

115 rue Préfontaine E.

1,575,000 \$

Sainte-Agathe-des-Monts

9 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	116,940 \$
TOTAL EXPENSES	40,574 \$
NET REVENUE	72,858 \$
GRM	13.47
NRM	21.62
MUNICIPAL EVALUATION	1,005,300 \$

COST PER UNIT

175,000 \$

CAPITALIZATION RATE

4.62 %

RETURN ON CASH FLOW

2.45 %

RETURN ON INVESTMENT

7.48 %

Highlights

- Amazing 9-unit building in Sainte-Agathe-des-Monts
- Located in the heart of Sainte-Agathe's vibrant downtown
- A few minutes walk to the Lac des Sables municipal beach
- Walking distance to Le Carrefour Ste-Agathe shopping center
- 25 minutes away from Mont Tremblant and Mont Blanc
- All the units have been renovated since 2014
- 4 units fully renovated since 2025
- Current rents are below market value for the area
- Lots of upside to increase the revenues
- Possibility to assume the existing CMHC MLI Select mortgage
- An excellent investment opportunity not to be missed!



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Residential

Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	2
2 bdrm	4 ½	5
3 bdrm	5 ½	2
4 bdrm +	6 ½+	0
Total Units	9	



Commercial

Commercial	0
Total Units	0



Parking

Parking	10
Garage	0
Storage	0
Total Spaces	10

General Information

Zoning	Residential
Cadastral	5579676
Building Type	Detached
Floor Nb.	2
Year Built	1965
Lot Area	1,561 m2
Building Area	
Stove	As per leases
Refrigerator	As per leases
Washer	As per leases
Dryer	As per leases
Elevator	None
Wash/Dry Hookups	In apartments
Dishwasher Hookups	
Pool	None
Furnished	Fridge, stove
AC units	
Basement	
Fireplace	None
Intercom	

Location

Main Artery	Route 117
Intersection	Route 117 / Préfontaine
Shopping Center	Carrefour Ste-Agathe
Metro Station	
Bus	
School	
Hospital	Ste-Agathe Hospital
Attraction	Mont Blanc, Mont Tremblant

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	Roof 2024 (\$28,000)
Windows	
Balconies	
Exterior Walls	
Electricity	
Plumbing	Washer/dryer hookups in the apartments
Heating System	Electric heating paid by the tenants 4 wall heat pumps must be installed to respect CMHC commitment.
Hot Water Tanks	Electric hot water paid by the tenants 9 new hot water tanks 2025
Elevator	None
Garage	10 exterior parking spaces
Bathrooms	4 apartments fully renovated since 2025 (#3, 4, 8, 9) Other 5 apartments were renovated in 2014
Kitchens	4 apartments fully renovated since 2025 (#3, 4, 8, 9) Other 5 apartments were renovated in 2014
Certificate of Location	Francis Guindon - 2024-07-15
Environmental Report	Phase 1 (2023-06) Phase 2 (2024-03)

Notes

- Steps from Lac des Sables – Proximity to the lake increases appeal for long-term tenants and seasonal renters alike.
- Walkable Urban Setting – Tenants enjoy walking distance to grocery stores, pharmacies, cafes, schools, and medical centers.
- Tourism-Backed Economy – A reliable base of short-term rental guests year-round, offering flexibility in rental strategies.
- Possibility to assume the existing CMHC MLI Select 100 points energy efficiency financing (energy work has not been completed)

*** 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	0	0%	0 \$	0 \$	0%
Alcove	2 ½	0	0%	0 \$	0 \$	0%
1 bdrm	3 ½	2	22%	1,198 \$	28,740 \$	25%
2 bdrm	4 ½	5	56%	891 \$	53,460 \$	46%
3 bdrm	5 ½	2	22%	1,448 \$	34,740 \$	30%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	4.50	9		1,083 \$	116,940 \$	

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

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	9	116,940 \$	100%	12,993 \$	
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	0	0 \$	0%	0 \$	
Revenue - Parking	10	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		116,940 \$	100%		
Vacancies - Residential		3,508 \$	3.0%	390 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		113,432 \$			
EXPENSES					
Taxes - Municipal		17,721 \$	15.6%	1,969 \$	2026 invoice
Taxes - School		652 \$	0.6%	72 \$	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		257 \$	0.2%	29 \$	
Insurance		8,618 \$	7.6%	958 \$	
Snow Removal		0 \$	0.0%	0 \$	Included in Repairs & Maintenance
Garbage Removal		0 \$	0.0%	0 \$	
Elevator		0 \$	0.0%	0 \$	
Telephone / Intercom		0 \$	0.0%	0 \$	
Contract - Other		0 \$	0.0%	0 \$	
Contract - Other		0 \$	0.0%	0 \$	
Repairs & Maintenance		5,490 \$	4.8%	610 \$	CMHC normalized
Reserve - Appliances		1,080 \$	1.0%	120 \$	CMHC normalized
Superintendent - Janitor		1,935 \$	1.7%	215 \$	CMHC normalized
Administration		4,821 \$	4.3%	536 \$	CMHC normalized
Other Expense		0 \$	0.0%	0 \$	
TOTAL EXPENSES		40,574 \$	35.8%	4,508 \$	
NET REVENUE		72,858 \$	64.2%		

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FINANCING

	CMHC MLI Select (50 pts)		Assumption		CMHC (regular)	
LISTED PRICE	1,575,000 \$		1,575,000 \$		1,575,000 \$	
LOAN AMOUNT	1,310,000 \$	83.2 %	1,035,696 \$	65.8 %	1,110,000 \$	70.5 %
Lender	CMHC MLI Select		Desjardins CMHC		CMHC (regular)	
Rate	4.10 %		4.30 %		4.10 %	
Amortization	40		49		40	
Term	5		4		5	
Maturity Date			2029-11			
Monthly Payment	5,528 \$		4,201 \$		4,684 \$	
Debt Coverage	1.10		1.45		1.30	
CASH TO PURCHASE	265,000 \$	16.8 %	539,304 \$	34.2 %	465,000 \$	29.5 %

RETURN

Net Revenue	72,858 \$	72,858 \$	72,858 \$
Mortgage Annual Cost	66,341 \$	50,409 \$	56,213 \$
Cash Flow	6,517 \$	22,448 \$	16,645 \$
Return on Cash Flow	2.45 %	4.16 %	3.57 %
Return on Investment	7.48 %	5.34 %	6.00 %
G.R.M.	13.47	13.47	13.47
N.R.M.	21.62	21.62	21.62
Cost per Unit	175,000 \$	175,000 \$	175,000 \$
Cap. Rate	4.62 %	4.62 %	4.62 %

COST PER UNIT

175,000 \$

RETURN ON
CASH FLOW

2.45 %

RETURN ON
INVESTMENT

7.48 %

CAPITALIZATION
RATE

4.62 %

Notes

- Option 1: New CMHC MLI Select 50 points financing with the affordability criteria.
- Option 2: Assumption of the existing financing CMHC MLI Select 100 points (energy efficiency) with Desjardins. The remaining energy work required by CMHC shall be assumed by the buyer.
- Option 3: New regular CMHC financing.

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#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
1		115	01	4.5	870 \$	1,400 \$	530 \$	
2		115	02	4.5	870 \$	1,400 \$	530 \$	
3		115	03	5.5	1,495 \$	1,550 \$	55 \$	Renovated
4		115	04	5.5	1,400 \$	1,550 \$	150 \$	Renovated
5		115	05	4.5	1,000 \$	1,400 \$	400 \$	
6		115	06	4.5	870 \$	1,400 \$	530 \$	
7		115	07	4.5	845 \$	1,400 \$	555 \$	
8		115	08	3.5	1,300 \$	1,300 \$	0 \$	Renovated Vacant (Estimated)
9		115	09	3.5	1,095 \$	1,300 \$	205 \$	Renovated
10		115	Parking (10)	Parking	0 \$	1,125 \$	1,125 \$	

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	
RESIDENTIAL	9 Units	9,745 \$	116,940 \$	12,700 \$	152,400 \$	2,955 \$	35,460 \$	4.50
OTHER REVENUES		0 \$	0 \$	1,125 \$	13,500 \$	1,125 \$	13,500 \$	
GRAND TOTAL		9,745 \$	116,940 \$	13,825 \$	165,900 \$	4,080 \$	48,960 \$	

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 \$	0 \$	0 \$
Alcove	2 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	2	1,198 \$	1,095 \$	1,300 \$	2,395 \$	28,740 \$	1,300 \$	2,600 \$	31,200 \$	103 \$	205 \$	2,460 \$		
2 bdrm	4 ½	5	891 \$	845 \$	1,000 \$	4,455 \$	53,460 \$	1,400 \$	7,000 \$	84,000 \$	509 \$	2,545 \$	30,540 \$		
3 bdrm	5 ½	2	1,448 \$	1,400 \$	1,495 \$	2,895 \$	34,740 \$	1,550 \$	3,100 \$	37,200 \$	103 \$	205 \$	2,460 \$		
4 bdrm +	6 ½ +	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	4.50	9	1,083 \$			9,745 \$	116,940 \$	1,411 \$	12,700 \$	152,400 \$	328 \$	2,955 \$	35,460 \$		

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 \$	0 \$	0 \$
Parking		1	0 \$	0 \$	0 \$	0 \$	0 \$	1,125 \$	1,125 \$	13,500 \$	1,125 \$	1,125 \$	13,500 \$		
Storage		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Laundry	W: 0 D: 0					0 \$	0 \$		0 \$	0 \$		0 \$	0 \$	0 \$	0 \$
TOTAL						0 \$	0 \$	1,125 \$	13,500 \$		1,125 \$	13,500 \$			

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
115	9	1,083 \$	9,745 \$	116,940 \$
Total	9	1,083 \$	9,745 \$	116,940 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
	9	1,083 \$	9,745 \$	116,940 \$
TOTAL	9	1,083 \$	9,745 \$	116,940 \$

THE LOCATION

115 PRÉFONTAINE E.



Highway 15
1800 m
(~3 min.
by car)



Lac des
Sables
1300 m
(~13 min.)

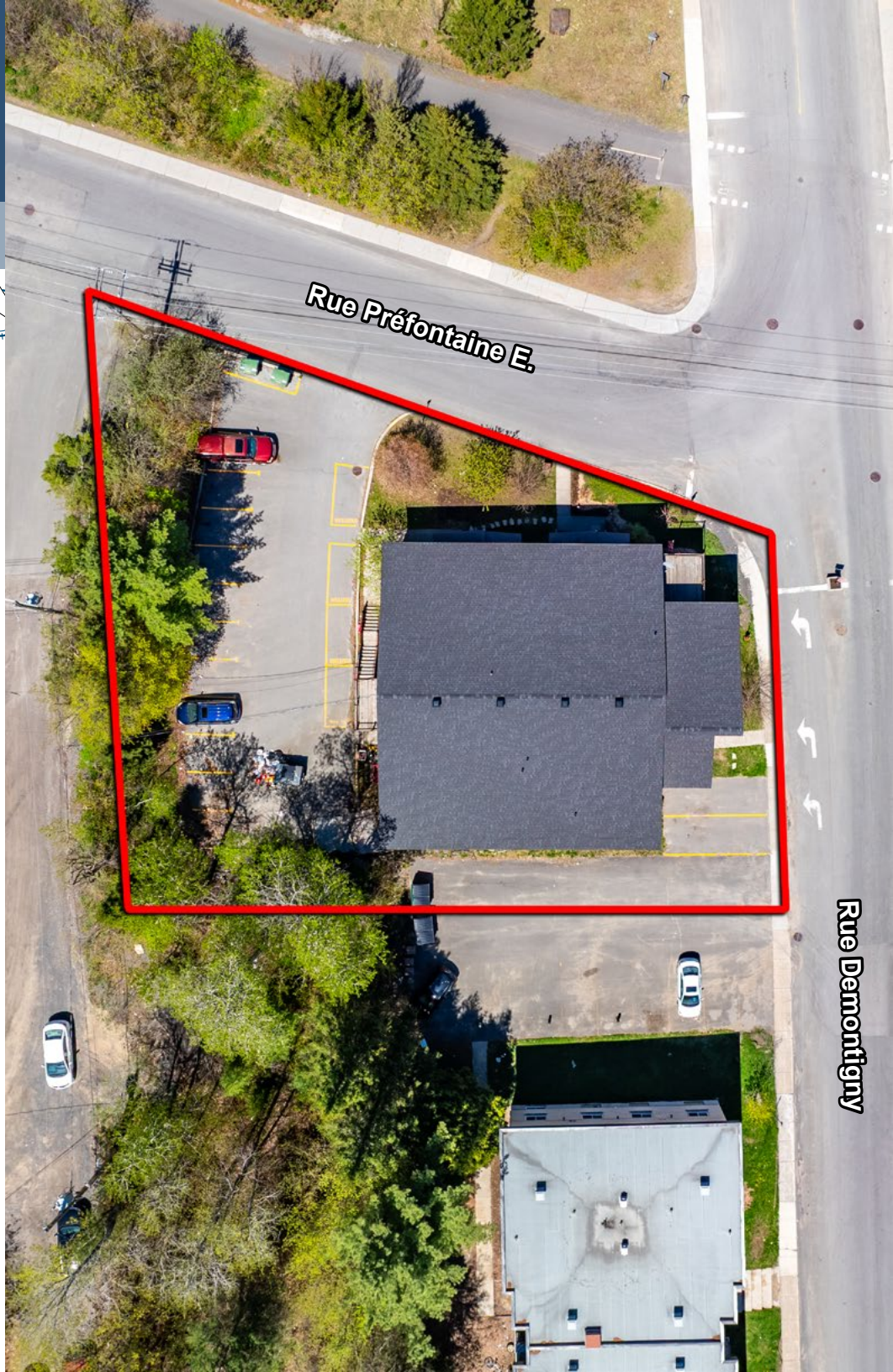
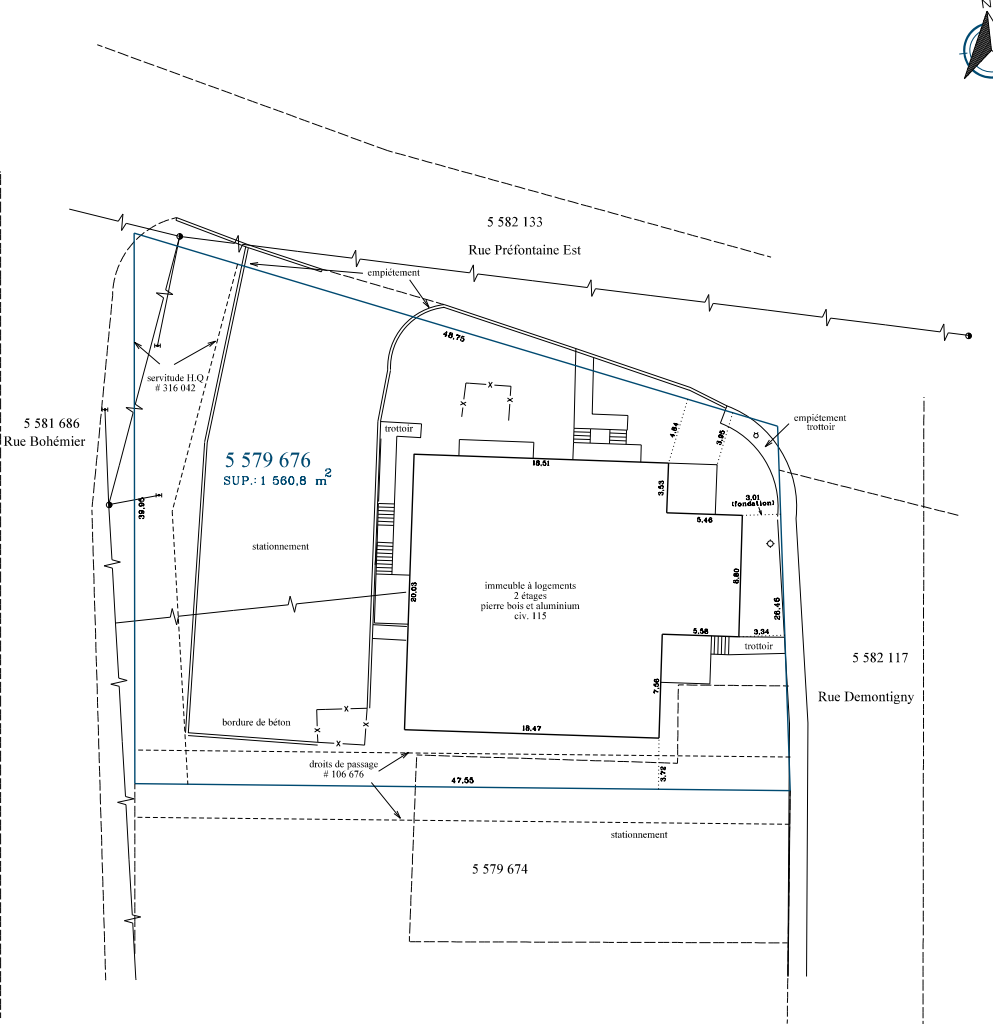


Le Carrefour
Ste-Agathe
100 m
(~1 min.)



CERTIFICATE OF LOCATION

115 PRÉFONTAINE E.



01



02



03



04



05



06



07



08



09



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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CONTACT US FOR MORE INFORMATION ABOUT THE PROPERTY.



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THE AGENCY

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