

8489 Saint-Hubert

4,000,000 \$

Villeray

23 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	265,104 \$
TOTAL EXPENSES	82,103 \$
NET REVENUE	175,523 \$
GRM	15.09
NRM	22.79
MUNICIPAL EVALUATION	1,940,000 \$

COST PER UNIT

173,913 \$

CAPITALIZATION RATE

4.38 %

RETURN ON CASH FLOW

4.18 %

RETURN ON INVESTMENT

10.95 %

Highlights

- Amazing property renovated in 2022-2023 in the heart of Villeray
- Close to Cremazie metro (650 m) and Jarry metro (850 m)
- Incredible location near Ahuntsic Cegep and André-Grasset
- Near Marché Central, Rockland and Jarry Park
- Natural gas heating and hot water paid by the owner
- 18 units out of 23 completely renovated in 2022-2023 (78%)

- Over 600,000\$ invested in renovations since 2022
- Renovations : doors, windows, alarm system, laundry room, corridors
- Qualifies for 90% CMHC MLI Select financing (affordability criteria)
- Excellent investment opportunity in great location!



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Residential

Studio	1 ½	0
Alcove	2 ½	22
1 bdrm	3 ½	1
2 bdrm	4 ½	0
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0

Total Units 23



Commercial

Commercial	0
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Total Units 0



Parking

Parking	0
Garage	0
Storage	0

Total Spaces 0

General Information

Zoning	Residential
Cadastral	3455978
Building Type	Detached
Floor Nb.	3 1/2
Year Built	1960
Lot Area	249 m2
Building Area	
Stove	Included in leases
Refrigerator	Included in leases
Washer	Owner
Dryer	Owner
Elevator	None
Wash/Dry Hookups	Laundry room
Dishwasher Hookups	None
Pool	None
Furnished	Fridge and stove
AC units	None
Basement	Apartments
Fireplace	None
Intercom	Yes

Location

Main Artery	Crémazie boulevard
Intersection	Jarry E. / St-Hubert
Shopping Center	Rockland, Marché Central
Metro Station	Crémazie Metro
Bus	30, 54, 192, 193
School	Cégep Ahuntsic, A-Grasset
Hospital	Jean-Talon Hospital
Attraction	Jarry Park

Heating

Energy Source	Natural Gas
Heating Type	Hot Water
Responsibility	Owner

Heating Hot Water

Energy Source	Natural Gas
Responsibility	Owner
Water Tank	2 x 80GAL

Building Overview

Roof	Tar and gravel (approximately 2010)
Windows	Windows and exterior doors replaced (2022-2023) Black aluminium windows
Balconies	Some work to stabilize the balconies to be expected
Exterior Walls	
Electricity	Main electrical entrance 400AMP (2022) 23 breaker panels 1 Hydro-Quebec meter (paid by owner)
Plumbing	Copper, PEX, galvanized
Heating System	Central natural gas furnace (2019) Heating paid by the owner
Hot Water Tanks	2 natural gas hot water heaters (2022) Hot water paid by the owner
Elevator	None
Garage	None
Bathrooms	18 apartments completely renovated (78%)
Kitchens	18 apartments completely renovated (78%)
Certificate of Location	JP Grondin - 2021-07-20
Environmental Report	Phase 1 & Phase 2 - Envirotest - 2021-08-10 A new Phase 1 has been ordered

Notes

- Zoning : Usages H.2, H.3, H.4 | Zone H02-027
- Over 600,000\$ invested in renovations since 2022
- Renovations include : common areas, interior doors, cameras, fire alarm, laundry room, 18 apartments, etc.
- The leases include : Heating, hot water, electricity, fridge and stove

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Revenue & Expenses

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RESIDENTIAL						
Type	Units	%	Avg	Annual \$	%	
Studio	1 ½	0	0%	0 \$	0 \$	0%
Alcove	2 ½	22	96%	887 \$	234,240 \$	94%
1 bdrm	3 ½	1	4%	1,250 \$	15,000 \$	6%
2 bdrm	4 ½	0	0%	0 \$	0 \$	0%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	2.54	23		903 \$	249,240 \$	

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

REVENUE

		\$	%	Per Unit	Notes
Revenue - Residential	23	249,240 \$	94%	10,837 \$	
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	0	0 \$	0%	0 \$	
Revenue - Parking	0	0 \$	0%	0 \$	
Revenue - Laundry		3,864 \$	1%	168 \$	Estimated
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Potential Increases		12,000 \$	5%	522 \$	Potential increase of #104 and #205
GROSS POTENTIAL REVENUE		265,104 \$	100%		
Vacancies - Residential		7,477 \$	3.0%	325 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		257,627 \$			

EXPENSES

Taxes - Municipal	12,757 \$	5.0%	555 \$	2025 invoice
Taxes - School	1,613 \$	0.6%	70 \$	2025-2026 invoice
Taxes - Water	0 \$	0.0%	0 \$	
Taxes - Garbages	0 \$	0.0%	0 \$	
Taxes - Special	0 \$	0.0%	0 \$	
Natural Gas	10,353 \$	4.0%	450 \$	
Electricity	4,611 \$	1.8%	200 \$	
Insurance	14,703 \$	5.7%	639 \$	
Lawn Care / Snow Removal	0 \$	0.0%	0 \$	
Garbage Removal	0 \$	0.0%	0 \$	
Elevator	0 \$	0.0%	0 \$	
Alarm	0 \$	0.0%	0 \$	
Telephone / Intercom	0 \$	0.0%	0 \$	
Contract - Other	0 \$	0.0%	0 \$	
Repairs & Maintenance	14,030 \$	5.5%	610 \$	CMHC normalized
Reserve - Appliances	2,760 \$	1.1%	120 \$	CMHC normalized
Superintendent - Janitor	8,395 \$	3.3%	365 \$	CMHC normalized
Administration	12,881 \$	5.0%	560 \$	CMHC normalized
Other Expense	0 \$	0.0%	0 \$	
TOTAL EXPENSES	82,103 \$	31.9%	3,570 \$	
NET REVENUE	175,523 \$	68.1%		

Investment Analysis

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FINANCING

FINANCING		CMHC MLI Select (100 pts)		CMHC MLI Select (70 pts)		Assumption	
LISTED PRICE		4,000,000 \$		4,000,000 \$		4,000,000 \$	
LOAN AMOUNT		3,625,000 \$	90.6 %	3,485,000 \$	87.1 %	2,825,032 \$	70.6 %
	Lender	CMHC MLI Select		CMHC MLI Select		National Bank CMHC	
	Rate	3.75 %		3.75 %		3.86 %	
	Amortization	50		45		43	
	Term	5		5		3	
	Maturity Date					2028-07	
	Monthly Payment	13,319 \$		13,307 \$		11,174 \$	
	Debt Coverage	1.10		1.10		1.31	
CASH TO PURCHASE		375,000 \$	9.4%	515,000 \$	12.9%	1,174,968 \$	29.4%

RETURN

Net Revenue	175,523 \$	175,523 \$	175,523 \$
Mortgage Annual Cost	159,827 \$	159,681 \$	134,086 \$
Cash Flow	15,696 \$	15,842 \$	41,437 \$
Return on Cash Flow	4.18 %	3.07 %	3.52 %
Return on Investment	10.95 %	9.00 %	5.77 %
G.R.M.	15.09	15.09	15.09
N.R.M.	22.79	22.79	22.79
Cost per Unit	173,913 \$	173,913 \$	173,913 \$
Cap. Rate	4.38 %	4.38 %	4.38 %

COST PER UNIT

173,913 \$

RETURN ON
CASH FLOW

4.18 %

RETURN ON
INVESTMENT

10.95 %

CAPITALIZATION
RATE

4.38 %

Notes

- Option 1: New CMHC MLI Select financing (100 points).
- Option 2: New CMHC MLI Select financing (70 points).
- Option 3: Assumption of the existing CMHC MLI Select financing with National Bank (70 points with 60% affordable units).

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Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
SS	8489	101	3.5	1,250 \$	1,350 \$	100 \$	400	3.13 \$	Renovated - Janitor
SS	8489	102	2.5	500 \$	1,100 \$	600 \$	275	1.82 \$	
SS	8489	103	2.5	970 \$	1,100 \$	130 \$	275	3.53 \$	Renovated
SS	8489	104	2.5	490 \$	1,100 \$	610 \$	275	1.78 \$	Lease resiliation in negotiation
SS	8489	105	2.5	995 \$	1,100 \$	105 \$	275	3.62 \$	Renovated
1	8489	201	2.5	995 \$	1,100 \$	105 \$	275	3.62 \$	Renovated
1	8489	202	2.5	995 \$	1,100 \$	105 \$	275	3.62 \$	Renovated
1	8489	203	2.5	1,025 \$	1,100 \$	75 \$	275	3.73 \$	Renovated
1	8489	204	2.5	980 \$	1,100 \$	120 \$	275	3.56 \$	Renovated
1	8489	205	2.5	490 \$	1,100 \$	610 \$	275	1.78 \$	Lease resiliation in negotiation
1	8489	206	2.5	995 \$	1,100 \$	105 \$	275	3.62 \$	Renovated
2	8489	301	2.5	995 \$	1,100 \$	105 \$	275	3.62 \$	Renovated
2	8489	302	2.5	1,065 \$	1,100 \$	35 \$	275	3.87 \$	Renovated
2	8489	303	2.5	1,055 \$	1,100 \$	45 \$	275	3.84 \$	Renovated
2	8489	304	2.5	995 \$	1,100 \$	105 \$	275	3.62 \$	Renovated
2	8489	305	2.5	465 \$	1,100 \$	635 \$	275	1.69 \$	
2	8489	306	2.5	490 \$	1,100 \$	610 \$	275	1.78 \$	
3	8489	401	2.5	925 \$	1,100 \$	175 \$	275	3.36 \$	Renovated
3	8489	402	2.5	1,055 \$	1,100 \$	45 \$	275	3.84 \$	Renovated
3	8489	403	2.5	1,055 \$	1,100 \$	45 \$	275	3.84 \$	Renovated
3	8489	404	2.5	995 \$	1,100 \$	105 \$	275	3.62 \$	Renovated
3	8489	405	2.5	995 \$	1,100 \$	105 \$	275	3.62 \$	Renovated
3	8489	406	2.5	995 \$	1,100 \$	105 \$	275	3.62 \$	Renovated
L	8489	Laundry	Laundry	322 \$	322 \$	0 \$		0.00 \$	Estimated

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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	23 Units			20,770 \$	249,240 \$	25,550 \$	306,600 \$	4,780 \$	57,360 \$
OTHER REVENUES				322 \$	3,864 \$	322 \$	3,864 \$	0 \$	0 \$
GRAND TOTAL				21,092 \$	253,104 \$	25,872 \$	310,464 \$	4,780 \$	57,360 \$

Average Apartment Size

2.54

Average sq.ft

280

\$/sq.ft

3.22 \$

Residential - Rent Roll Statistics

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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	22	887 \$	465 \$	1,065 \$	19,520 \$	234,240 \$	1,100 \$	24,200 \$	290,400 \$	213 \$	4,680 \$	56,160 \$
1 bdrm	3 ½	1	1,250 \$	1,250 \$	1,250 \$	1,250 \$	15,000 \$	1,350 \$	1,350 \$	16,200 \$	100 \$	100 \$	1,200 \$
2 bdrm	4 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
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	2.54	23	903 \$			20,770 \$	249,240 \$	1,111 \$	25,550 \$	306,600 \$	208 \$	4,780 \$	57,360 \$

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					322 \$	3,864 \$		322 \$	3,864 \$		0 \$	0 \$
TOTAL						322 \$	3,864 \$		322 \$	3,864 \$		0 \$	0 \$

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
8489	23	903 \$	20,770 \$	249,240 \$
Total	23	903 \$	20,770 \$	249,240 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	6	913 \$	5,480 \$	65,760 \$
2	6	844 \$	5,065 \$	60,780 \$
3	6	1,003 \$	6,020 \$	72,240 \$
SS	5	841 \$	4,205 \$	50,460 \$
TOTAL	23	903 \$	20,770 \$	249,240 \$

Residential - Rent Roll Statistics

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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	22	275 sq.ft	465 \$	1,065 \$	887 \$	1,100 \$	213 \$	4,680 \$	56,160 \$
1 bdrm	3 ½	1	400 sq.ft	1,250 \$	1,250 \$	1,250 \$	1,350 \$	100 \$	100 \$	1,200 \$
2 bdrm	4 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
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	2.54	23	280 sq.ft			903 \$	1,111 \$	208 \$	4,780 \$	57,360 \$

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	22	275 sq.ft	1.69 \$	3.87 \$	3.23 \$	4.00 \$	0.77 \$	
1 bdrm	3 ½	1	400 sq.ft	3.13 \$	3.13 \$	3.13 \$	3.38 \$	0.25 \$	
2 bdrm	4 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$	
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	2.54	23	280 sq.ft			3.22 \$	3.96 \$	0.74 \$	

THE LOCATION

8489 SAINT-HUBERT



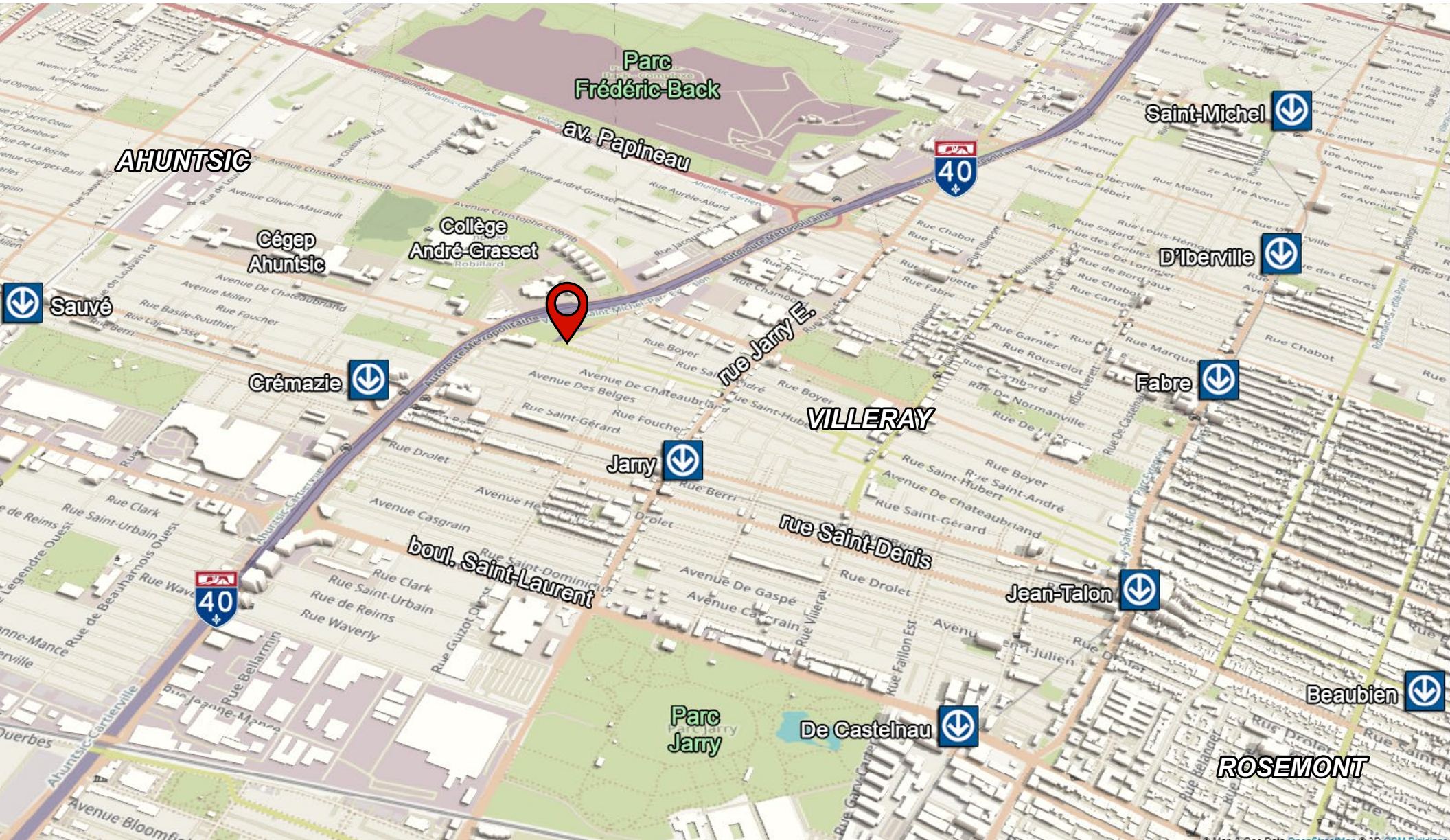
Crémazie
Metro
650 meters
(~8 min.)



Ahuntsic Cegep
& André-Grasset
500 meters
(~5 min.)

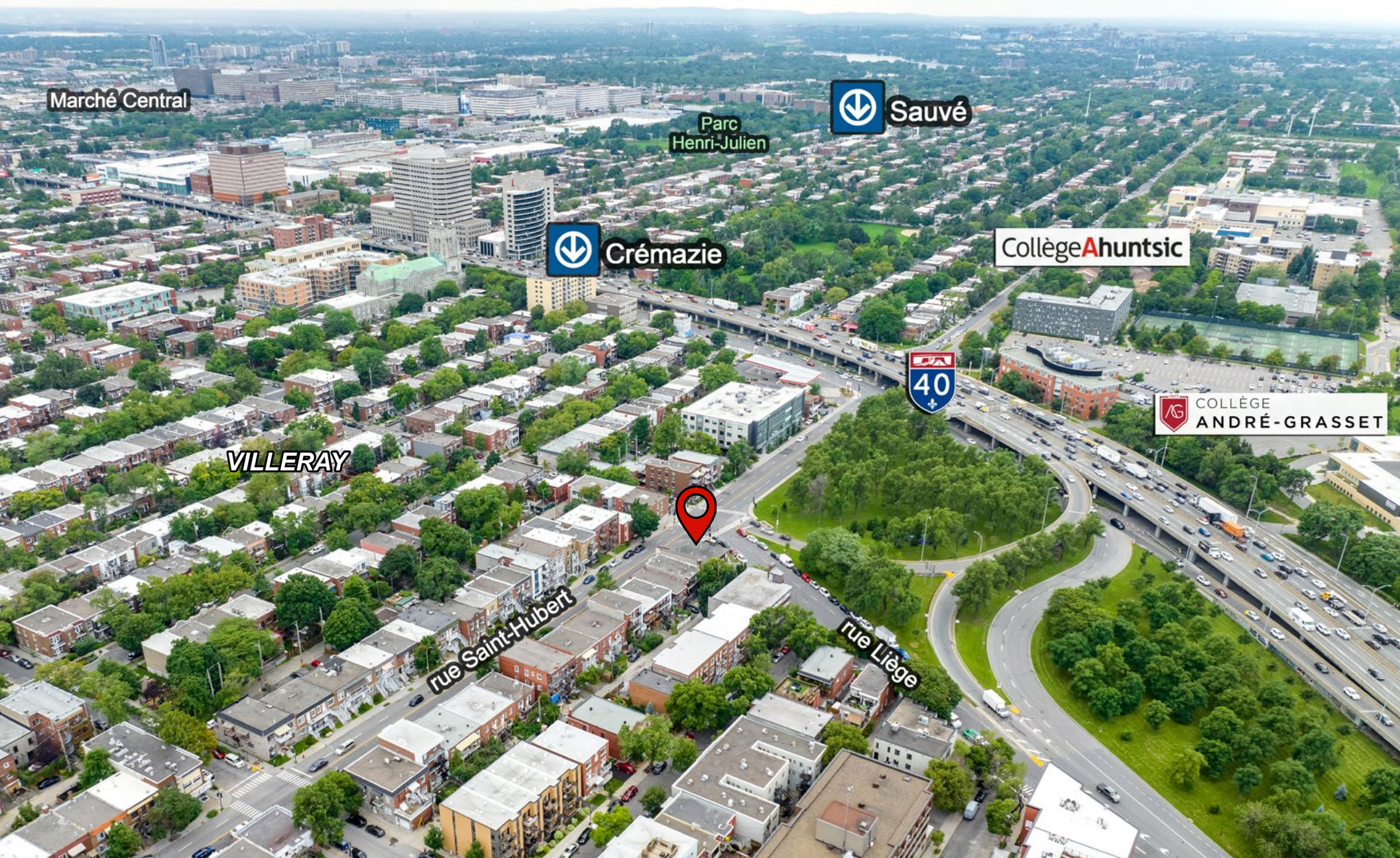


Marché Central,
Plaza St-Hubert
2 km
(~5 min.)



THE LOCATION

8489 SAINT-HUBERT

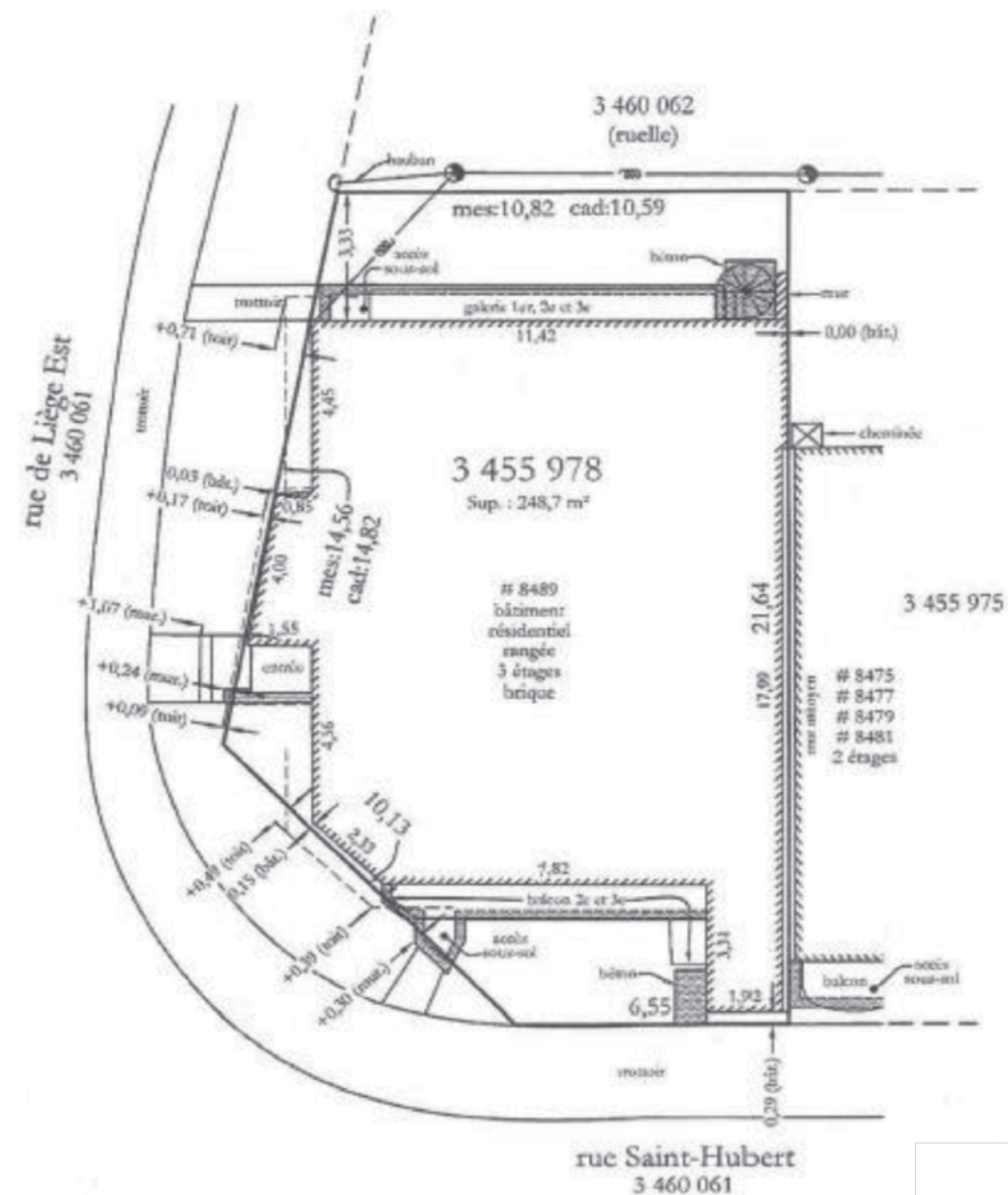


THE LOCATION

8489 SAINT-HUBERT



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RENOVATIONS

8489 SAINT-HUBERT



St-Hubert 8489 - 01



St-Hubert 8489 - 02



St-Hubert 8489 - 03



St-Hubert 8489 - 04



St-Hubert 8489 - 05



St-Hubert 8489 - 06



St-Hubert 8489 - 07



St-Hubert 8489 - 08



St-Hubert 8489 - 09



St-Hubert 8489 - 10



St-Hubert 8489 - 11



St-Hubert 8489 - 12



St-Hubert 8489 - 13



St-Hubert 8489 - 14



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St-Hubert 8489 - 16



St-Hubert 8489 - 17



St-Hubert 8489 - 18



St-Hubert 8489 - 19



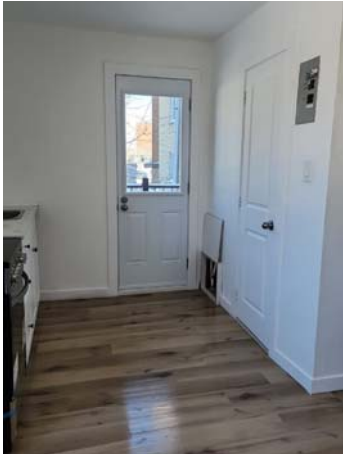
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St-Hubert 8489 - 21



St-Hubert 8489 - 22



St-Hubert 8489 - 23



St-Hubert 8489 - 24



St-Hubert 8489 - 25



St-Hubert 8489 - 26



St-Hubert 8489 - 27



St-Hubert 8489 - 28



St-Hubert 8489 - 29



St-Hubert 8489 - 30



St-Hubert 8489 - 31



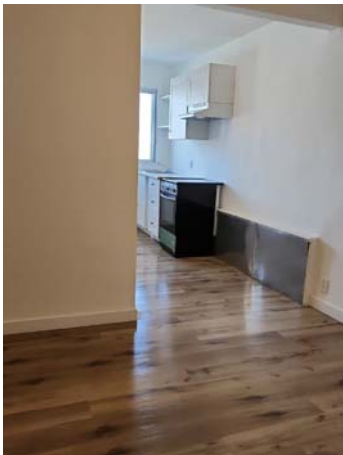
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St-Hubert 8489 - 33



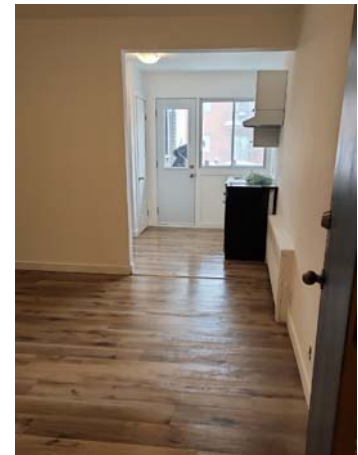
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St-Hubert 8489 - 35



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DISCLOSURE

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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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Real Estate Agency