.72 | 15.72 | 15.72 |
| N.R.M. | 21.10 | 21.10 | 21.10 |
| Cost per Unit | 326,923 \$ | 326,923 \$ | 326,923 \$ |
| Cap. Rate | 4.73 % | 4.73 % | 4.73 % |

COST PER UNIT

326,923 \$

RETURN ON CASH FLOW

4.34 %

RETURN ON INVESTMENT

10.61 %

CAPITALIZATION RATE

4.73 %

Notes

- Option 1: New CMHC MLI Select financing with the energy efficiency criteria (50 points).
- Option 2: Assumption of the existing regular CMHC financing with National Bank.

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Côte-des-Neiges

52 units

| # | Floor | Address | Apartment # | Size | Rent Actual \$ | Potential Rent \$ | Difference | Notes |
|----|-------|---------|-------------|-------|----------------|-------------------|------------|---------------------------|
| 1 | SS | 4710 | 001 | 4.5 | 1,700 \$ | 1,700 \$ | 0 \$ | Vacant (Estimated) |
| 2 | SS | 4710 | 002 | 4.5 | 1,700 \$ | 1,700 \$ | 0 \$ | 4 1/2 undeclared (Vacant) |
| 3 | SS | 4710 | 003 | 1.5 | 1,100 \$ | 1,100 \$ | 0 \$ | 1 1/2 undeclared (Vacant) |
| 4 | SS | 4710 | 004 | Other | 1,450 \$ | 1,450 \$ | 0 \$ | Unbuilt 3 1/2 |
| 5 | SS | 4710 | 005 | Other | 1,700 \$ | 1,700 \$ | 0 \$ | 4 1/2 undeclared (Vacant) |
| 6 | SS | 4710 | 006 | 5.5 | 2,100 \$ | 2,100 \$ | 0 \$ | Vacant (Estimated) |
| 7 | 1 | 4710 | 101 | 5.5 | 2,100 \$ | 2,100 \$ | 0 \$ | Vacant (Estimated) |
| 8 | 1 | 4710 | 102 | 4.5 | 1,700 \$ | 1,700 \$ | 0 \$ | |
| 9 | 1 | 4710 | 103 | 3.5 | 1,450 \$ | 1,450 \$ | 0 \$ | Vacant (Estimated) |
| 10 | 1 | 4710 | 104 | 4.5 | 1,775 \$ | 1,700 \$ | -75 \$ | Vacant (Estimated) |
| 11 | 1 | 4710 | 105 | 3.5 | 1,450 \$ | 1,450 \$ | 0 \$ | Vacant (Estimated) |
| 12 | 1 | 4710 | 106 | 3.5 | 1,450 \$ | 1,450 \$ | 0 \$ | Vacant (Estimated) |
| 13 | 1 | 4710 | 107 | 3.5 | 1,450 \$ | 1,450 \$ | 0 \$ | Vacant (Estimated) |
| 14 | 1 | 4710 | 108 | 3.5 | 1,450 \$ | 1,450 \$ | 0 \$ | |
| 15 | 1 | 4710 | 109 | 4.5 | 1,700 \$ | 1,700 \$ | 0 \$ | Vacant (Estimated) |
| 16 | 1 | 4710 | 110 | 3.5 | 1,350 \$ | 1,450 \$ | 100 \$ | |
| 17 | 1 | 4710 | 111 | 6.5 | 2,300 \$ | 2,300 \$ | 0 \$ | |
| 18 | 1 | 4710 | 112 | 4.5 | 1,100 \$ | 1,700 \$ | 600 \$ | |
| 19 | 2 | 4710 | 201 | 5.5 | 1,655 \$ | 2,100 \$ | 445 \$ | |
| 20 | 2 | 4710 | 202 | 4.5 | 1,530 \$ | 1,700 \$ | 170 \$ | |
| 21 | 2 | 4710 | 203 | 3.5 | 1,075 \$ | 1,450 \$ | 375 \$ | |
| 22 | 2 | 4710 | 204 | 4.5 | 1,375 \$ | 1,700 \$ | 325 \$ | Vacant (Estimated) |
| 23 | 2 | 4710 | 205 | 3.5 | 925 \$ | 1,450 \$ | 525 \$ | |
| 24 | 2 | 4710 | 206 | 3.5 | 1,450 \$ | 1,450 \$ | 0 \$ | Vacant (Estimated) |
| 25 | 2 | 4710 | 207 | 3.5 | 1,010 \$ | 1,450 \$ | 440 \$ | Vacant (Estimated) |
| 26 | 2 | 4710 | 208 | 4.5 | 1,700 \$ | 1,700 \$ | 0 \$ | Vacant (Estimated) |
| 27 | 2 | 4710 | 209 | 4.5 | 1,700 \$ | 1,700 \$ | 0 \$ | Vacant (Estimated) |
| 28 | 2 | 4710 | 210 | 3.5 | 1,450 \$ | 1,450 \$ | 0 \$ | Vacant (Estimated) |
| 29 | 2 | 4710 | 211 | 6.5 | 2,300 \$ | 2,300 \$ | 0 \$ | Vacant (Estimated) |
| 30 | 2 | 4710 | 212 | 4.5 | 1,700 \$ | 1,700 \$ | 0 \$ | Vacant (Estimated) |
| 31 | 3 | 4710 | 301 | 5.5 | 2,100 \$ | 2,100 \$ | 0 \$ | Vacant (Estimated) |

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| # | Floor | Address | Apartment # | Size | Rent Actual \$ | Potential Rent \$ | Difference | Notes |
|----|-------|---------|-------------|--------|----------------|-------------------|------------|-------------------------------------|
| 32 | 3 | 4710 | 302 | 4.5 | 1,700 \$ | 1,700 \$ | 0 \$ | |
| 33 | 3 | 4710 | 303 | 3.5 | 1,450 \$ | 1,450 \$ | 0 \$ | Vacant (Estimated) |
| 34 | 3 | 4710 | 304 | 4.5 | 1,390 \$ | 1,700 \$ | 310 \$ | |
| 35 | 3 | 4710 | 305 | 3.5 | 1,450 \$ | 1,450 \$ | 0 \$ | Vacant (Estimated) |
| 36 | 3 | 4710 | 306 | 3.5 | 1,110 \$ | 1,450 \$ | 340 \$ | |
| 37 | 3 | 4710 | 307 | 3.5 | 1,450 \$ | 1,450 \$ | 0 \$ | |
| 38 | 3 | 4710 | 308 | 4.5 | 1,885 \$ | 1,700 \$ | -185 \$ | Vacant (Estimated) |
| 39 | 3 | 4710 | 309 | 4.5 | 1,685 \$ | 1,700 \$ | 15 \$ | Vacant (Estimated) |
| 40 | 3 | 4710 | 310 | 3.5 | 1,450 \$ | 1,450 \$ | 0 \$ | |
| 41 | 3 | 4710 | 311 | 6.5 | 2,300 \$ | 2,300 \$ | 0 \$ | |
| 42 | 3 | 4710 | 312 | 4.5 | 1,700 \$ | 1,700 \$ | 0 \$ | Vacant (Estimated) |
| 43 | 4 | 4710 | 401 | 5.5 | 2,100 \$ | 2,100 \$ | 0 \$ | Vacant (Estimated) |
| 44 | 4 | 4710 | 402 | 4.5 | 1,700 \$ | 1,700 \$ | 0 \$ | Vacant (Estimated) |
| 45 | 4 | 4710 | 403 | 3.5 | 1,450 \$ | 1,450 \$ | 0 \$ | Vacant (Estimated) |
| 46 | 4 | 4710 | 404 | 4.5 | 1,700 \$ | 1,700 \$ | 0 \$ | |
| 47 | 4 | 4710 | 405 | 3.5 | 1,450 \$ | 1,450 \$ | 0 \$ | Vacant (Estimated) |
| 48 | 4 | 4710 | 406 | 3.5 | 1,135 \$ | 1,450 \$ | 315 \$ | Vacant (Estimated) |
| 49 | 4 | 4710 | 407 | 3.5 | 1,450 \$ | 1,450 \$ | 0 \$ | Vacant (Estimated) |
| 50 | 4 | 4710 | 408 | 4.5 | 1,700 \$ | 1,700 \$ | 0 \$ | |
| 51 | 4 | 4710 | 409 | 4.5 | 1,700 \$ | 1,700 \$ | 0 \$ | |
| 52 | 4 | 4710 | 410 | 3.5 | 1,450 \$ | 1,450 \$ | 0 \$ | |
| 53 | 4 | 4710 | 411 | 6.5 | 2,150 \$ | 2,300 \$ | 150 \$ | 2 bathrooms |
| 54 | 4 | 4710 | 412 | 4.5 | 1,875 \$ | 1,700 \$ | -175 \$ | |
| 55 | G | 4710 | G-00 | Garage | 180 \$ | | -180 \$ | Vacant (Estimated) |
| 56 | G | 4710 | G-01 | Garage | 180 \$ | | -180 \$ | Vacant (Estimated) |
| 57 | G | 4710 | G-02 | Garage | 180 \$ | | -180 \$ | Vacant (Estimated) |
| 58 | G | 4710 | G-03A | Garage | 130 \$ | | -130 \$ | |
| 59 | G | 4710 | G-03B | Garage | 180 \$ | | -180 \$ | Vacant (Estimated) Tandem parking |
| 60 | G | 4710 | G-04A | Garage | 105 \$ | | -105 \$ | |
| 61 | G | 4710 | G-04B | Garage | 105 \$ | | -105 \$ | Tandem parking |
| 62 | G | 4710 | G-05-Bike | Garage | 50 \$ | | -50 \$ | Vacant (Estimated) |

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Côte-des-Neiges

52 units

| # | Floor | Address | Apartment # | Size | Rent Actual \$ | Potential Rent \$ | Difference | Notes |
|----|-------|---------|------------------|--------|----------------|-------------------|------------|-------------------------------------|
| 63 | G | 4710 | G-06-Moto | Garage | 125 \$ | | -125 \$ | Vacant (Estimated) |
| 64 | G | 4710 | G-07-Moto | Garage | 180 \$ | | -180 \$ | Vacant (Estimated) |
| 65 | G | 4710 | G-08A | Garage | 180 \$ | | -180 \$ | Vacant (Estimated) |
| 66 | G | 4710 | G-08B | Garage | 180 \$ | | -180 \$ | Vacant (Estimated) Tandem parking |
| 67 | G | 4710 | G-09A | Garage | 93 \$ | | -93 \$ | |
| 68 | G | 4710 | G-09B | Garage | 93 \$ | | -93 \$ | Tandem parking |
| 69 | G | 4710 | G-10 | Garage | 180 \$ | | -180 \$ | Vacant (Estimated) |
| 70 | G | 4710 | G-11A | Garage | 180 \$ | | -180 \$ | Vacant (Estimated) |
| 71 | G | 4710 | G-11B | Garage | 180 \$ | | -180 \$ | Vacant (Estimated) Tandem parking |
| 72 | G | 4710 | G-12 | Garage | 180 \$ | | -180 \$ | Vacant (Estimated) |
| 73 | G | 4710 | G-13 | Garage | 180 \$ | | -180 \$ | Vacant (Estimated) |
| 74 | G | 4710 | G-14 | Garage | 180 \$ | | -180 \$ | Vacant (Estimated) |
| 75 | G | 4710 | G-15 | Garage | 180 \$ | | -180 \$ | Vacant (Estimated) |
| 76 | G | 4710 | G-16 | Garage | 180 \$ | | -180 \$ | Vacant (Estimated) |
| 77 | G | 4710 | G-17 | Garage | 120 \$ | | -120 \$ | |
| 78 | G | 4710 | G-18 | Garage | 180 \$ | | -180 \$ | Vacant (Estimated) |

| | | Rent Actual | | Potential Rent | | Diff. Actual VS Potential | | Average Apartment Size |
|--------------------|----------|------------------|---------------------|------------------|---------------------|---------------------------|----------------|------------------------|
| | | Monthly \$ | Annual \$ | Monthly \$ | Annual \$ | Monthly \$ | Annual \$ | |
| RESIDENTIAL | 52 Units | 83,275 \$ | 999,300 \$ | 86,950 \$ | 1,043,400 \$ | 3,675 \$ | 44,100 \$ | 4.29 |
| OTHER REVENUES | | 6,850 \$ | 82,200 \$ | 3,150 \$ | 37,800 \$ | -3,700 \$ | -44,400 \$ | |
| GRAND TOTAL | | 90,125 \$ | 1,081,500 \$ | 90,100 \$ | 1,081,200 \$ | -25 \$ | -300 \$ | |

Residential - Rent Roll Statistics

4710 Décarie

Côte-des-Neiges

52 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 | 1 | 1,100 \$ | 1,100 \$ | 1,100 \$ | 1,100 \$ | 13,200 \$ | 1,100 \$ | 1,100 \$ | 13,200 \$ | 0 \$ | 0 \$ | 0 \$ |
| Alcove | 2 ½ | 0 | 0 \$ | | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ |
| 1 bdrm | 3 ½ | 21 | 1,350 \$ | 925 \$ | 1,450 \$ | 28,355 \$ | 340,260 \$ | 1,450 \$ | 30,450 \$ | 365,400 \$ | 100 \$ | 2,095 \$ | 25,140 \$ |
| 2 bdrm | 4 ½ | 21 | 1,653 \$ | 1,100 \$ | 1,885 \$ | 34,715 \$ | 416,580 \$ | 1,700 \$ | 35,700 \$ | 428,400 \$ | 47 \$ | 985 \$ | 11,820 \$ |
| 3 bdrm | 5 ½ | 5 | 2,011 \$ | 1,655 \$ | 2,100 \$ | 10,055 \$ | 120,660 \$ | 2,100 \$ | 10,500 \$ | 126,000 \$ | 89 \$ | 445 \$ | 5,340 \$ |
| 4 bdrm + | 6 ½ + | 4 | 2,263 \$ | 2,150 \$ | 2,300 \$ | 9,050 \$ | 108,600 \$ | 2,300 \$ | 9,200 \$ | 110,400 \$ | 38 \$ | 150 \$ | 1,800 \$ |
| TOTAL | 4.29 | 52 | 1,601 \$ | | | 83,275 \$ | 999,300 \$ | 1,672 \$ | 86,950 \$ | 1,043,400 \$ | 71 \$ | 3,675 \$ | 44,100 \$ |

AMENITIES

| Type | Size | Units | Actual | | | | | Market Value | | | Difference Actual VS Market | | |
|--------------|-----------|-------|----------|----------|----------|-----------------|------------------|-----------------|------------------|-----------|-----------------------------|-------------------|------------|
| | | | Average | Min | Max | Monthly \$ | Annual \$ | Average | Monthly \$ | Annual \$ | Average | Monthly \$ | Annual \$ |
| Garage | | 24 | 154 \$ | 50 \$ | 180 \$ | 3,700 \$ | 44,400 \$ | 0 \$ | 0 \$ | 0 \$ | -154 \$ | -3,700 \$ | -44,400 \$ |
| Parking | | 0 | 0 \$ | | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ |
| Storage | | 0 | 0 \$ | | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ |
| Other | | 2 | 1,575 \$ | 1,450 \$ | 1,700 \$ | 3,150 \$ | 37,800 \$ | 1,575 \$ | 3,150 \$ | 37,800 \$ | 0 \$ | 0 \$ | 0 \$ |
| Other | | 0 | 0 \$ | | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ | 0 \$ |
| Laundry | W: 0 D: 0 | | | | | 0 \$ | 0 \$ | | 0 \$ | 0 \$ | | 0 \$ | 0 \$ |
| TOTAL | | | | | | 6,850 \$ | 82,200 \$ | 3,150 \$ | 37,800 \$ | | -3,700 \$ | -44,400 \$ | |

STATISTICS

| STATISTICS PER BUILDING | | | | |
|-------------------------|-----------|-----------------|------------------|-------------------|
| Address | Units | Average | Monthly \$ | Annual \$ |
| 4710 | 52 | 1,601 \$ | 83,275 \$ | 999,300 \$ |
| Total | 52 | 1,601 \$ | 83,275 \$ | 999,300 \$ |

| STATISTICS PER FLOOR | | | | |
|----------------------|-----------|-----------------|------------------|-------------------|
| Floor | Units | Average | Monthly \$ | Annual \$ |
| 1 | 12 | 1,606 \$ | 19,275 \$ | 231,300 \$ |
| 2 | 12 | 1,489 \$ | 17,870 \$ | 214,440 \$ |
| 3 | 12 | 1,639 \$ | 19,670 \$ | 236,040 \$ |
| 4 | 12 | 1,655 \$ | 19,860 \$ | 238,320 \$ |
| SS | 4 | 1,650 \$ | 6,600 \$ | 79,200 \$ |
| TOTAL | 52 | 1,601 \$ | 83,275 \$ | 999,300 \$ |

THE LOCATION

4710 DÉCARIE



MÉTRO

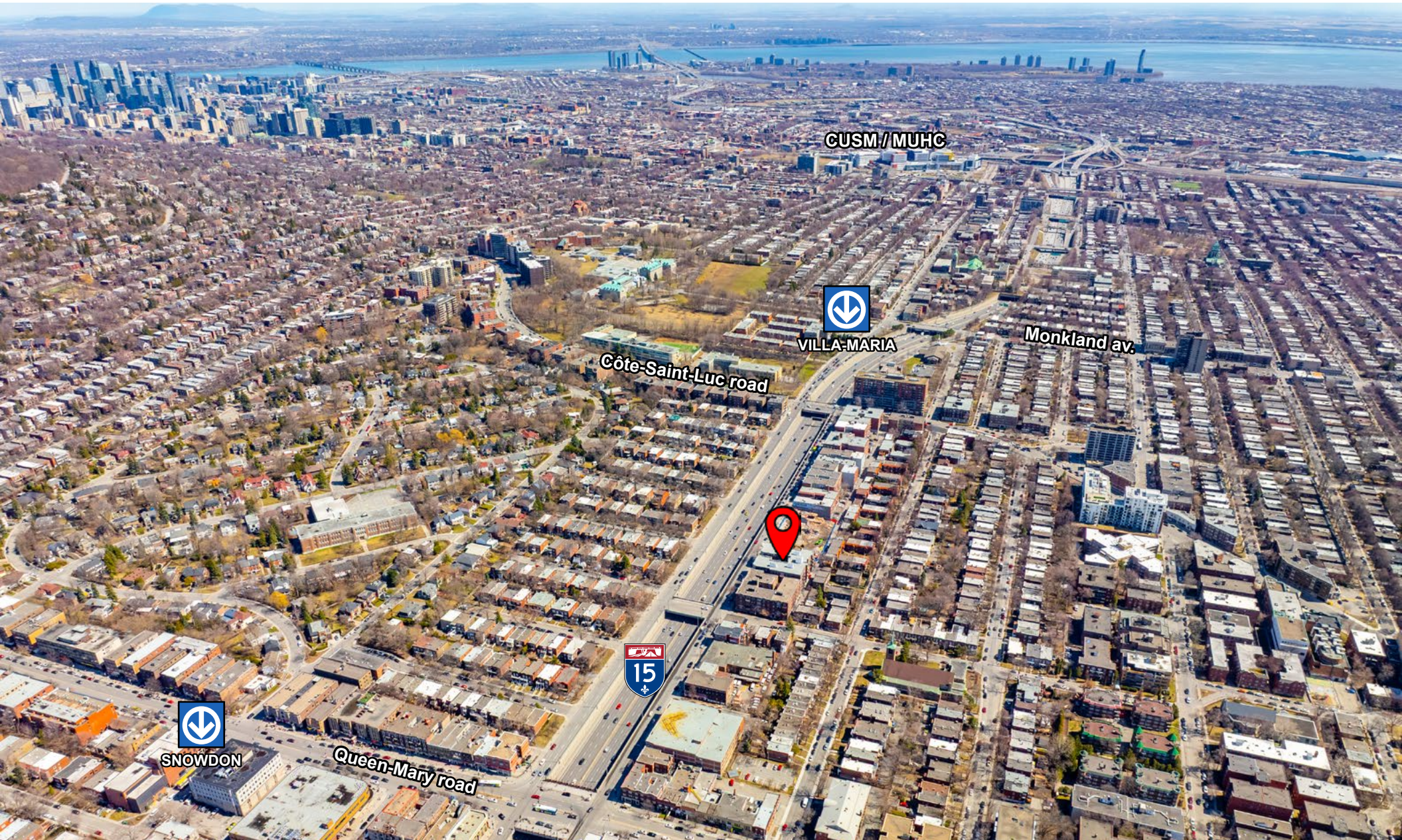
Snowdon
metro
500 m
(~5 min.)



Université de
Montréal
3.2 km



Monkland
Village
950 m
(~10 min.)



CUSM / MUHC



VILLA-MARIA

Monkland av.

Côte-Saint-Luc road



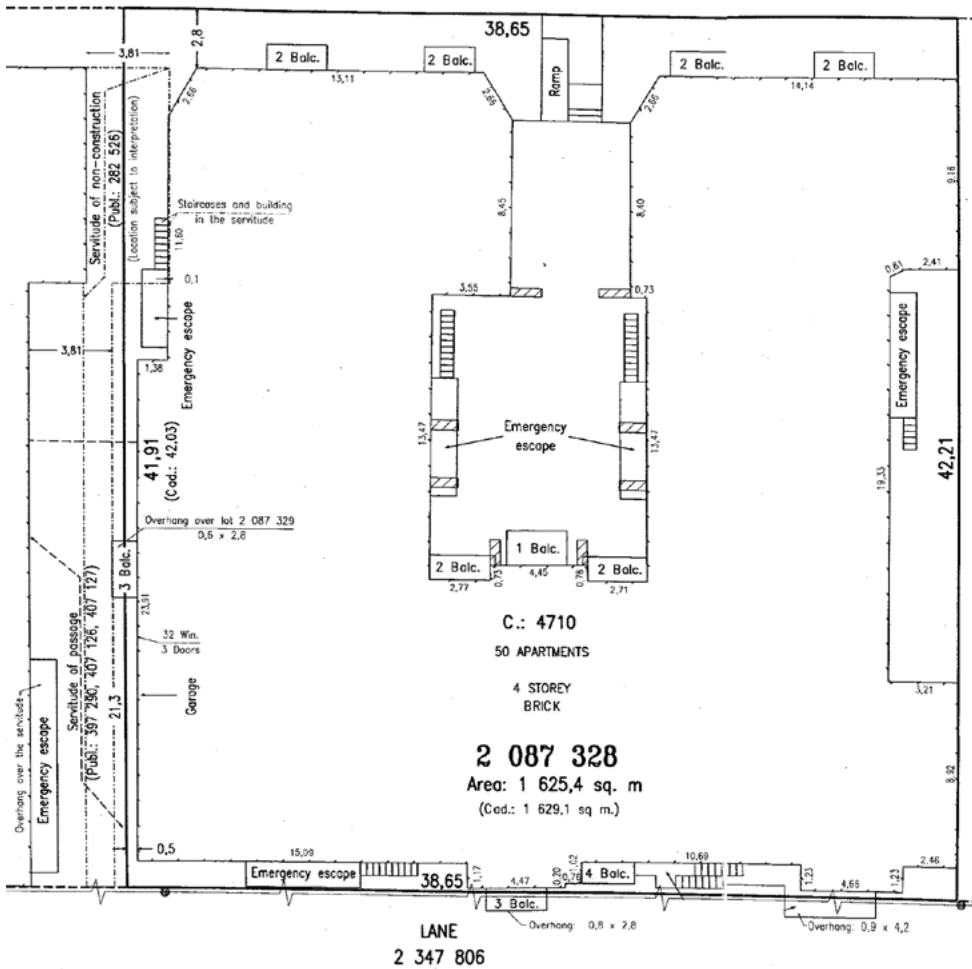
SNOWDON

Queen-Mary road

CERTIFICATE OF LOCATION

4710 DÉCARIE

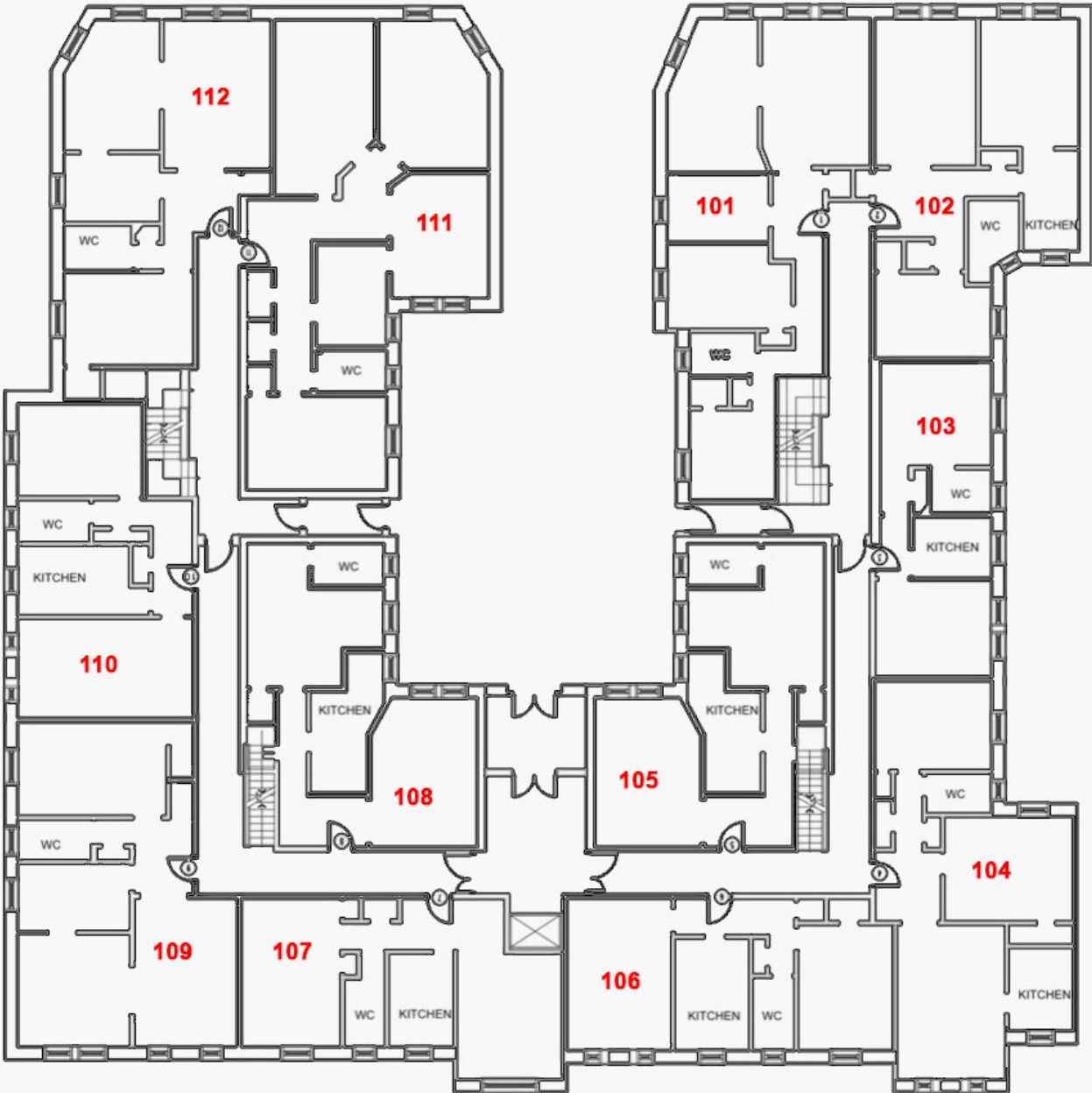
DECARIE BOULEVARD
2 347 791



FLOOR PLAN

Floors 1-2-3-4

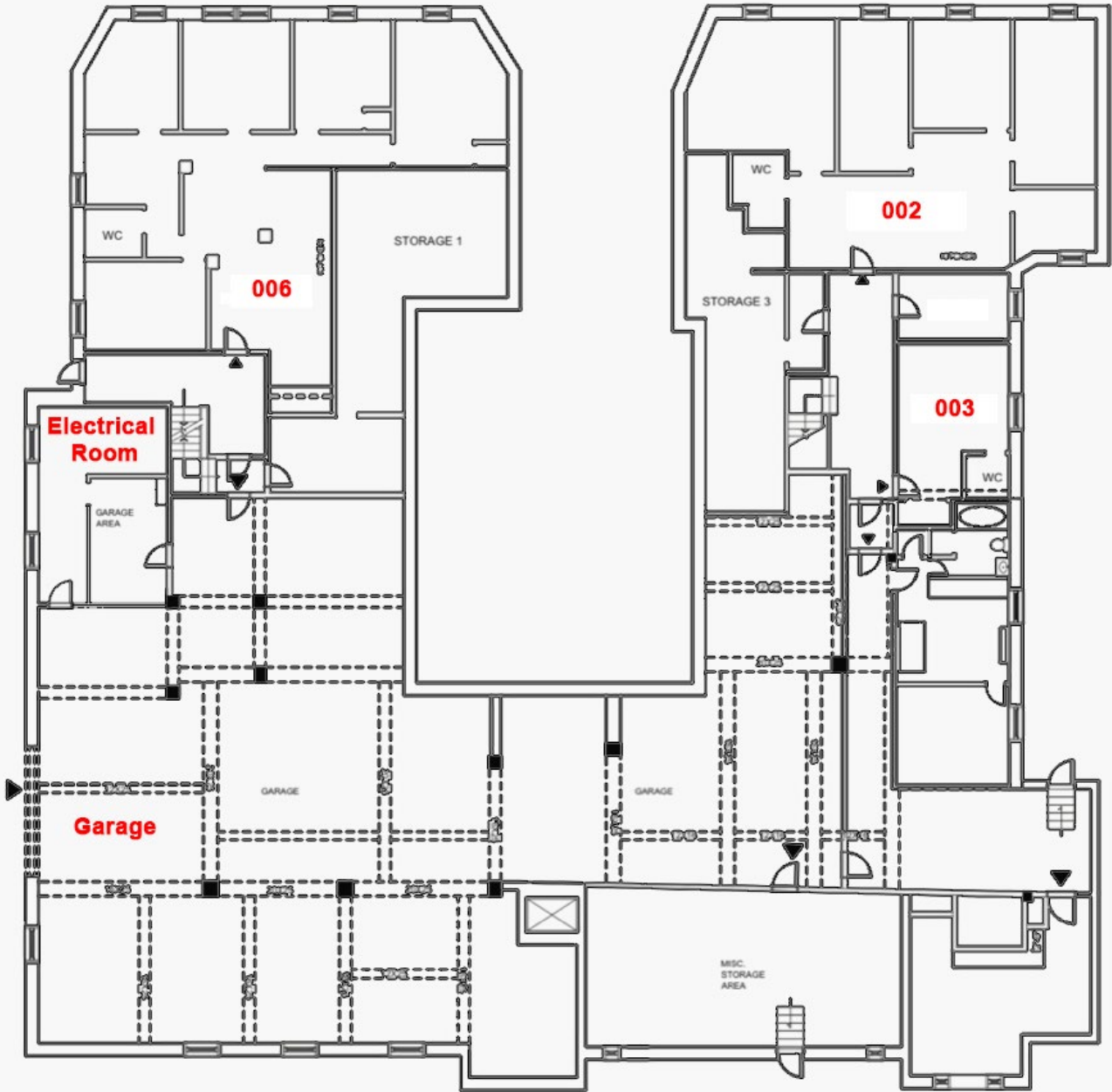
4710 DÉCARIE



FLOOR PLAN

Basement

4710 DÉCARIE



MUNICIPAL ASSESSMENT

4710 DÉCARIE



Extrait du rôle d'évaluation foncière

Municipalité de Montréal
En vigueur pour les exercices financiers 2023-2024-2025

1. Identification de l'unité d'évaluation

Adresse : 4710 Boulevard Décarie
Arrondissement : Arrondissement de Côte-des-Neiges - Notre-Dame-de-Grâce
Numéro de lot : 2087328
Numéro de matricule : 9438-90-1206-6-000-0000
Utilisation prédominante : Logement
Numéro d'unité de voisinage : 3457
Numéro de compte foncier : 30 - F43351700

2. Propriétaire

Nom : 7051433 CANADA INC.
Statut aux fins d'imposition scolaire : Personne morale
Adresse postale : 1650 BOUL RENE-LEVESQUE 100, MONTREAL QUEBEC, H3B 0C9
Date d'inscription au rôle : 2008-10-30

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain

Mesure frontale : 38,65 m
Superficie : 1 629,10 m²

Caractéristiques du bâtiment principal

Nombre d'étages : 4
Année de construction : 1932
Aire d'étages : 4 859,90 m²
Genre de construction :
Lien physique : Détaché
Nombre de logements : 50
Nombre de locaux non résidentiels :
Nombre de chambres locatives :

4. Valeurs au rôle d'évaluation

Rôle courant

Date de référence au marché : 2021-07-01
Valeur du terrain : 1 537 500 \$
Valeur du bâtiment : 7 316 800 \$
Valeur de l'immeuble : 8 854 300 \$

Rôle antérieur

Date de référence au marché : 2018-07-01
Valeur de l'immeuble au rôle antérieur : 6 148 800 \$

5. Répartition fiscale

Catégorie et classe d'immeuble à des fins d'application des taux de taxation :

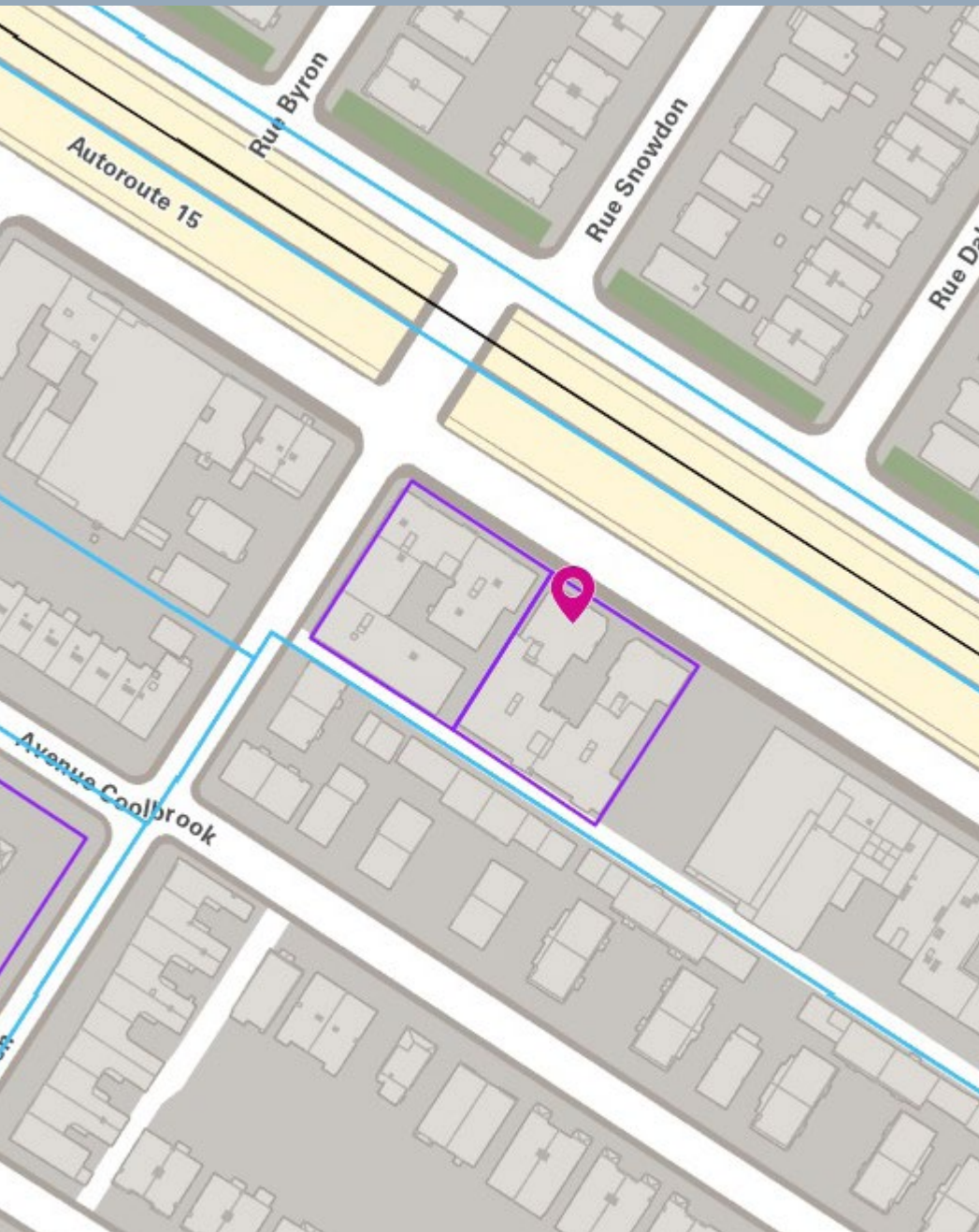
Six logements et plus

Valeur imposable de l'immeuble : 8 854 300 \$ Valeur non imposable de l'immeuble : 0 \$

Les informations présentées dans ce rapport sont en date du : 2024-08-09
Date du rapport : 2024-08-16

Note : Cette unité est actuellement en cours d'évaluation. Certaines informations présentées dans ce rapport pourraient être éventuellement modifiées.



Annexe A.3 - Grille des usages et des spécifications**0405****ZONING****4710 DÉCARIE**

| CATÉGORIES D'USAGES | | |
|--------------------------------|---|---------------------|
| CATÉGORIE D'USAGES PRINCIPALE | | Classe d'occupation |
| C.4 | Commerces et services en secteur de moyenne intensité commerciale | C |
| AUTRE(S) CATÉGORIE(S) D'USAGES | | |
| H | Habitation | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |

| NORMES PRESCRITES | | |
|-------------------------|--------------------|-----|
| DENSITÉ | Min | Max |
| Densité / ISP | - | 4,5 |
| IMPLANTATION | | |
| Mode(s) d'implantation | Règles d'insertion | |
| Taux d'implantation (%) | 35 | 100 |
| Marge avant (m) | - | - |
| Marge latérale (m) | 2,5 | - |
| Marge arrière (m) | 3 | - |
| HAUTEUR | | |
| Hauteur (étage) | 3 | 4 |
| Hauteur (m) | - | 14 |

DISPOSITIONS PARTICULIÈRES

1. Un bâtiment peut être implanté sur la limite arrière du terrain.
2. Un café terrasse en plein-air est autorisé, aux conditions du chapitre III du titre IV, s'il est rattaché à un restaurant ou à un débit de boissons alcooliques.
3. Un local situé au rez-de-chaussée doit être occupé par un usage autorisé de la famille commerce ou par un usage autorisé de la famille équipements collectifs et institutionnels. Cette exigence ne s'applique pas à un local qui est adjacent uniquement à une façade faisant face à un tronçon de voie publique sur lequel est autorisée, comme catégorie d'usages principale, une catégorie d'usages de la famille habitation.
4. Pour l'application de l'article 560, la présente zone constitue une zone à proximité d'un équipement de transport collectif structurant.



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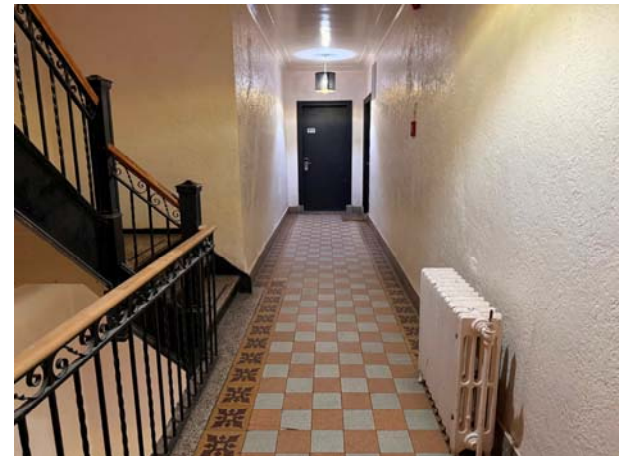
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DISCLOSURE

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 towards 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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IMMEUBLES GLORIA
Real Estate Agency