

3497-3501 Ste-Catherine E

1,599,000 \$

Hochelaga-Maisonneuve

4 units



Residential



Financial Overview

GROSS EFFECTIVE REVENUE	99,929 \$
TOTAL EXPENSES	22,634 \$
NET REVENUE	77,295 \$
GRM	15.52
NRM	20.69
MUNICIPAL EVALUATION	1,100,000 \$

COST PER UNIT

399,750 \$

CAPITALIZATION RATE

4.83 %

RETURN ON CASH FLOW

2.44 %

RETURN ON INVESTMENT

4.71 %

Highlights

- Beautiful brick building consisting of 1x 3.5, 1x 4.5 & 2x6.5 (4 bedroom)
- Very large units, ground floor units are on two levels, 12ft ceilings
- Property completely stripped and renovated
- New brick, windows & doors, balconies, security cameras, etc.
- New electrical, plumbing, kitchens, bathrooms, and more...
- Heating and hot water paid by tenants
- 2020: Balconies on 2nd & 3rd floor replaced, 12x20 feet (60,000\$)
- Over 700,000\$ invested in renovations since 2020-2021
- Near Joliette Metro, all universities, Maisonneuve Park
- Wired central Wifi internet system in all the apartments
- Main security camera system (8 cameras)
- A real gem, turnkey investment opportunity



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



Commercial

Commercial	0
Total Units	0



Parking

Parking	0
Garage	0
Storage	0
Total Spaces	0

General Information

Zoning	Semi-Commercial
Cadastral	3363377
Building Type	Semi-Detached
Floor Nb.	3
Year Built	1920
Lot Area	1,500 sq.ft
Building Area	1,500 sq.ft
Stove	Included in leases
Refrigerator	Included in leases
Washer	In apartments
Dryer	In apartments
Elevator	None
Wash/Dry Hookups	In all units
Dishwasher Hookups	In 3 units
Pool	None
Furnished	
AC units	Wall units included
Basement	Finished, over 6 ft
Fireplace	None
Intercom	None

Location

Main Artery	Notre-Dame E
Intersection	Davidson
Shopping Center	Promenades Ontario
Metro Station	Joliette Metro
Bus	29, 34, 353
School	McGill, Concordia
Hospital	Notre-Dame Hospital
Attraction	Maisonneuve Park

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	4x60 gallons

Building Overview

Roof	2014
Windows	All the windows and interior and exterior doors replaced (2020-2021)
Balconies	Balconies completely redone with new roof - 2020 (60,000\$)
Exterior Walls	Brick work done all around the building (2015-2020)
Electricity	100 AMP panels in each unit (2015-2021) Main entrance 400AMP Mostly LED lighting throughout the building
Plumbing	Copper and ABS completely replaced including main drains under the slab basement
Heating System	All new electrical baseboards and convectair (2019-2021) Electrical heating paid by the tenants
Hot Water Tanks	4 hot water tanks replaced 2020-2021
Elevator	None
Garage	None
Bathrooms	3497: 2015 3499: 2020 3501: 2021 1400 Aylwin: 2021
Kitchens	3497: 2015 3499: 2020 3501: 2021 1400 Aylwin: 2021 High end materials, granite kitchen counters
Certificate of Location	Gilles Lebel - 2018-03-21
Environmental Report	Phase 1 - Spheratest - 2021-04-26

Notes

- Renovated in 2020-2021 with high-end quality materials | Very secure building: security cameras, tempered glass windows and doors
- 2020-2021: New windows, interior and exterior doors, new balconies, fully redone kitchens and bathrooms, wall unit A/C in all the apartments, etc.
- 3501 Ste-Catherine: 1,840 sq.ft on 2 levels, 2 full bathrooms
- Ground floor and basement redone 100% | Basement's height is approximately 6' 8"

*** 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	1	25%	1,495 \$	17,940 \$	17%
2 bdrm	4 ½	0	0%	0 \$	0 \$	0%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	3	75%	2,363 \$	85,080 \$	83%
Total	5.75	4		2,146 \$	103,020 \$	

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

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	4	103,020 \$	100%	25,755 \$	
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		103,020 \$	100%		
Vacancies - Residential		3,091 \$	3.0%	773 \$	Normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		99,929 \$			
EXPENSES					
Taxes - Municipal		7,309 \$	7.3%	1,827 \$	2024 invoice
Taxes - School		904 \$	0.9%	226 \$	2024-2025 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		0 \$	0.0%	0 \$	
Insurance		3,918 \$	3.9%	980 \$	
Lawn Care / Snow Removal		0 \$	0.0%	0 \$	
Garbage Removal		0 \$	0.0%	0 \$	
Telephone and Internet		996 \$	1.0%	249 \$	
Contract - Extermination		0 \$	0.0%	0 \$	
Contract - Other		0 \$	0.0%	0 \$	
Contract - Other		0 \$	0.0%	0 \$	
Repairs & Maintenance		2,440 \$	2.4%	610 \$	Normalized
Reserve - Fridges & Stoves		1,960 \$	2.0%	490 \$	5 appliances + A/C
Superintendant - Janitor		860 \$	0.9%	215 \$	Normalized
Administration		4,247 \$	4.3%	1,062 \$	Normalized
Other Expense		0 \$	0.0%	0 \$	
TOTAL EXPENSES		22,634 \$	22.7%	5,659 \$	
NET REVENUE		77,295 \$	77.4%		

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FINANCING

	Mortgage Estimated			
LISTED PRICE	1,599,000 \$		1,599,000 \$	1,599,000 \$
LOAN AMOUNT	965,000 \$	60.4 %		0.0 %
Lender	Estimated Conventional			
Rate	5.00 %			
Amortization	30			
Term	5			
Maturity Date				
Monthly Payment	5,150 \$		0 \$	0 \$
Debt Coverage	1.25		0.00	0.00
CASH TO PURCHASE	634,000 \$	39.6 %	1,599,000 \$	100.0 %
			1,599,000 \$	100.0 %

RETURN

Net Revenue	77,295 \$	77,295 \$	77,295 \$
Mortgage Annual Cost	61,801 \$	0 \$	0 \$
Cash Flow	15,494 \$	77,295 \$	77,295 \$
Return on Cash Flow	2.44 %	4.83 %	4.83 %
Return on Investment	4.71 %	4.83 %	4.83 %
G.R.M.	15.52	15.52	15.52
N.R.M.	20.69	20.69	20.69
Cost per Unit	399,750 \$	399,750 \$	399,750 \$
Cap. Rate	4.83 %	4.83 %	4.83 %

COST PER UNIT

399,750 \$

RETURN ON
CASH FLOW

2.44 %

RETURN ON
INVESTMENT

4.71 %

CAPITALIZATION
RATE

4.83 %

Notes

- Option 1: New Conventional financing at the prevailing market conditions.

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Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
1		1400	3.5	1,495 \$	1,500 \$	5 \$	1,030	1.45 \$	RDC + Basement
3		3497	6.5	2,295 \$	2,400 \$	105 \$	1,400	1.64 \$	
2		3499	6.5	2,420 \$	2,400 \$	-20 \$	1,400	1.73 \$	
1		3501	6.5	2,375 \$	2,800 \$	425 \$	1,840	1.29 \$	RDC + Basement

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size	Average sq.ft	\$/sq.ft
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$			
RESIDENTIAL	4 Units	8,585 \$	103,020 \$	9,100 \$	109,200 \$	515 \$	6,180 \$	5.75	1,418	1.51 \$
OTHER REVENUES		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$			
GRAND TOTAL		8,585 \$	103,020 \$	9,100 \$	109,200 \$	515 \$	6,180 \$			

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	1	1,495 \$	1,495 \$	1,495 \$	1,495 \$	17,940 \$	1,500 \$	1,500 \$	18,000 \$	5 \$	5 \$	60 \$		
2 bdrm	4 ½	0	0 \$		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 \$	0 \$	0 \$
4 bdrm +	6 ½ +	3	2,363 \$	2,295 \$	2,420 \$	7,090 \$	85,080 \$	2,533 \$	7,600 \$	91,200 \$	170 \$	510 \$	6,120 \$		
TOTAL	5.75	4	2,146 \$			8,585 \$	103,020 \$	2,275 \$	9,100 \$	109,200 \$	129 \$	515 \$	6,180 \$		

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		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
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 \$
TOTAL						0 \$	0 \$			0 \$	0 \$			0 \$	0 \$

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
	4	2,146 \$	8,585 \$	103,020 \$
Total	4	2,146 \$	8,585 \$	103,020 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	2	1,935 \$	3,870 \$	46,440 \$
2	1	2,420 \$	2,420 \$	29,040 \$
3	1	2,295 \$	2,295 \$	27,540 \$
TOTAL	4	2,146 \$	8,585 \$	103,020 \$

Residential - Rent Roll Statistics

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RESIDENTIAL RENT - \$ PER UNIT

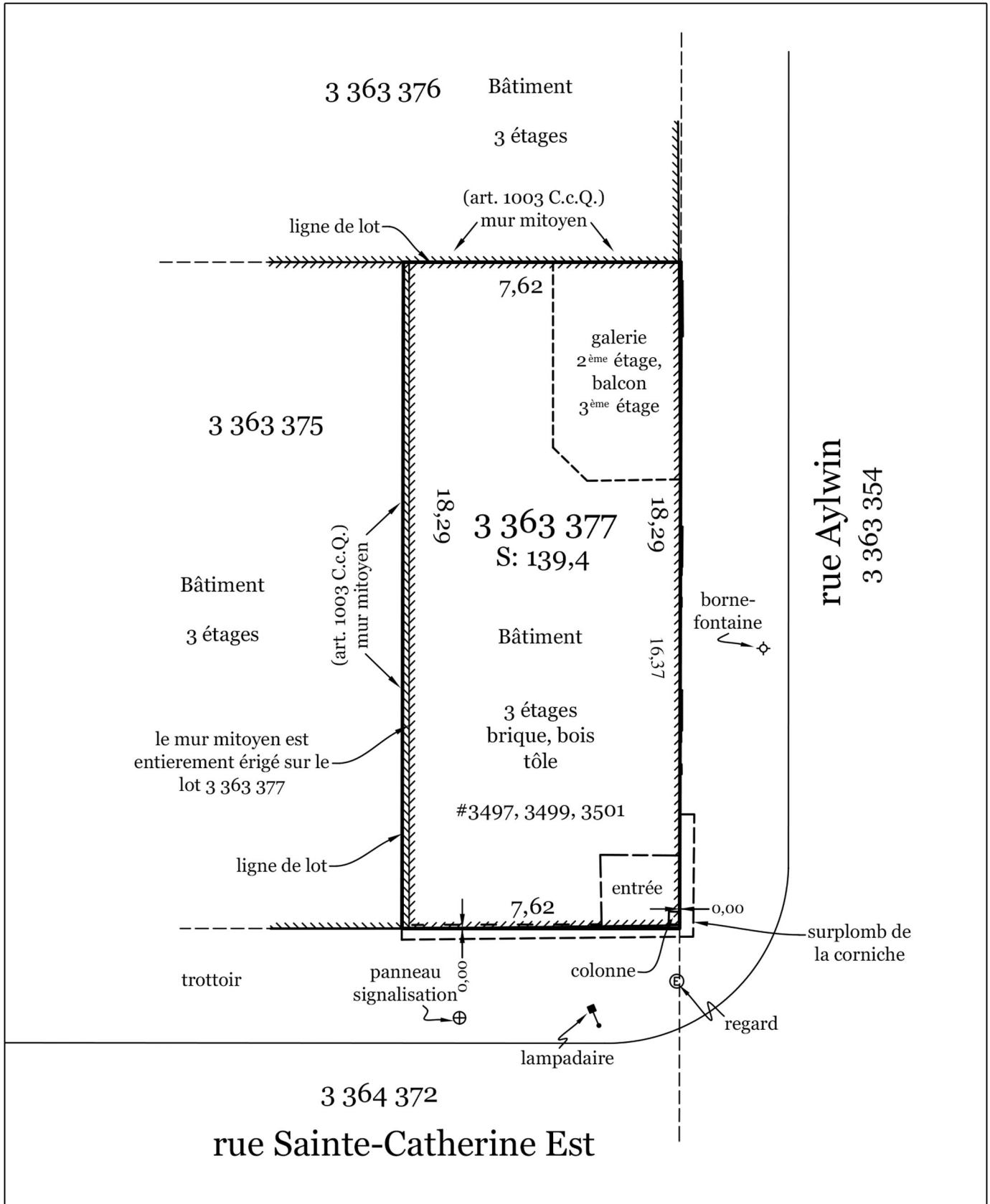
Type	Size	Units	Avg Size	Actual			Market	Upside		
				Min	Max	Average	\$/unit	\$/unit	Monthly \$	Annual \$
Studio	1 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Alcove	2 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	1	1,030 sq.ft	1,495 \$	1,495 \$	1,495 \$	1,500 \$	5 \$	5 \$	60 \$
2 bdrm	4 ½	0	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 +	3	1,547 sq.ft	2,295 \$	2,420 \$	2,363 \$	2,533 \$	170 \$	510 \$	6,120 \$
TOTAL	5.75	4	1,418 sq.ft			2,146 \$	2,275 \$	129 \$	515 \$	6,180 \$

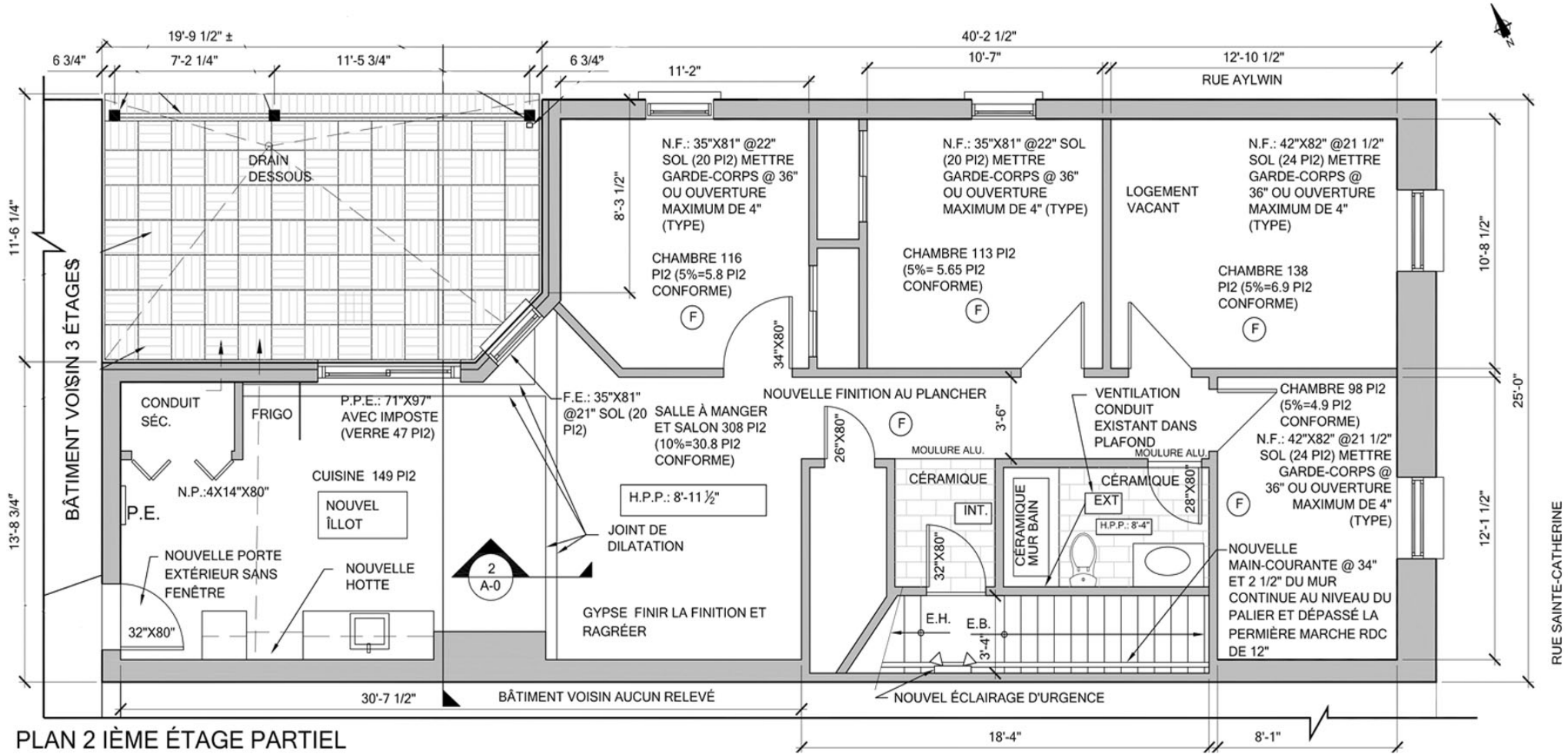
RESIDENTIAL RENT - \$ PER SQUARE FOOT

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	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
1 bdrm	3 ½	1	1,030 sq.ft	1.45 \$	1.45 \$	1.45 \$	1.46 \$	0.00 \$
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 +	3	1,547 sq.ft	1.29 \$	1.73 \$	1.53 \$	1.64 \$	0.11 \$
TOTAL	5.75	4	1,418 sq.ft			1.51 \$	1.60 \$	0.09 \$

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CATÉGORIES D'USAGES		
CATÉGORIE D'USAGES PRINCIPALE		Classe d'occupation
C.2	Commerces et services en secteur de faible intensité commerciale	A
AUTRE(S) CATÉGORIE(S) D'USAGES		
H	Habitation	-
-	-	-
-	-	-
-	-	-

PROTECTION DU PATRIMOINE ET PIIA	
SECTEUR SIGNIFICATIF	Numéro
Secteur soumis à des normes ou critères	A
SECTEUR DE PIIA	Numéro
-	-

NORMES PRESCRITES		
DENSITÉ	Min	Max
Densité / ISP	-	3
Densité résidentielle (log/ha)	-	-
IMPLANTATION		
Mode(s) d'implantation	Contigu	
Taux d'implantation (%)	30	100
Alignement de construction	Règles d'insertion	
Marge latérale (m)	1,5	-
Marge arrière (m)	3	-
HAUTEUR		
Hauteur (étage)	2	3
Hauteur (m)	-	12,5
Étage additionnel autorisé sous les combles	-	

NOTE(S)

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AMENDEMENT(S) INCLU(S) À CETTE VERSION
RCA19-27004

À jour au 2022-03-03

MISE EN GARDE: Cette fiche a été préparée uniquement pour la commodité du lecteur et n'a aucune valeur officielle. Aucune garantie n'est offerte quant à l'exactitude de l'information. Pour toute fins légales, le lecteur devra consulter la version officielle du règlement et de chacun de ses amendements

01



02



03



04



05



06



07



08



Ste-Catherine 3501 - 01



Ste-Catherine 3501 - 02



Ste-Catherine 3501 - 03



Ste-Catherine 3501 - 04



Ste-Catherine 3501 - 05



Ste-Catherine 3501 - 06



Ste-Catherine 3501 - 07



Ste-Catherine 3501 - 08



Ste-Catherine 3501 - 09



Ste-Catherine 3501 - 10



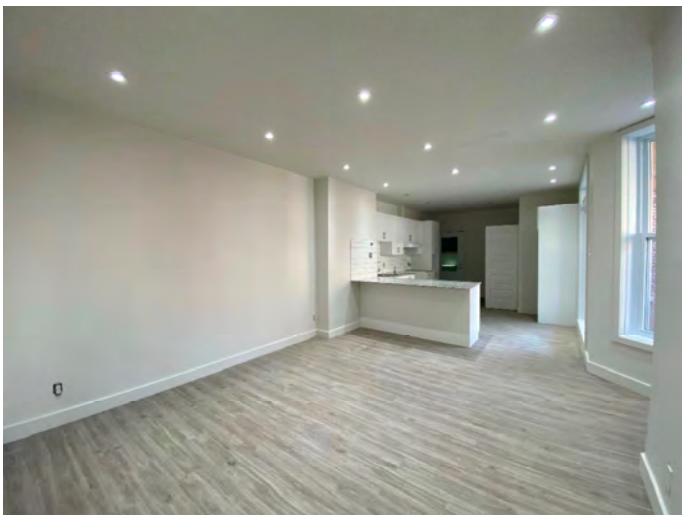
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Ste-Catherine 3499 - 02



Ste-Catherine 3499 - 03



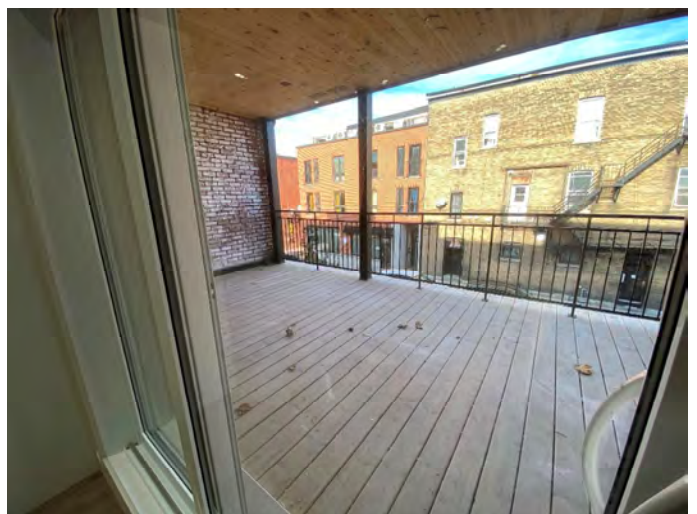
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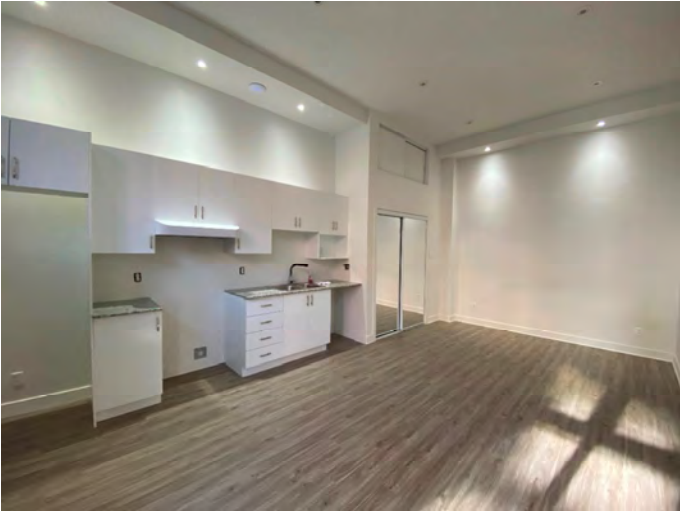
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Ste-Catherine 3499 - 06



Aylwin 1400 - 01



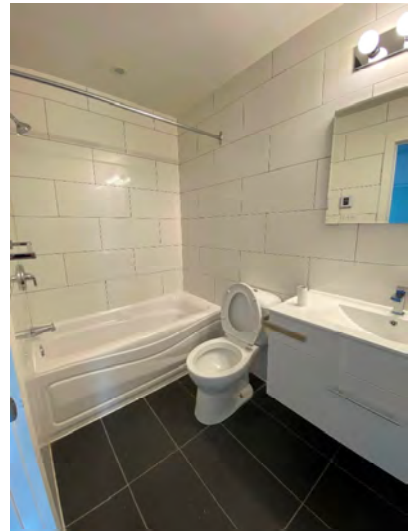
Aylwin 1400 - 02



Aylwin 1400 - 03



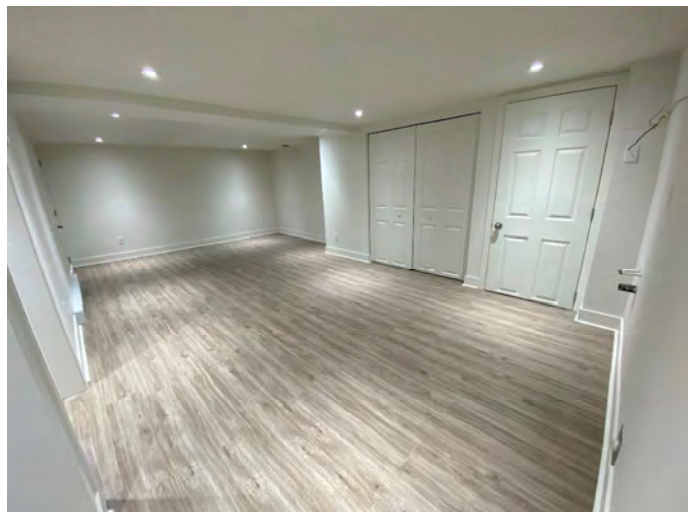
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Aylwin 1400 - 05



Aylwin 1400 - 06



Aylwin 1400 - 07



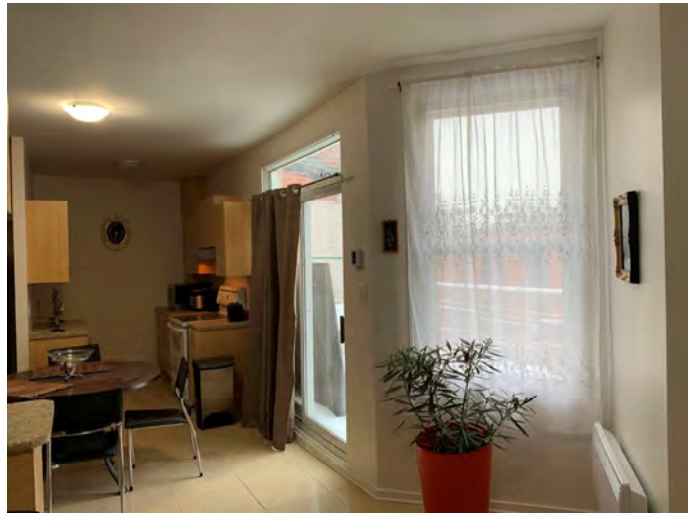
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Ste-Catherine 3497 - 02



Ste-Catherine 3497 - 03



Ste-Catherine 3497 - 04

