



2525 RACHEL E.

16-unit property built in 2023.

FOR SALE

IMMEUBLES

GLORIA

IMMEUBLES GLORIA
Real Estate Agency

Marc-André Knot, CPA

Commercial real estate broker AEO
514.683.6666 x102
marc.andre@immeublesgloria.com

L'AGENCE IMMOBILIÈRE

YESARRAZIN.

Yanick E. Sarrazin Phd.

Real estate broker AEO
Residential and commercial
514.799.9841
yanick@yesarrazin.com

2525 Rachel E.

6,095,000 \$

Plateau-Mont-Royal

16 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	355,368 \$
TOTAL EXPENSES	83,868 \$
NET REVENUE	260,839 \$
GRM	17.15
NRM	23.37
MUNICIPAL EVALUATION	6,205,000 \$

COST PER UNIT

380,938 \$

CAPITALIZATION RATE

4.27 %

RETURN ON CASH FLOW

0.88 %

RETURN ON INVESTMENT

6.49 %

Highlights

- Newly built 2023 property in Plateau-Mont-Royal
- Prime location 950 meters from Frontenac metro station
- 600 meters from the Shops Angus commercial area
- High-end condo-quality finishes
- Rooftop terrace accessible to tenants
- Elevator platform for wheelchair access (to the first floor)
- Electric heating paid by tenants
- Central electric hot water paid by the owner
- Reputable builder with multiple completed projects in the area
- Assumable CMHC APH Select favorable financing (100 points)
- Possibility to acquire with a 10% down payment
- Excellent turnkey investment opportunity



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Residential		
Studio	1 ½	3
Alcove	2 ½	0
1 bdrm	3 ½	5
2 bdrm	4 ½	7
3 bdrm	5 ½	1
4 bdrm +	6 ½+	0
Total Units		16

Commercial	
Commercial	0
Total Units	0

Parking	
Parking	0
Garage	0
Storage	0
Total Spaces	0

General Information

Zoning	Residential
Cadastral	3361541
Building Type	Detached
Floor Nb.	3 1/2
Year Built	2023
Lot Area	427 m2
Building Area	
Stove	Included in leases
Refrigerator	Included in leases
Washer	Included in leases
Dryer	Included in leases
Elevator	One elevator
Wash/Dry Hookups	In apartments
Dishwasher Hookups	In apartments
Pool	None
Furnished	5 appliances + A/C
AC units	Heat pumps
Basement	Apartments
Fireplace	None
Intercom	Yes

Location

Main Artery	D'Iberville
Intersection	D'Iberville / Sherbrooke E.
Shopping Center	Shop Angus
Metro Station	Frontenac metro
Bus	94, 97, 368
School	UQAM, UdeM, McGill
Hospital	Notre-Dame
Attraction	Baldwin Park

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Owner
Water Tank	

Building Overview

Roof	Elastomeric membrane (2023)
Windows	PVC and aluminium (2023)
Balconies	
Exterior Walls	Wood structure
Electricity	16 x 100A breakers (2023)
Plumbing	2023
Heating System	Electric heating paid by the tenants 16 heat pumps 16 air exchangers
Hot Water Tanks	Central electric hot water paid by the owner
Elevator	Elevating platform for wheelchair (for access to the first floor)
Garage	No parking Bicycle racks in the basement
Bathrooms	2023 construction
Kitchens	Quartz countertops with high-end finishes 2023 construction
Certificate of Location	2023
Environmental Report	Phase 2 (2020-06) Phase 4 (2022-12)

Notes

- Zoning : Usage H.5-7 (multiresidential) | Zone 0627
- Walk Score: 96 | Bike Score: 100
- Possibility to acquire with a 10% down payment.

*** 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	3	19%	1,493 \$	53,760 \$	15%
Alcove	2 ½	0	0%	0 \$	0 \$	0%
1 bdrm	3 ½	5	31%	1,703 \$	102,180 \$	29%
2 bdrm	4 ½	7	44%	2,049 \$	172,128 \$	48%
3 bdrm	5 ½	1	6%	2,275 \$	27,300 \$	8%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	3.69	16		1,851 \$	355,368 \$	

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

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	16	355,368 \$	100%	22,211 \$	July 2026
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	0	0 \$	0%	0 \$	
Revenue - Parking	0	0 \$	0%	0 \$	
Revenue - Laundry		0 \$	0%	0 \$	
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
GROSS POTENTIAL REVENUE		355,368 \$	100%		
Vacancies - Residential		10,661 \$	3.0%	666 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		344,707 \$			
EXPENSES					
Taxes - Municipal		36,689 \$	10.6%	2,293 \$	2026 invoice
Taxes - School		4,485 \$	1.3%	280 \$	2025-2026 invoice
Taxes - Water		0 \$	0.0%	0 \$	
Taxes - Garbages		0 \$	0.0%	0 \$	
Taxes - Special		0 \$	0.0%	0 \$	
Natural Gas		0 \$	0.0%	0 \$	
Electricity		9,542 \$	2.8%	596 \$	
Insurance		8,568 \$	2.5%	536 \$	
Lawn Care / Snow Removal		0 \$	0.0%	0 \$	
Garbage Removal		0 \$	0.0%	0 \$	
Elevator		0 \$	0.0%	0 \$	
Internet		1,144 \$	0.3%	72 \$	
Telephone / Intercom		0 \$	0.0%	0 \$	
Contract - Other		0 \$	0.0%	0 \$	
Repairs & Maintenance		9,760 \$	2.8%	610 \$	CMHC normalized
Reserve - A/C		7,840 \$	2.3%	490 \$	5 appliances + heat pumps
Superintendent - Janitor		5,840 \$	1.7%	365 \$	CMHC normalized
Administration		0 \$	0.0%	0 \$	
Other Expense		0 \$	0.0%	0 \$	
TOTAL EXPENSES		83,868 \$	24.3%	5,242 \$	
NET REVENUE		260,839 \$	75.7%		

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FINANCING

	Assumption		CMHC (regular)		
LISTED PRICE	6,095,000 \$		6,095,000 \$		6,095,000 \$
LOAN AMOUNT	5,420,377 \$	88.9 %	3,725,000 \$	61.1 %	
Lender	National Bank CMHC		CMHC (regular)		
Rate	4.05 %		4.00 %		
Amortization	48		40		
Term	3		5		
Maturity Date	2028-12				
Monthly Payment	21,241 \$		15,492 \$		0 \$
Debt Coverage	1.02		1.40		0.00
CASH TO PURCHASE	674,623 \$	11.1 %	2,370,000 \$	38.9 %	6,095,000 \$ 100.0 %

RETURN

Net Revenue	260,839 \$	260,839 \$	260,839 \$
Mortgage Annual Cost	254,894 \$	185,904 \$	0 \$
Cash Flow	5,945 \$	74,935 \$	260,839 \$
Return on Cash Flow	0.88 %	3.16 %	4.27 %
Return on Investment	6.49 %	4.80 %	4.27 %
G.R.M.	17.15	17.15	17.15
N.R.M.	23.37	23.37	23.37
Cost per Unit	380,938 \$	380,938 \$	380,938 \$
Cap. Rate	4.27 %	4.27 %	4.27 %

COST PER UNIT

380,938 \$

RETURN ON
CASH FLOW

0.88 %

RETURN ON
INVESTMENT

6.49 %

CAPITALIZATION
RATE

4.27 %

Notes

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

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Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
SS	2525	001	3.5	1,597 \$	1,750 \$	153 \$	669	2.39 \$	
SS	2525	002	4.5	1,820 \$	2,100 \$	280 \$	782	2.33 \$	
1	2525	101	1.5	1,350 \$	1,450 \$	100 \$	515	2.62 \$	
1	2525	102	5.5	2,275 \$	2,400 \$	125 \$	1,274	1.79 \$	On 2 levels (RDC + basement)
1	2525	103	4.5	1,800 \$	2,100 \$	300 \$	818	2.20 \$	
1	2525	104	4.5	2,314 \$	2,100 \$	-214 \$	817	2.83 \$	
2	2525	201	3.5	1,716 \$	1,750 \$	34 \$	567	3.03 \$	
2	2525	202	1.5	1,685 \$	1,450 \$	-235 \$	430	3.92 \$	
2	2525	203	3.5	2,002 \$	1,750 \$	-252 \$	591	3.39 \$	
2	2525	204	4.5	1,995 \$	2,100 \$	105 \$	814	2.45 \$	
2	2525	205	4.5	1,995 \$	2,100 \$	105 \$	814	2.45 \$	
3	2525	301	3.5	1,500 \$	1,750 \$	250 \$	594	2.53 \$	
3	2525	302	1.5	1,445 \$	1,450 \$	5 \$	426	3.39 \$	Furnished by owner
3	2525	303	3.5	1,700 \$	1,750 \$	50 \$	588	2.89 \$	
3	2525	304	4.5	2,325 \$	2,325 \$	0 \$	811	2.87 \$	
3	2525	305	4.5	2,095 \$	2,100 \$	5 \$	811	2.58 \$	

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size	Average sq.ft	\$/sq.ft
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$			
RESIDENTIAL	16 Units	29,614 \$	355,368 \$	30,425 \$	365,100 \$	811 \$	9,732 \$	3.69	708	2.62 \$
OTHER REVENUES		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$			
GRAND TOTAL		29,614 \$	355,368 \$	30,425 \$	365,100 \$	811 \$	9,732 \$			

Residential - Rent Roll Statistics

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16 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	3	1,493 \$	1,350 \$	1,685 \$	4,480 \$	53,760 \$	1,450 \$	4,350 \$	52,200 \$	-43 \$	-130 \$	-1,560 \$
Alcove	2 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	5	1,703 \$	1,500 \$	2,002 \$	8,515 \$	102,180 \$	1,750 \$	8,750 \$	105,000 \$	47 \$	235 \$	2,820 \$
2 bdrm	4 ½	7	2,049 \$	1,800 \$	2,325 \$	14,344 \$	172,128 \$	2,132 \$	14,925 \$	179,100 \$	83 \$	581 \$	6,972 \$
3 bdrm	5 ½	1	2,275 \$	2,275 \$	2,275 \$	2,275 \$	27,300 \$	2,400 \$	2,400 \$	28,800 \$	125 \$	125 \$	1,500 \$
4 bdrm +	6 ½ +	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	3.69	16	1,851 \$			29,614 \$	355,368 \$	1,902 \$	30,425 \$	365,100 \$	51 \$	811 \$	9,732 \$

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: 16 D: 16					0 \$	0 \$		0 \$	0 \$		0 \$	0 \$
TOTAL						0 \$	0 \$		0 \$	0 \$		0 \$	0 \$

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
2525	16	1,851 \$	29,614 \$	355,368 \$
Total	16	1,851 \$	29,614 \$	355,368 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	4	1,935 \$	7,739 \$	92,868 \$
2	5	1,879 \$	9,393 \$	112,716 \$
3	5	1,813 \$	9,065 \$	108,780 \$
SS	2	1,709 \$	3,417 \$	41,004 \$
TOTAL	16	1,851 \$	29,614 \$	355,368 \$

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RESIDENTIAL RENT - \$ PER UNIT

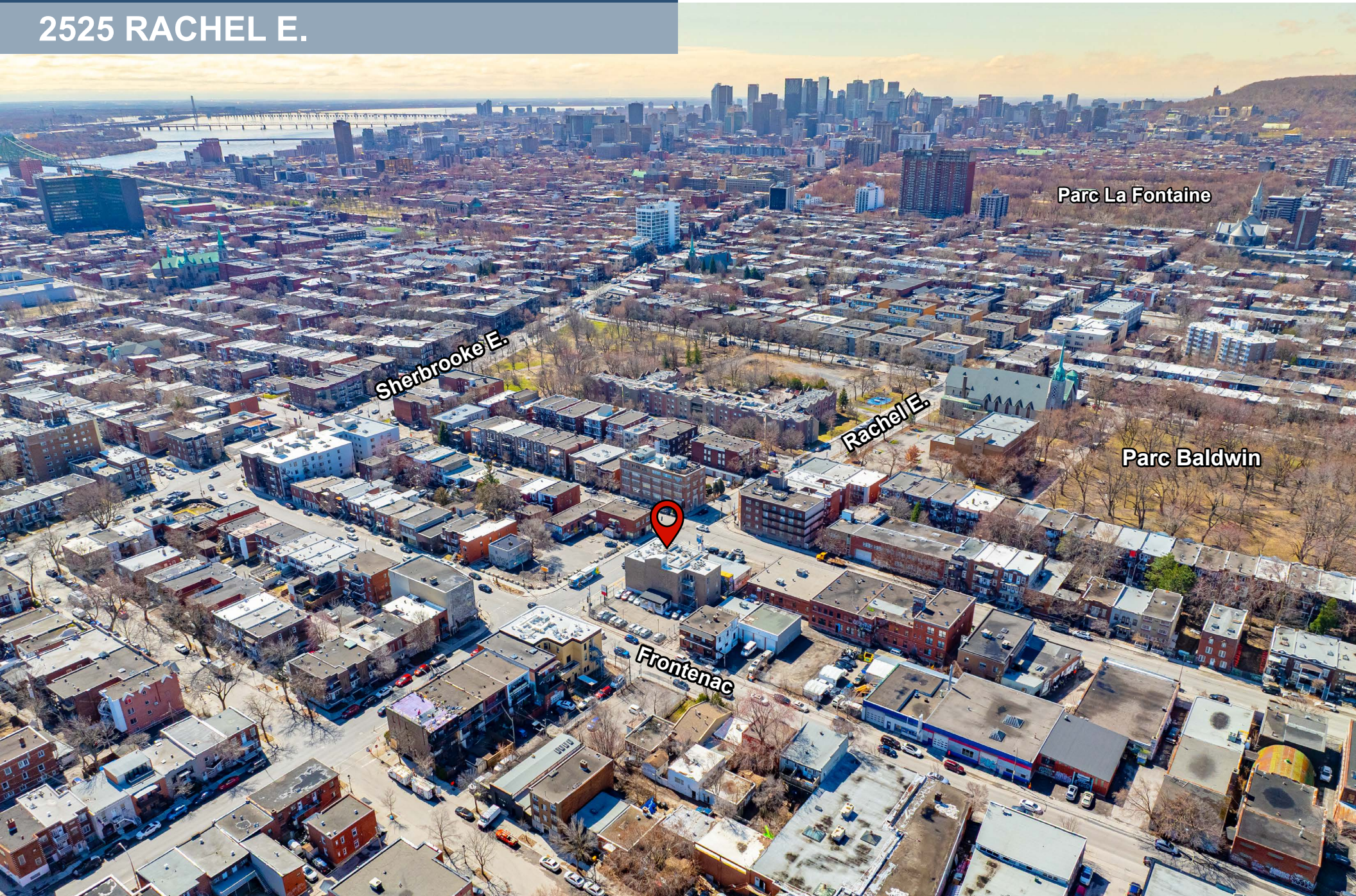
Type	Size	Units	Avg Size	Actual			Market	Upside		
				Min	Max	Average	\$/unit	\$/unit	Monthly \$	Annual \$
Studio	1 ½	3	457 sq.ft	1,350 \$	1,685 \$	1,493 \$	1,450 \$	-43 \$	-130 \$	-1,560 \$
Alcove	2 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	5	602 sq.ft	1,500 \$	2,002 \$	1,703 \$	1,750 \$	47 \$	235 \$	2,820 \$
2 bdrm	4 ½	7	810 sq.ft	1,800 \$	2,325 \$	2,049 \$	2,132 \$	83 \$	581 \$	6,972 \$
3 bdrm	5 ½	1	1,274 sq.ft	2,275 \$	2,275 \$	2,275 \$	2,400 \$	125 \$	125 \$	1,500 \$
4 bdrm +	6 ½ +	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	3.69	16	708 sq.ft			1,851 \$	1,902 \$	51 \$	811 \$	9,732 \$

RESIDENTIAL RENT - \$ PER SQUARE FOOT

Type	Size	Units	Avg Size	Actual			Market	Upside
				Min	Max	Average	\$/sq.ft	\$/sq.ft
Studio	1 ½	3	457 sq.ft	2.62 \$	3.92 \$	3.27 \$	3.17 \$	-0.09 \$
Alcove	2 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
1 bdrm	3 ½	5	602 sq.ft	2.39 \$	3.39 \$	2.83 \$	2.91 \$	0.08 \$
2 bdrm	4 ½	7	810 sq.ft	2.20 \$	2.87 \$	2.53 \$	2.63 \$	0.10 \$
3 bdrm	5 ½	1	1,274 sq.ft	1.79 \$	1.79 \$	1.79 \$	1.88 \$	0.10 \$
4 bdrm +	6 ½ +	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
TOTAL	3.69	16	708 sq.ft			2.62 \$	2.69 \$	0.07 \$

THE LOCATION

2525 RACHEL E.

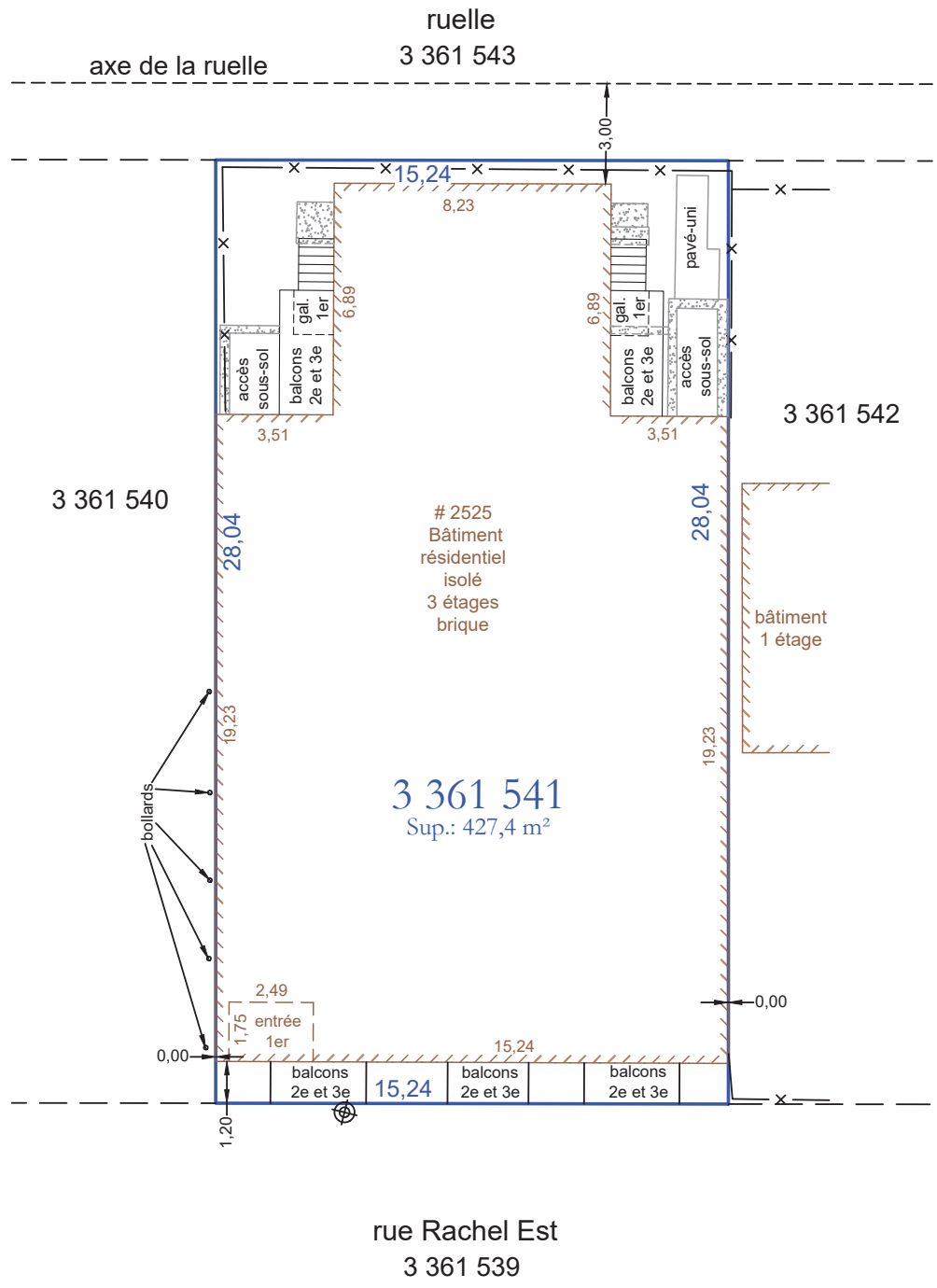


CERTIFICATE OF LOCATION

2525 RACHEL E.



rue Rachel E.



MUNICIPAL ASSESSMENT

2525 RACHEL E.



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 : 2525 Rue Rachel Est
Arrondissement : Arrondissement du Plateau-Mont-Royal
Numéro de lot : 3361541
Numéro de matricule : 9944-81-4250-7-000-0000
Utilisation prédominante : Logement
Numéro d'unité de voisinage : 2503
Numéro de compte foncier : 30 - F30224500

2. Propriétaire

Nom : IMMOBILIER LUC LATREILLE INC.
Statut aux fins d'imposition scolaire : Personne morale
Adresse postale : 18 DES BAUGES , BLAINVILLE QUEBEC, J7C 0L5
Date d'inscription au rôle : 2021-11-25
Nom : PARC IMMOBILIER COURRIER INC.
Statut aux fins d'imposition scolaire : Personne morale

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain

Mesure frontale : -
Superficie : 427,4 m²

Caractéristiques du bâtiment principal

Nombre d'étages : 3
Année de construction : 2023
Aire d'étages : 1 036,2 m²
Genre de construction : -
Lien physique : -
Nombre de logements : 16
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 : 403 900 \$
Valeur du bâtiment : 5 801 100 \$
Valeur de l'immeuble : 6 205 000 \$

Rôle antérieur

Date de référence au marché : 2021-07-01
Valeur de l'immeuble au rôle antérieur : 5 350 000 \$

RÈGLEMENT D'URBANISME 01-277

Numéro de la zone : 0627

Usages prescrits

Catégorie 1 : H.5-7
Catégorie 2 :
Catégorie 3 :
Catégorie 4 :
Note :

* voir le [Règlement d'urbanisme](#) pour la description complète des catégories.

Hauteurs et marges

Minimum d'étages : 3,0
Maximum d'étages : 5,0
Minimum en mètres : -
Maximum en mètres : 20,0

Hauteur maximale (en mètres)	Marge latérale minimale (en mètres)	Marge arrière minimale (en mètres)
Jusqu'à 12,5 m	1,5	3,0
Plus de 12,5 m jusqu'à 20 m	2,5	3,0
Plus de 20 m jusqu'à 30 m	3,0	4,0
Plus de 30 m	4,0	4,0

Note :

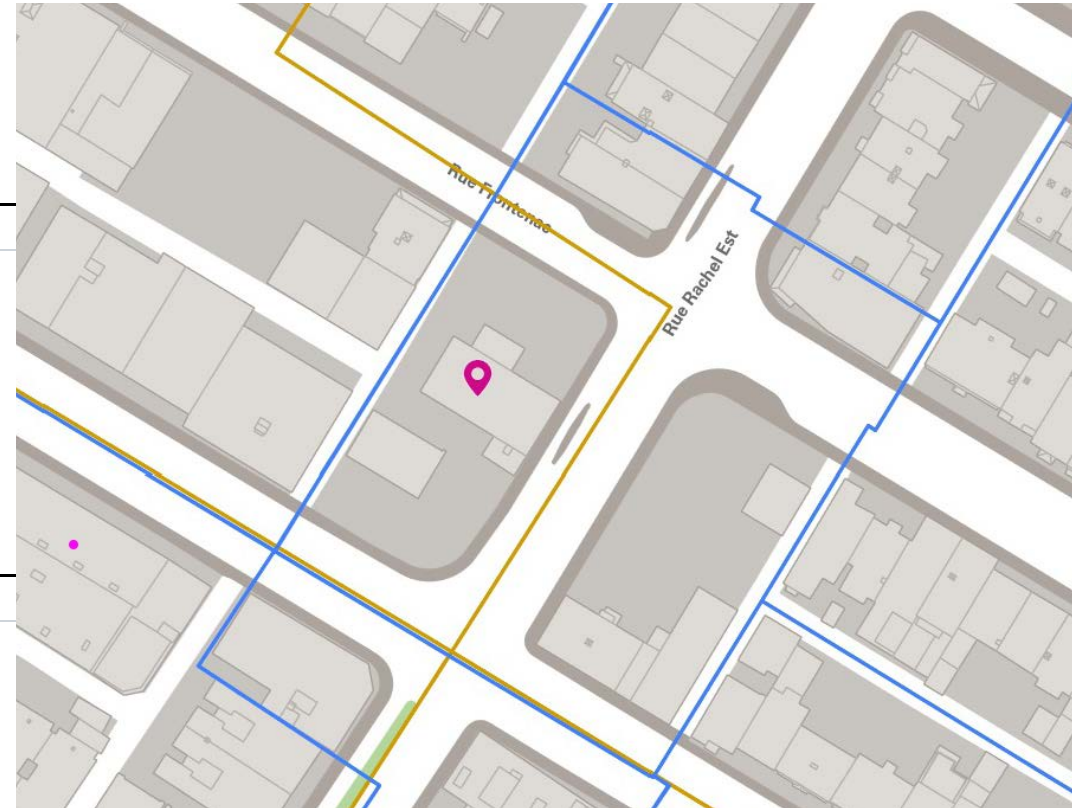
Taux d'implantation et densités

Taux d'implantation minimum (%) : 30
Taux d'implantation maximum (%) : 85

Note :

Densité minimale : 1,0
Densité maximale : 3,0

Note :



PICTURES

2525 RACHEL E.



01



02



03



04



05



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16



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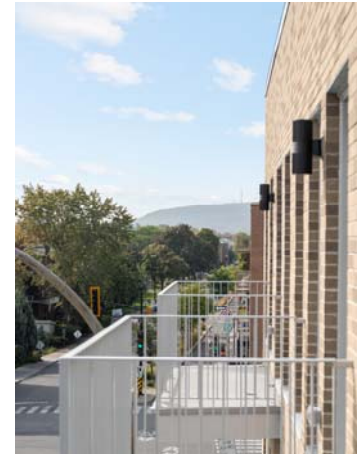
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DISCLOSURE

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 BROKERS

IMMEUBLES GLORIA's and YESARRAZIN's (collectively 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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marc.andre@immeublesgloria.com



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Yanick E. Sarrazin Phd.
Real estate broker AEO
Residential and commercial
514.799.9841
yanick@yesarrazin.com