

2300 Madison

4,200,000 \$

Notre-Dame-de-Grâce

20 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	253,176 \$
TOTAL EXPENSES	89,709 \$
NET REVENUE	155,593 \$
GRM	16.59
NRM	26.99
MUNICIPAL EVALUATION	2,633,700 \$

COST PER UNIT

210,000 \$

CAPITALIZATION
RATE

3.70 %

RETURN ON
CASH FLOW

2.10 %

RETURN ON
INVESTMENT

3.69 %

Highlights

- Beautiful building in a prime NDG location
- Easy access to Villa-Maria and Vendôme metro stations
- Steps from Monkland Village's shops, cafés and grocery stores
- Near Concordia's Loyola campus, ideal for students
- Wall-mounted heat pumps installed in all units
- Natural gas heating and hot water paid by the owner
- Building well maintained over the years
- Possibility to assume the existing CMHC MLI Select financing
- Below-market rents offering strong potential for rental income growth
- Excellent long-term value and strong investment potential



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Residential

Studio	1 ½	0
Alcove	2 ½	2
1 bdrm	3 ½	14
2 bdrm	4 ½	4
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
Total Units	20	



Commercial

Commercial	0
Total Units	0



Parking

Parking	0
Garage	0
Storage	0
Total Spaces	0

General Information

Zoning	Residential
Cadastral	2605455
Building Type	Semi-Detached
Floor Nb.	3 1/2
Year Built	1959
Lot Area	780 m2
Building Area	
Stove	As per leases
Refrigerator	As per leases
Washer	Coinamatic
Dryer	Coinamatic
Elevator	None
Wash/Dry Hookups	Laundry room
Dishwasher Hookups	
Pool	None
Furnished	Fridge and stove
AC units	Heat pump
Basement	Apartments
Fireplace	None
Intercom	Yes

Location

Main Artery	Sherbrooke W.
Intersection	Sherbrooke W. / Cavendish
Shopping Center	Royalmount
Metro Station	Vendôme Metro
Bus	105, 162, 51
School	Marianopolis College
Hospital	MUHC, Jewish General Hospit
Attraction	Monkland Village

Heating

Energy Source	Natural Gas
Heating Type	Hot Water
Responsibility	Owner

Heating Hot Water

Energy Source	Natural Gas
Responsibility	Owner
Water Tank	

Building Overview

Roof	Approximately 2019 (no invoice on file)
Windows	
Balconies	
Exterior Walls	
Electricity	Wall-mounted heat pumps in all units Electricity paid by tenants
Plumbing	
Heating System	Central natural gas furnace Heating paid by the owner
Hot Water Tanks	Central natural gas water heater Hot water paid by the owner
Elevator	None
Garage	None
Bathrooms	Some bathrooms renovated
Kitchens	Some kitchens renovated
Certificate of Location	Lawrence Rabin - 2023-07-13
Environmental Report	Phase 1 (2023-07) Phase 2 (2023-08)

Notes

- Zoning: H.6 (12 to 36 units) | Zone 0514
- Favourable zoning allowing additional units (subject to confirmation 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. ***

Revenue & Expenses

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20 units

RESIDENTIAL						
Type	Units	%	Avg	Annual \$	%	
Studio	1 ½	0	0%	0 \$	0 \$	0%
Alcove	2 ½	2	10%	663 \$	15,900 \$	6%
1 bdrm	3 ½	14	70%	1,070 \$	179,820 \$	69%
2 bdrm	4 ½	4	20%	1,391 \$	66,744 \$	25%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	3.60	20		1,094 \$	262,464 \$	

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

REVENUE

		\$	%	Per Unit	Notes
Revenue - Residential	20	262,464 \$	104%	13,123 \$	
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	0	0 \$	0%	0 \$	
Revenue - Parking	0	0 \$	0%	0 \$	
Revenue - Laundry		5,400 \$	2%	270 \$	Estimated
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Rental Rebates		-14,688 \$	-6%	-734 \$	Rental rebates for 5 units
GROSS POTENTIAL REVENUE		253,176 \$	100%		
Vacancies - Residential		7,874 \$	3.0%	394 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		245,302 \$			

EXPENSES

Taxes - Municipal	15,576 \$	6.4%	779 \$	2026 invoice
Taxes - School	1,915 \$	0.8%	96 \$	2026-2027 invoice
Taxes - Water	0 \$	0.0%	0 \$	
Taxes - Garbages	0 \$	0.0%	0 \$	
Taxes - Special	0 \$	0.0%	0 \$	
Natural Gas	13,500 \$	5.5%	675 \$	
Electricity	1,135 \$	0.5%	57 \$	
Insurance	12,164 \$	5.0%	608 \$	
Lawn Care / Snow Removal	0 \$	0.0%	0 \$	
Garbage Removal	0 \$	0.0%	0 \$	
Elevator	0 \$	0.0%	0 \$	
Alarm	0 \$	0.0%	0 \$	
Contract - Other	0 \$	0.0%	0 \$	
Contract - Coinmatic	2,500 \$	1.0%	125 \$	Estimate
Repairs & Maintenance	14,000 \$	5.7%	700 \$	CMHC normalized
Other Costs	2,453 \$	1.0%	123 \$	CMHC normalized
Superintendent - Janitor	8,000 \$	3.3%	400 \$	CMHC normalized
Administration	12,265 \$	5.0%	613 \$	CMHC normalized
Reserve - Appliances	6,200 \$	2.5%	310 \$	Fridge, stove, heat pump
TOTAL EXPENSES	89,709 \$	36.6%	4,485 \$	
NET REVENUE	155,593 \$	63.4%		

Investment Analysis

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20 units

FINANCING

	Assumption		CMHC MLI Select (50 pts)		CMHC (regular)	
LISTED PRICE	4,200,000 \$		4,200,000 \$		4,200,000 \$	
LOAN AMOUNT	2,835,933 \$	67.5 %	2,640,000 \$	62.9 %	2,225,000 \$	53.0 %
Lender	Peoples Trust CMHC		CMHC MLI Select		CMHC (regular)	
Rate	3.75 %		4.50 %		4.50 %	
Amortization	48		40		40	
Term	3.25		5		5	
Maturity Date	2030-05					
Monthly Payment	10,570 \$		11,798 \$		9,943 \$	
Debt Coverage	1.23		1.10		1.30	
CASH TO PURCHASE	1,364,067 \$	32.5 %	1,560,000 \$	37.1 %	1,975,000 \$	47.0 %

RETURN

Net Revenue	155,593 \$	155,594 \$	155,593 \$
Mortgage Annual Cost	126,846 \$	141,575 \$	119,320 \$
Cash Flow	28,748 \$	14,019 \$	36,274 \$
Return on Cash Flow	2.10 %	0.89 %	1.83 %
Return on Investment	3.69 %	2.46 %	2.87 %
G.R.M.	16.59	16.59	16.59
N.R.M.	26.99	26.99	26.99
Cost per Unit	210,000 \$	210,000 \$	210,000 \$
Cap. Rate	3.70 %	3.70 %	3.70 %

COST PER UNIT

210,000 \$

RETURN ON
CASH FLOW

2.10 %

RETURN ON
INVESTMENT

3.69 %

CAPITALIZATION
RATE

3.70 %

Notes

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

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20 units

Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
SS	2300	01	3.5	1,375 \$	1,375 \$	0 \$	411	3.35 \$	Monthly rental rebate of 230\$
SS	2300	02	3.5	595 \$	1,450 \$	855 \$	640	0.93 \$	
SS	2300	03	2.5	620 \$	1,250 \$	630 \$	411	1.51 \$	
SS	2300	04	2.5	705 \$	1,250 \$	545 \$	411	1.72 \$	
SS	2300	05	3.5	1,450 \$	1,450 \$	0 \$	640	2.27 \$	Monthly rental rebate of 242\$
1	2300	06	3.5	1,395 \$	1,395 \$	0 \$	411	3.39 \$	Monthly rental rebate of 232\$
1	2300	07	3.5	868 \$	1,500 \$	632 \$	640	1.36 \$	
1	2300	08	3.5	997 \$	1,500 \$	503 \$	640	1.56 \$	
1	2300	09	4.5	1,663 \$	1,750 \$	87 \$	850	1.96 \$	Janitor (Estimated)
1	2300	10	3.5	753 \$	1,500 \$	747 \$	640	1.18 \$	
2	2300	11	3.5	1,425 \$	1,425 \$	0 \$	640	2.23 \$	Monthly rental rebate of 237\$
2	2300	12	3.5	632 \$	1,500 \$	868 \$	640	0.99 \$	
2	2300	14	3.5	1,400 \$	1,400 \$	0 \$	640	2.19 \$	
2	2300	15	4.5	1,024 \$	1,750 \$	726 \$	850	1.20 \$	
2	2300	16	3.5	1,034 \$	1,525 \$	491 \$	640	1.62 \$	
3	2300	17	3.5	1,486 \$	1,525 \$	39 \$	640	2.32 \$	
3	2300	18	3.5	925 \$	1,525 \$	600 \$	640	1.45 \$	
3	2300	19	3.5	650 \$	1,525 \$	875 \$	640	1.02 \$	
3	2300	20	4.5	1,175 \$	1,775 \$	600 \$	850	1.38 \$	
3	2300	21	4.5	1,700 \$	1,700 \$	0 \$	640	2.66 \$	Monthly rental rebate of 283\$
L	2300	Laundry	Laundry	450 \$	450 \$	0 \$		0.00 \$	Estimated

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size	
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	Average sq.ft	
RESIDENTIAL 20 Units		21,872 \$	262,464 \$	30,070 \$	360,840 \$	8,198 \$	98,376 \$		3.60
OTHER REVENUES		450 \$	5,400 \$	450 \$	5,400 \$	0 \$	0 \$		626
								\$/sq.ft	1.75 \$
GRAND TOTAL		22,322 \$	267,864 \$	30,520 \$	366,240 \$	8,198 \$	98,376 \$		

Residential - Rent Roll Statistics

2300 Madison

Notre-Dame-de-Grâce

20 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	2	663 \$	620 \$	705 \$	1,325 \$	15,900 \$	1,250 \$	2,500 \$	30,000 \$	588 \$	1,175 \$	14,100 \$
1 bdrm	3 ½	14	1,070 \$	595 \$	1,486 \$	14,985 \$	179,820 \$	1,471 \$	20,595 \$	247,140 \$	401 \$	5,610 \$	67,320 \$
2 bdrm	4 ½	4	1,391 \$	1,024 \$	1,700 \$	5,562 \$	66,744 \$	1,744 \$	6,975 \$	83,700 \$	353 \$	1,413 \$	16,956 \$
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	3.60	20	1,094 \$			21,872 \$	262,464 \$	1,504 \$	30,070 \$	360,840 \$	410 \$	8,198 \$	98,376 \$

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		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: 1 D: 1					450 \$	5,400 \$		450 \$	5,400 \$		0 \$	0 \$
TOTAL						450 \$	5,400 \$		450 \$	5,400 \$		0 \$	0 \$

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
2300	20	1,094 \$	21,872 \$	262,464 \$
Total	20	1,094 \$	21,872 \$	262,464 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	5	1,135 \$	5,676 \$	68,112 \$
2	5	1,103 \$	5,515 \$	66,180 \$
3	5	1,187 \$	5,936 \$	71,232 \$
SS	5	949 \$	4,745 \$	56,940 \$
TOTAL	20	1,094 \$	21,872 \$	262,464 \$

Residential - Rent Roll Statistics

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20 units

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	2	411 sq.ft	620 \$	705 \$	663 \$	1,250 \$	588 \$	1,175 \$	14,100 \$
1 bdrm	3 ½	14	607 sq.ft	595 \$	1,486 \$	1,070 \$	1,471 \$	401 \$	5,610 \$	67,320 \$
2 bdrm	4 ½	4	798 sq.ft	1,024 \$	1,700 \$	1,391 \$	1,744 \$	353 \$	1,413 \$	16,956 \$
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	3.60	20	626 sq.ft			1,094 \$	1,504 \$	410 \$	8,198 \$	98,376 \$

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	2	411 sq.ft	1.51 \$	1.72 \$	1.61 \$	3.04 \$	1.43 \$
1 bdrm	3 ½	14	607 sq.ft	0.93 \$	3.39 \$	1.76 \$	2.42 \$	0.66 \$
2 bdrm	4 ½	4	798 sq.ft	1.20 \$	2.66 \$	1.74 \$	2.19 \$	0.44 \$
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	3.60	20	626 sq.ft			1.75 \$	2.40 \$	0.66 \$

THE LOCATION

2300 MADISON



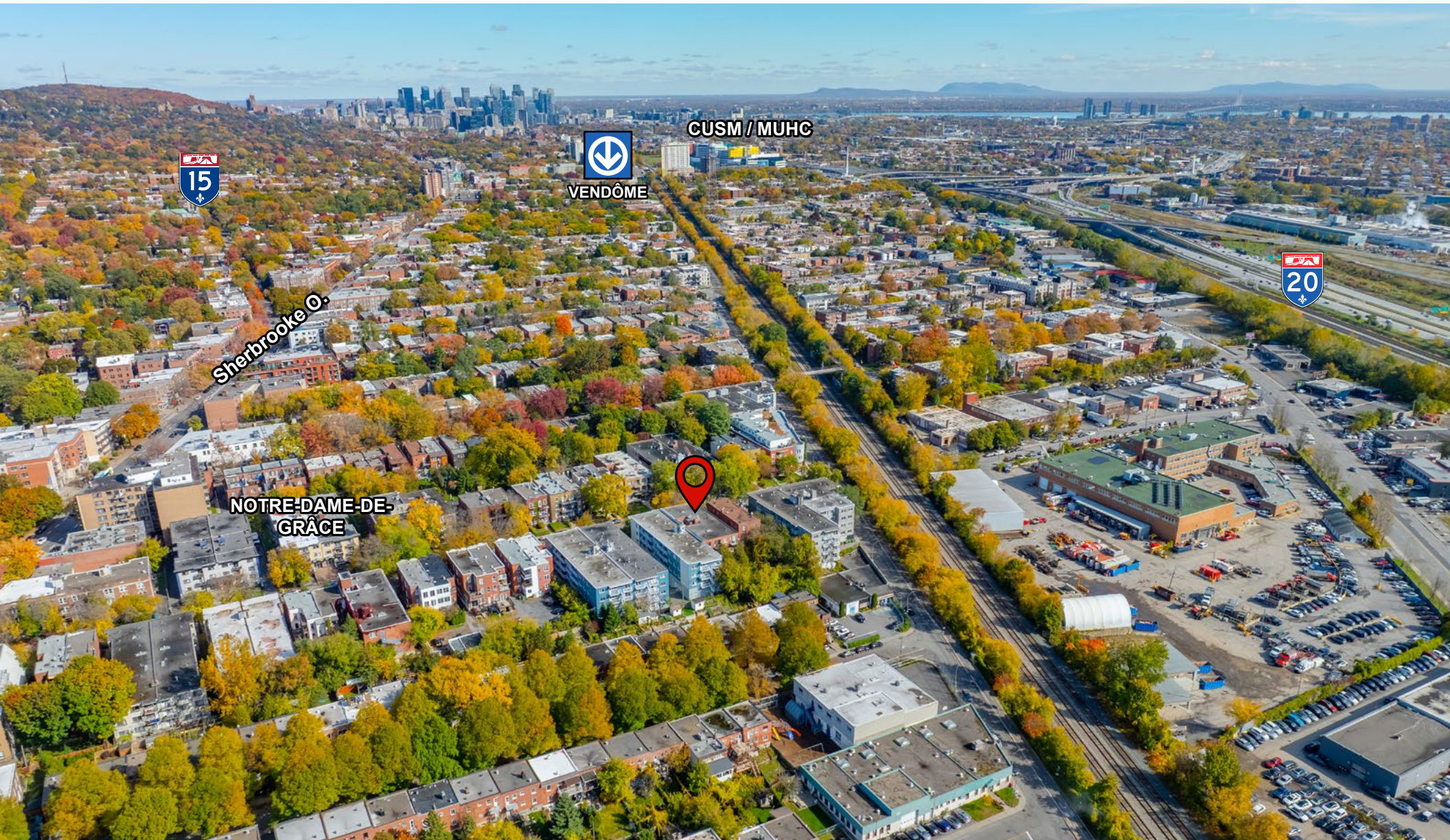
Vendôme
Metro
1800 m
(~18 min.)



Monkland
Village
1000 m
(~10 min.)

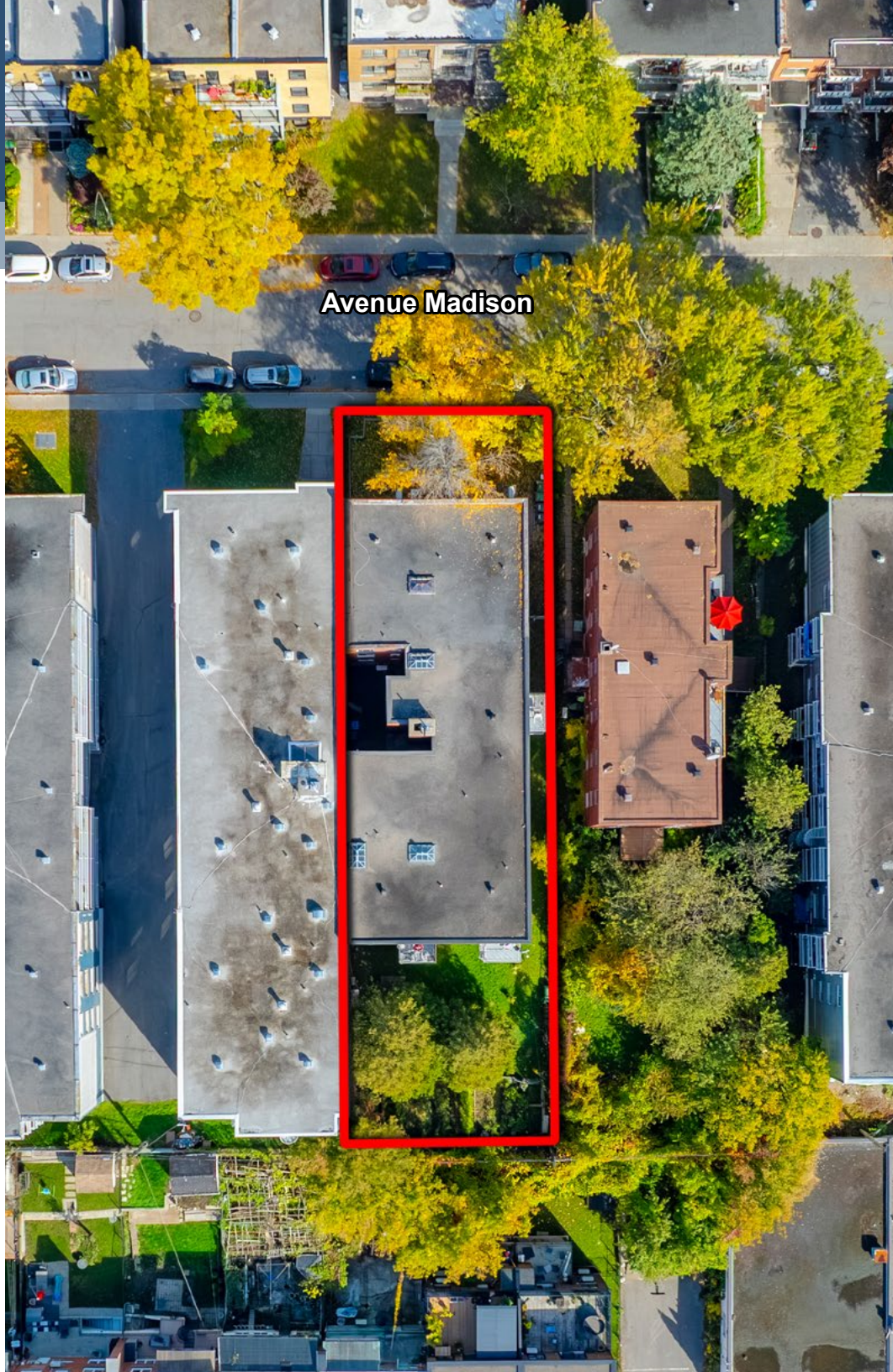
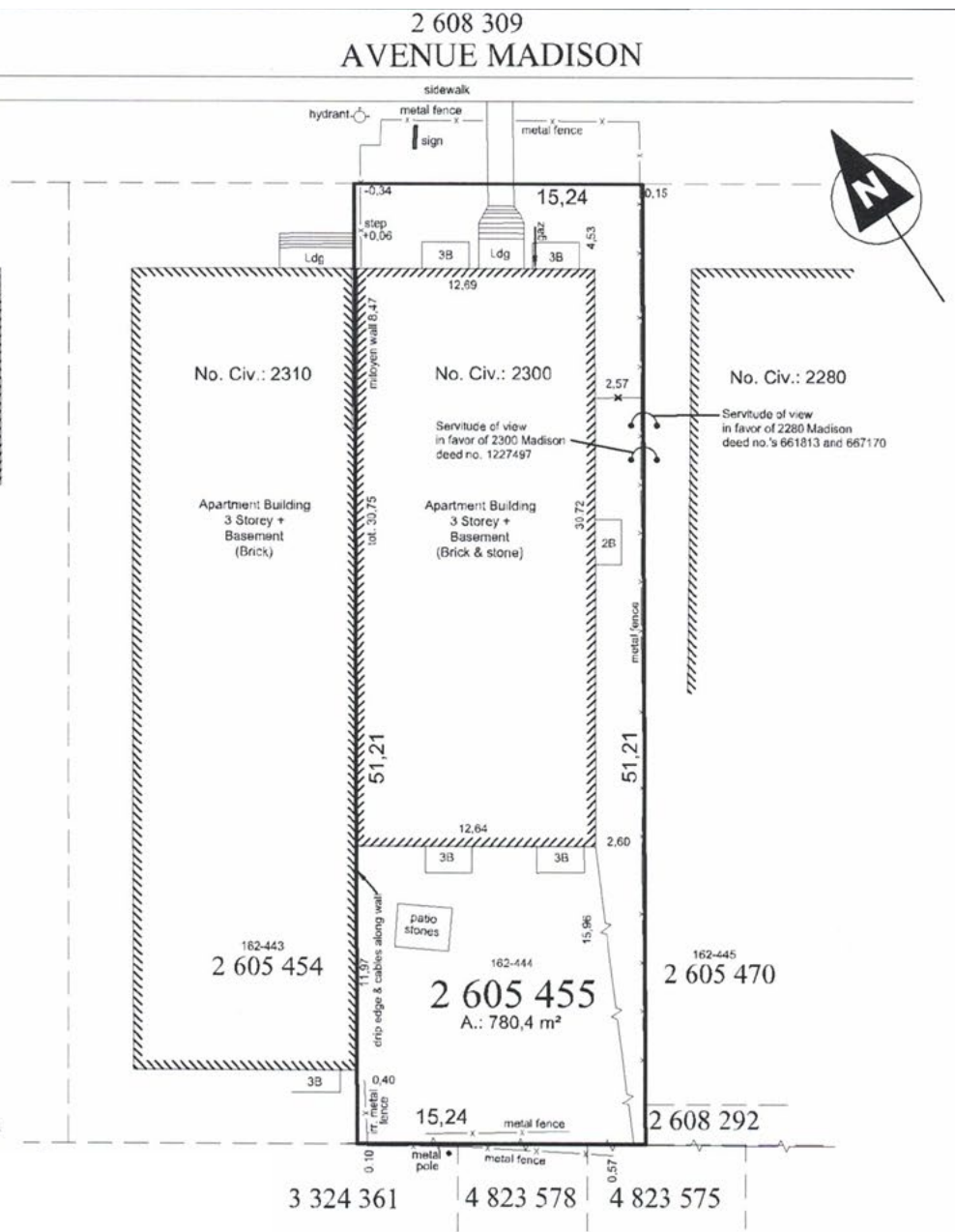


Concordia
Loyola Campus
1500 m
(~15 min.)



CERTIFICATE OF LOCATION

2300 MADISON



MUNICIPAL ASSESSMENT

2300 MADISON



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 :	2300 Avenue Madison
Arrondissement :	Arrondissement de Côte-des-Neiges - Notre-Dame-de-Grâce
Numéro de lot :	2605455
Numéro de matricule :	9536-20-2079-4-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	3399
Numéro de compte foncier :	30 - F44396100

2. Propriétaire

Nom :	COMMUNAUTÉS INSPIRE S.E.C.
Statut aux fins d'imposition scolaire :	Personne morale
Adresse postale :	863 SAINT-PIERRE 201, TERREBONNE QUEBEC, J6W 1E6
Date d'inscription au rôle :	2024-06-17

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain		Caractéristiques du bâtiment principal	
Mesure frontale :	15,24 m	Nombre d'étages :	3
Superficie :	780,4 m ²	Année de construction :	1959
		Aire d'étages :	1 068,9 m ²
		Genre de construction :	-
		Lien physique :	Jumelé
		Nombre de logements :	20
		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 :	1 053 500 \$	Valeur de l'immeuble au rôle antérieur :	2 357 400 \$
Valeur du bâtiment :	1 580 200 \$		
Valeur de l'immeuble :	2 633 700 \$		

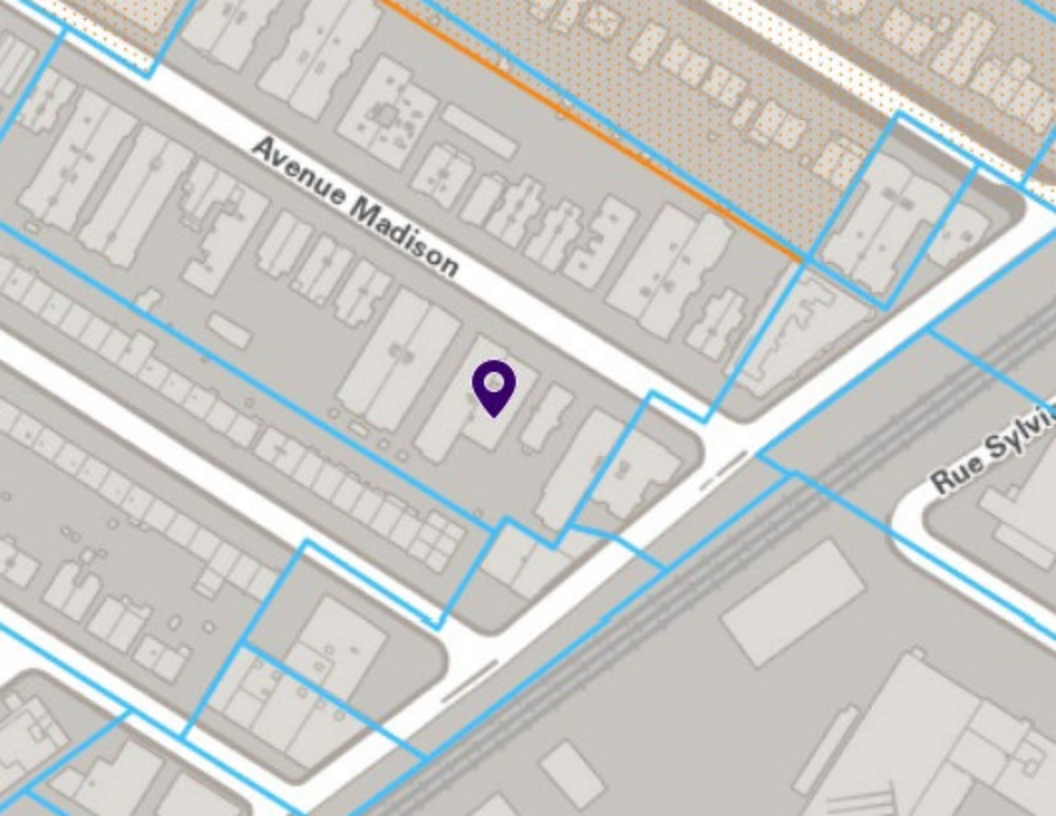
Annexe A.3 - Grille des usages et des spécifications

0514

CATÉGORIES D'USAGES		
CATÉGORIE D'USAGES PRINCIPALE		Classe d'occupation
H.6	12 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	70
Marge avant (m)	-	-
Marge latérale (m)	1,5	-
Marge arrière (m)	3	-
HAUTEUR		
Hauteur (étage)	2	3
Hauteur (m)	-	11

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 éloignée d'un équipement de transport collectif structurant.



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.

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
Real Estate Agency