IMMEUBLES GLORIA

For Sale

149 Rue Principale E. — 1,360,000 $

Sainte-Agathe-des-Monts — **8 units**

Residential

1 1/2	2 1/2	3 1/2	4 1/2	5 1/2	6 1/2		
0	0	4	0	4	0	8	0

Financial Overview

GROSS POTENTIAL REVENUE	96,384 $
TOTAL EXPENSES	34,761 $
NET REVENUE	58,731 $
GRM	14.11
NRM	23.16
MUNICIPAL EVALUATION	858,600 $

COST PER UNIT	CAPITALIZATION RATE
170,000 $	**4.31 %**
RETURN ON CASH FLOW	**RETURN ON INVESTMENT**
3.14 %	**7.89 %**

Highlights

- Amazing 8-unit building in Sainte-Agathe-des-Monts
- Located in the heart of Sainte-Agathe's vibrant downtown
- Just an 8-minute walk to the Lac des Sables municipal beach
- Only 5 minutes on foot to Le Carrefour Ste-Agathe shopping center
- 25 minutes away from Mont Tremblant and Mont Blanc
- Large lot with 8 parking spaces and outdoor storage units
- Most units have been renovated within the last 10 years
- Current rents are below market value for the area
- Two units currently vacant
- Huge potential for revenue growth
- Eligible for over 85% in CMHC MLI Select financing
- An excellent investment opportunity not to be missed!

2025-05-23 13:29

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IMMEUBLES GLORIA

Description

149 Rue Principale E. — 1,360,000 $

Sainte-Agathe-des-Monts — **8 units**

Residential

Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	4
2 bdrm	4 ½	0
3 bdrm	5 ½	4
4 bdrm +	6 ½+	0
Total Units		**8**

Commercial

Commercial	0
Total Units	**0**

Parking

Parking	8
Garage	0
Storage	8
Total Spaces	**16**

General Information

Zoning	Residential	
Cadastral	5747446	
Building Type	Detached	
Floor Nb.	2	
Year Built	1975	
Lot Area	1,145	m2
Building Area	187	m2
Stove	As per leases	
Refrigerator	As per leases	
Washer	In apartments	
Dryer	In apartments	
Elevator	None	
Wash/Dry Hookups	In apartments	
Dishwasher Hookups	#7	
Pool	None	
Furnished	Fridge and stove (50	
AC units	None	
Basement	Apartments	
Fireplace	None	
Intercom	Yes	

Location

Main Artery	Route 117
Intersection	Route 117 / rue Principale E
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 & Owner

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants & Owner
Water Tank	

Building Overview

Roof	Flat roof with shingles
Windows	
Balconies	Balconies and railings recently redone
Exterior Walls	
Electricity	The owner pays the heating, hot water and electricity for the 3 1/2
Plumbing	Apartment #7 has a dishwasher hookup
Heating System	5 1/2: Electrical heating paid by the tenants | 3 1/2: Electrical heating paid by the owner
Hot Water Tanks	5 1/2: Electrical hot water paid by the tenants | 3 1/2: Electrical hot water paid by the owner
Elevator	None
Garage	8 exterior parking spaces
Bathrooms	Several renovated units
Kitchens	Several renovated units
Certificate of Location	Jean Gordon - 2013-04-25 | A new certificate of location has been mandated
Environmental Report	Phase 1 - Enviro-Conseil - 2013 | Phase 2 - Solmatech - 2014 | A new Phase 1 has been mandated

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.

*** 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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IMMEUBLES GLORIA

Revenue & Expenses

149 Rue Principale E. — 1,360,000 $

Sainte-Agathe-des-Monts — **8 units**

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**	4	50%	778 $	37,344 $	39%
2 bdrm	**4 ½**	0	0%	0 $	0 $	0%
3 bdrm	**5 ½**	4	50%	1,230 $	59,040 $	61%
4 bdrm +	**6 ½+**	0	0%	0 $	0 $	0%
Total	**4.50**	**8**		**1,004 $**	**96,384 $**	

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

REVENUE		$	%	Per Unit	Notes
Revenue - Residential	8	96,384 $	100%	12,048 $	July 2025
Revenue - Commercial	0	0 $	0%	0 $	
Revenue - Garage	0	0 $	0%	0 $	
Revenue - Parking	8	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		**96,384 $**	**100%**		
Vacancies - Residential		2,892 $	3.0%	361 $	CMHC normalized
Vacancies - Commercial		0 $	0.0%	0 $	
Vacancies - Parking		0 $	0.0%	0 $	
GROSS EFFECTIVE REVENUE		**93,492 $**			
EXPENSES					
Taxes - Municipal		15,004 $	16.1%	1,876 $	2025 invoice
Taxes - School		579 $	0.6%	72 $	2024-2025 facture
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		3,048 $	3.3%	381 $	3 1/2 : Electricity paid by owner
Insurance		5,077 $	5.4%	635 $	
Lawn Care / 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		4,880 $	5.2%	610 $	CMHC normalized
Reserve - Fridges & Stoves		480 $	0.5%	60 $	CMHC normalized
Superintendant - Janitor		1,720 $	1.8%	215 $	CMHC normalized
Administration		3,973 $	4.3%	497 $	CMHC normalized
Other Expense			0.0%	0 $	
TOTAL EXPENSES		**34,761 $**	**37.2%**	**4,345 $**	
NET REVENUE		**58,731 $**	**62.8%**		

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Investment Analysis

149 Rue Principale E. — 1,360,000 $

Sainte-Agathe-des-Monts — 8 units

FINANCING

	CMHC MLI Select (100 pts)		CMHC MLI Select (50 pts)		CMHC (regular)	
LISTED PRICE	**1,360,000 $**		**1,360,000 $**		**1,360,000 $**	
LOAN AMOUNT	**1,190,000 $**	87.5 %	**1,090,000 $**	80.1 %	**925,000 $**	68.0 %
Lender	**CMHC MLI Select**		**CMHC MLI Select**		**CMHC (regular)**	
Rate	3.85 %		3.85 %		3.85 %	
Amortization	50		40		40	
Term	5		5		5	
Maturity Date						
Monthly Payment	4,449 $		4,434 $		3,763 $	
Debt Coverage	**1.10**		**1.10**		**1.30**	
CASH TO PURCHASE	**170,000 $**	12.5%	**270,000 $**	19.9%	**435,000 $**	32.0%

RETURN

	CMHC MLI Select (100 pts)	CMHC MLI Select (50 pts)	CMHC (regular)
Net Revenue	58,731 $	58,731 $	58,731 $
Mortgage Annual Cost	53,383 $	53,207 $	45,153 $
Cash Flow	**5,348 $**	**5,524 $**	**13,578 $**
Return on Cash Flow	**3.14 %**	**2.04 %**	**3.12 %**
Return on Investment	**7.89 %**	**6.40 %**	**5.41 %**
G.R.M.	14.11	14.11	14.11
N.R.M.	23.16	23.16	23.16
Cost per Unit	170,000 $	170,000 $	170,000 $
Cap. Rate	4.31 %	4.31 %	4.31 %

COST PER UNIT	RETURN ON CASH FLOW	RETURN ON INVESTMENT	CAPITALIZATION RATE
170,000 $	**3.14 %**	**7.89 %**	**4.31 %**

Notes

- Option 1: New CMHC MLI SELECT (100 points) financing with the energy efficiency and/or affordability criteria.
- Option 2: New CMHC MLI SELECT (50 points) financing with the energy efficiency criteria.
- Option 3: New regular CMHC financing at the prevailing market conditions.

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Residential - Rent Roll

149 Rue Principale E.

Sainte-Agathe-des-Monts | **8 units**

#	Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	Notes
1	SS	149	**01**	3.5	778 $	1,050 $	272 $	
2	SS	149	**02**	3.5	778 $	1,050 $	272 $	
3	SS	149	**03**	3.5	778 $	1,050 $	272 $	
4	SS	149	**04**	3.5	778 $	1,050 $	272 $	
5	1	149	**05**	5.5	860 $	1,800 $	940 $	
6	1	149	**06**	5.5	860 $	1,800 $	940 $	
7	2	149	**07**	5.5	1,600 $	1,800 $	200 $	Vacant estimated
8	2	149	**08**	5.5	1,600 $	1,800 $	200 $	Vacant estimated
9	L	149	**Lockers (8)**	Storage	0 $	80 $	80 $	
10	P	149	**Parking (8)**	Parking	0 $	600 $	600 $	

		Rent Actual		Potential Rent		Diff. Actual VS Potential	
		Monthly $	Annual $	Monthly $	Annual $	Monthly $	Annual $
RESIDENTIAL	8 Units	8,032 $	96,384 $	11,400 $	136,800 $	3,368 $	40,416 $
OTHER REVENUES		0 $	0 $	680 $	8,160 $	680 $	8,160 $
GRAND TOTAL		**8,032 $**	**96,384 $**	**12,080 $**	**144,960 $**	**4,048 $**	**48,576 $**

Average Apartment Size 4.50

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Residential - Rent Roll

Statistics

149 Rue Principale E.

Sainte-Agathe-des-Monts — **8 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	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
1 bdrm	3 ½	4	778 $	778 $	778 $	3,112 $	37,344 $	1,050 $	4,200 $	50,400 $	272 $	1,088 $	13,056 $
2 bdrm	4 ½	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
3 bdrm	5 ½	4	1,230 $	860 $	1,600 $	4,920 $	59,040 $	1,800 $	7,200 $	86,400 $	570 $	2,280 $	27,360 $
4 bdrm +	6 ½ +	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
TOTAL	**4.50**	**8**	**1,004 $**			**8,032 $**	**96,384 $**	**1,425 $**	**11,400 $**	**136,800 $**	**421 $**	**3,368 $**	**40,416 $**

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		1	0 $	0 $	0 $	0 $	0 $	600 $	600 $	7,200 $	600 $	600 $	7,200 $
Storage		1	0 $	0 $	0 $	0 $	0 $	80 $	80 $	960 $	80 $	80 $	960 $
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:	D:				0 $	0 $		0 $	0 $		0 $	0 $
TOTAL						**0 $**	**0 $**		**680 $**	**8,160 $**		**680 $**	**8,160 $**

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly $	Annual $
149	8	1,004 $	8,032 $	96,384 $
Total	**8**	**1,004 $**	**8,032 $**	**96,384 $**

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly $	Annual $
1	2	860 $	1,720 $	20,640 $
2	2	1,600 $	3,200 $	38,400 $
SS	4	778 $	3,112 $	37,344 $
TOTAL	**8**	**1,004 $**	**8,032 $**	**96,384 $**

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THE LOCATION

149 RUE PRINCIPALE E.

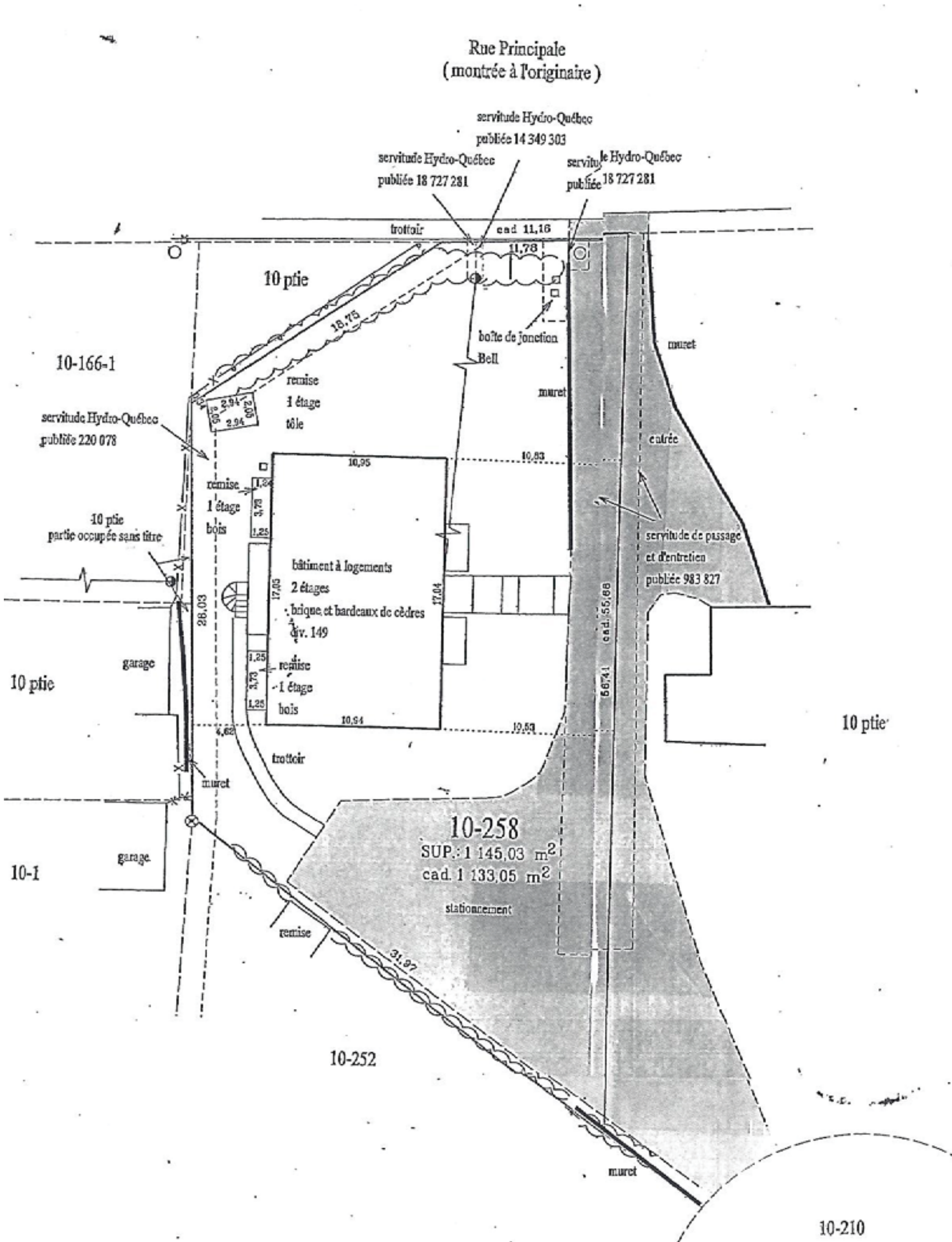
Highway 15
1000 m
(~1 min.
by car)

Lac des
Sables
800 m
(~10 min.)

Le Carrefour
Ste-Agathe
450 m
(~5 min.)

CERTIFICATE OF LOCATION

149 RUE PRINCIPALE E.



ZONING

149 RUE PRINCIPALE E.

MUNICIPAL ASSESSMENT

149 RUE PRINCIPALE E.

9 novembre 2024
10h36

SAINTE AGATHE DES MONTS

Rôle d'évaluation foncière
VILLE DE SAINTE-AGATHE-DES-MONTS
en vigueur pour les exercices financiers 2025, 2026 et 2027

1. Identification de l'unité d'évaluation

Retour au menu

Adresse :	149, RUE PRINCIPALE EST
Cadastre(s) et numéro(s) de lot :	5747446
Numéro matricule :	4400-39-2848-6-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	5713

2. Propriétaire

Retour au menu

Nom :	GESTION MAXIDEV INC.
Statut aux fins d'imposition scolaire :	Physique
Adresse postale :	Non disponible
Date d'inscription au rôle :	2014-05-15

3. Caractéristiques de l'unité d'évaluation

Retour au menu

Caractéristiques du terrain

Mesure frontale :	11,78 m
Superficie :	1 145,000 m2

Caractéristiques du bâtiment principal

Nombre d'étages :	2
Année de construction :	1975 (Réelle)
Aire d'étages :	374,5 m2
Genre de construction :	Non disponible
Lien physique :	D?tach?
Nombre de logements :	8
Nombre de locaux non résidentiels :	0
Nombre de chambres locatives :	0

4. Valeurs au rôle d'évaluation

Retour au menu

Valeur du terrain :	228 600 $
Valeur du bâtiment :	630 000 $
Valeur de l'immeuble :	858 600 $
Valeur de l'immeuble au rôle antérieur :	658 100 $

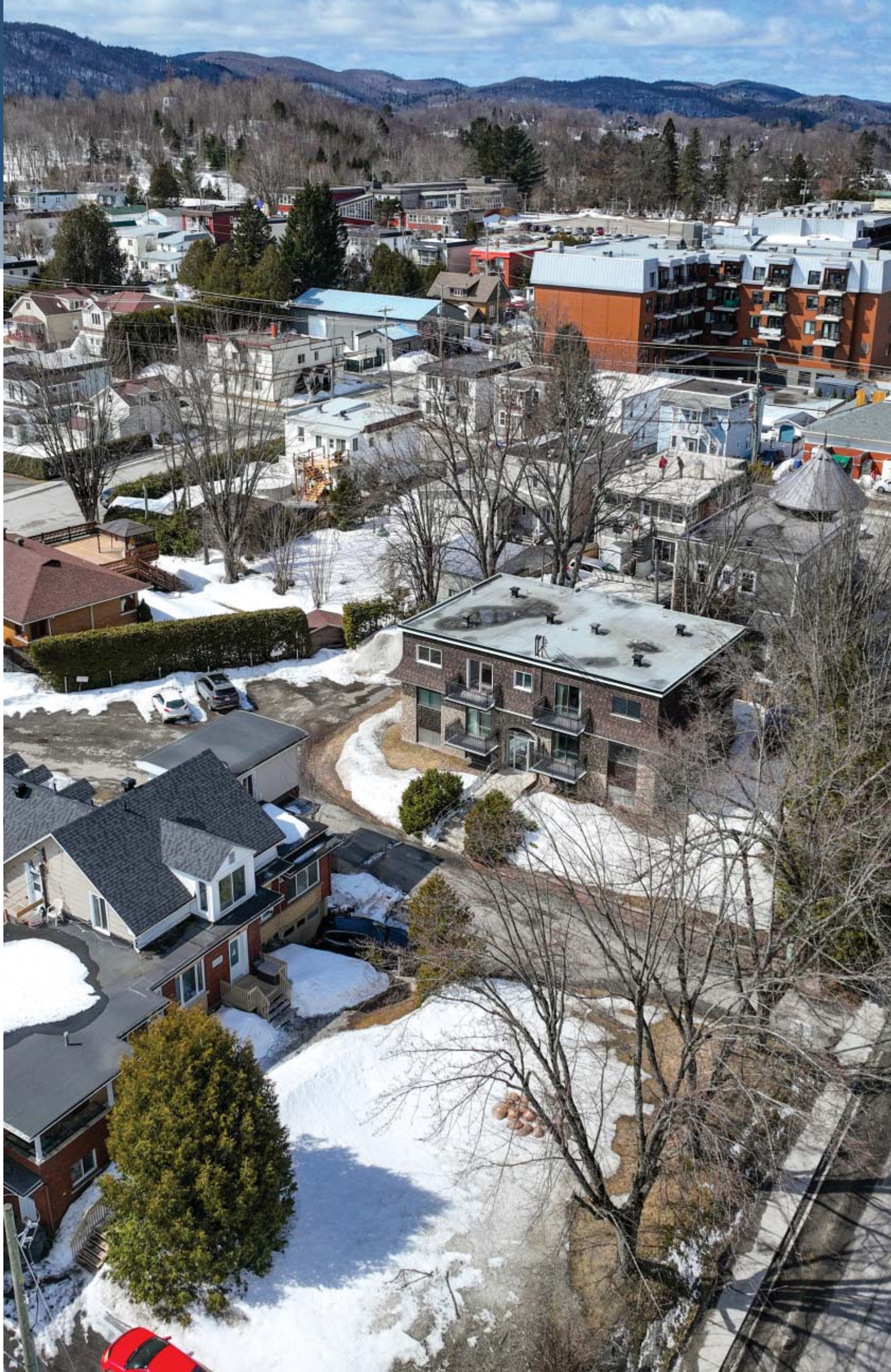
5. Répartition fiscale

Retour au menu

Catégorie et classe d'immeuble à des fins d'application des taux variés de taxation : Résiduelle

Sous-catégorie r?sidentielle à laquelle appartient l'unité	% applicable aux fins d'établissement du montant de la taxe
Sous-catégorie RESIDENTIELLE 6 LOGEMENTS ET +	100 %

Valeur imposable de l'immeuble : 858 600 $
Valeur non imposable de l'immeuble : 0 $



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DISCLOSURE

149 RUE PRINCIPALE E.

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 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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