

3845-3853 Claude

1,540,000 \$

Verdun

5 units



Residential



Financial Overview

GROSS EFFECTIVE REVENUE	77,755 \$
TOTAL EXPENSES	19,163 \$
NET REVENUE	58,593 \$
GRM	19.21
NRM	26.28
MUNICIPAL EVALUATION	933,500 \$

COST PER UNIT

308,000 \$

CAPITALIZATION
RATE

3.80 %

RETURN ON
CASH FLOW

0.96 %

RETURN ON
INVESTMENT

1.79 %

Highlights

- Ideal investment property: Perfect for investors or owner-occupant
- Building features: 1 x 5 1/2 and 4 x 3 1/2, 3 parking, 700 sq ft backyard
- Prime Location: In the heart of vibrant Verdun neighborhood
- Steps from Wellington Street and De l'Église metro station
- Close to Arthur-Therrien Park, Verdun Beach, Atwater Market
- Walk Score: 93 and Bike Score: 95
- 3 out of 5 units completely renovated in 2021-2022
- Large renovated 1,200 sq.ft ground-floor 5 1/2
- Electrical heating and hot water paid by the tenants
- Great potential to increase the rents in the 2 non-renovated units
- Qualifies for an advantageous CMHC MLI Select financing
- Incredible investment opportunity in a great location!



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Residential

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



Commercial

Commercial

Total Units

Parking

Parking	3
Garage	0
Storage	0

Total Spaces **3**

General Information

Zoning	Residential
Cadastral	1154357
Building Type	Attached
Floor Nb.	3
Year Built	1931
Lot Area	293 m2
Building Area	
Stove	As per leases
Refrigerator	As per leases
Washer	In apartments
Dryer	In apartments
Elevator	None
Wash/Dry Hookups	In all apartments
Dishwasher Hookups	In some apartments
Pool	None
Furnished	Renovated units : 5 ap
AC units	Renovated units : Wall
Basement	Crawlspace
Fireplace	None
Intercom	None

Location

Main Artery	Wellington St.
Intersection	Hickson
Shopping Center	Promenades Wellington
Metro Station	Verdun Metro and De L'Église
Bus	58, 61, 108, 350
School	Concordia, McGill, UQAM
Hospital	MUHC
Attraction	Verdun's Beach, Lachine Cana

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	Tar and gravel (July 2017) 10 years warranty
Windows	
Balconies	Ground level and 2nd floor front balconies replaced with fiberglass (June 2020) Exterior aluminium front stairs replaced (202
Exterior Walls	
Electricity	100AMP panels in the units
Plumbing	
Heating System	Electrical heating paid by the tenants 3845, 3849, and 3853 have wall-mounted A/C units
Hot Water Tanks	Electrical hot water heating paid by the tenants
Elevator	None
Garage	3 exterior parking spaces
Bathrooms	3845, 3849, and 3853 : Completely renovated, new kitchen, new bathroom, A/C wall units
Kitchens	3845, 3849, and 3853 : Completely renovated, new kitchen, new bathroom, A/C wall units
Certificate of Location	Martin Lavoie - 2020-11-30
Environmental Report	None

Notes

- Zoning : H1-H3 | Up to 12 units | Zone 02-67
- 3 out of 5 units were completely renovated in 2021-2022
- 700 sq ft backyard used exclusively by the tenant of 3845 on the ground floor
- Possibility to qualify for an advantageous CMHC MLI SELECT financing with the energy efficiency criteria

*** This sale is made without any legal warranty of quality, on an "as is, where is" basis, at the BUYER's own risks ***

Revenue & Expenses

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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	4	80%	1,108 \$	53,160 \$	66%
2 bdrm	4 ½	0	0%	0 \$	0 \$	0%
3 bdrm	5 ½	1	20%	2,250 \$	27,000 \$	34%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	3.90	5		1,336 \$	80,160 \$	

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

REVENUE

VENUE		\$	%	Per Unit	Notes
Revenue - Residential	5	80,160 \$	100%	16,032 \$	
Revenue - Commercial		0 \$	0%	0 \$	
Revenue - Garage	0	0 \$	0%	0 \$	
Revenue - Parking	3	0 \$	0%	0 \$	Included in the leases
Revenue - Laundry		0 \$	0%	0 \$	
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
GROSS POTENTIAL REVENUE		80,160 \$	100%		
Vacancies - Residential		2,405 \$	3.0%	481 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		77,755 \$			

EXPENSES

Taxes - Municipal	5,563 \$	7.2%	1,113 \$	2023 invoice
Taxes - School	720 \$	0.9%	144 \$	2023-2024 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	4,200 \$	5.4%	840 \$	Estimated
Lawn Care / Snow Removal	0 \$	0.0%	0 \$	
Garbage Removal	0 \$	0.0%	0 \$	
Rental - Hot Water Tanks	0 \$	0.0%	0 \$	
Telephone / Intercom	0 \$	0.0%	0 \$	
Contract - Other	0 \$	0.0%	0 \$	
Contract - Other	0 \$	0.0%	0 \$	
Maintenance & Repairs	3,050 \$	3.9%	610 \$	CMHC normalized
Reserve - Fridges & Stoves	1,250 \$	1.6%	250 \$	5 appliances + A/C (3 apartments)
Superintendant - Janitor	1,075 \$	1.4%	215 \$	CMHC normalized
Administration	3,305 \$	4.3%	661 \$	CMHC normalized
Other Expense	0 \$	0.0%	0 \$	
TOTAL EXPENSES	19,163 \$	24.6%	3,833 \$	
NET REVENUE	58,593 \$	75.4%		

Investment Analysis

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FINANCING

FINANCING		CMHC MLI Select (100 pts)		CMHC MLI Select (50 pts)		CMHC (regular)	
LISTED PRICE		1,540,000 \$		1,540,000 \$		1,540,000 \$	
LOAN AMOUNT		985,000 \$	64.0 %	925,000 \$	60.1 %	785,000 \$	51.0 %
	Lender	CMHC MLI Select		CMHC MLI Select		CMHC estimated	
	Rate	5.00 %		5.00 %		5.00 %	
	Amortization	50		40		40	
	Term	5		5		5	
	Maturity Date						
	Monthly Payment	4,438 \$		4,429 \$		3,759 \$	
	Debt Coverage	1.10		1.10		1.30	
CASH TO PURCHASE		555,000 \$	36.0%	615,000 \$	39.9%	755,000 \$	49.0%

RETURN

Net Revenue	58,593 \$	58,593 \$	58,593 \$
Mortgage Annual Cost	53,252 \$	53,147 \$	45,103 \$
Cash Flow	5,340 \$	5,445 \$	13,489 \$
Return on Cash Flow	0.96 %	0.88 %	1.78 %
Return on Investment	1.79 %	2.11 %	2.63 %
G.R.M.	19.21	19.21	19.21
N.R.M.	26.28	26.28	26.28
Cost per Unit	308,000 \$	308,000 \$	308,000 \$
Cap. Rate	3.80 %	3.80 %	3.80 %

COST PER UNIT

308,000 \$

RETURN ON
CASH FLOW

0.96 %

RETURN ON
INVESTMENT

1.79 %

CAPITALIZATION
RATE

3.80 %

Notes

- Option 1: New CMHC MLI Select financing with the energy efficiency criteria (100 pts).
- Option 2: New CMHC MLI Select financing with the energy efficiency criteria (50 pts).
- Option 3: New regular CMHC 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		3845	5.5	2,250 \$	2,600 \$	350 \$	1,200	1.88 \$	Renovated
2		3847	3.5	1,000 \$	1,500 \$	500 \$	550	1.82 \$	
3		3849	3.5	1,350 \$	1,500 \$	150 \$	550	2.45 \$	Renovated
3		3851	3.5	830 \$	1,500 \$	670 \$	550	1.51 \$	
2		3853	3.5	1,250 \$	1,500 \$	250 \$	550	2.27 \$	Renovated
P		Parking	Parking	0 \$	125 \$	125 \$		0.00 \$	Included in lease
P		Parking	Parking	0 \$	125 \$	125 \$		0.00 \$	Included in lease
P		Parking	Parking	0 \$	125 \$	125 \$		0.00 \$	Included in lease

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size	
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	Average sq.ft	
								\$/sq.ft	
RESIDENTIAL	5 Units	6,680 \$	80,160 \$	8,600 \$	103,200 \$	1,920 \$	23,040 \$		3.90
OTHER REVENUES		0 \$	0 \$	375 \$	4,500 \$	375 \$	4,500 \$		680
GRAND TOTAL		6,680 \$	80,160 \$	8,975 \$	107,700 \$	2,295 \$	27,540 \$		1.96 \$

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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	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	4	1,108 \$	830 \$	1,350 \$	4,430 \$	53,160 \$	1,500 \$	6,000 \$	72,000 \$	393 \$	1,570 \$	18,840 \$
2 bdrm	4 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
3 bdrm	5 ½	1	2,250 \$	2,250 \$	2,250 \$	2,250 \$	27,000 \$	2,600 \$	2,600 \$	31,200 \$	350 \$	350 \$	4,200 \$
4 bdrm +	6 ½ +	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	3.90	5	1,336 \$			6,680 \$	80,160 \$	1,720 \$	8,600 \$	103,200 \$	384 \$	1,920 \$	23,040 \$

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		3	0 \$	0 \$	0 \$	0 \$	0 \$	125 \$	375 \$	4,500 \$	125 \$	375 \$	4,500 \$
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:	D:				0 \$	0 \$		0 \$	0 \$		0 \$	0 \$
TOTAL						0 \$	0 \$		375 \$	4,500 \$		375 \$	4,500 \$

STATISTICS

STATISTICS PER BUILDING					STATISTICS PER FLOOR				
Address	Units	Average	Monthly \$	Annual \$	Floor	Units	Average	Monthly \$	Annual \$
	5	1,336 \$	6,680 \$	80,160 \$	1	1	2,250 \$	2,250 \$	27,000 \$
Total	5	1,336 \$	6,680 \$	80,160 \$	2	2	1,125 \$	2,250 \$	27,000 \$
					3	2	1,090 \$	2,180 \$	26,160 \$
					TOTAL	5	1,336 \$	6,680 \$	80,160 \$

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	4	550 sq.ft	830 \$	1,350 \$	1,108 \$	1,500 \$	393 \$	1,570 \$	18,840 \$
2 bdrm	4 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
3 bdrm	5 ½	1	1,200 sq.ft	2,250 \$	2,250 \$	2,250 \$	2,600 \$	350 \$	350 \$	4,200 \$
4 bdrm +	6 ½ +	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	3.90	5	680 sq.ft			1,336 \$	1,720 \$	384 \$	1,920 \$	23,040 \$

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	4	550 sq.ft	1.51 \$	2.45 \$	2.01 \$	2.73 \$	0.71 \$
2 bdrm	4 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
3 bdrm	5 ½	1	1,200 sq.ft	1.88 \$	1.88 \$	1.88 \$	2.17 \$	0.29 \$
4 bdrm +	6 ½ +	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
TOTAL	3.90	5	680 sq.ft			1.96 \$	2.53 \$	0.56 \$

LOCATION

3845-3853 CLAUDE

This property is ideally located in the heart of Verdun, close to De L'Église metro station, Canal Lachine, Wellington street and Atwater Market.



De L'Église
Metro
900 m
(~10 min.)



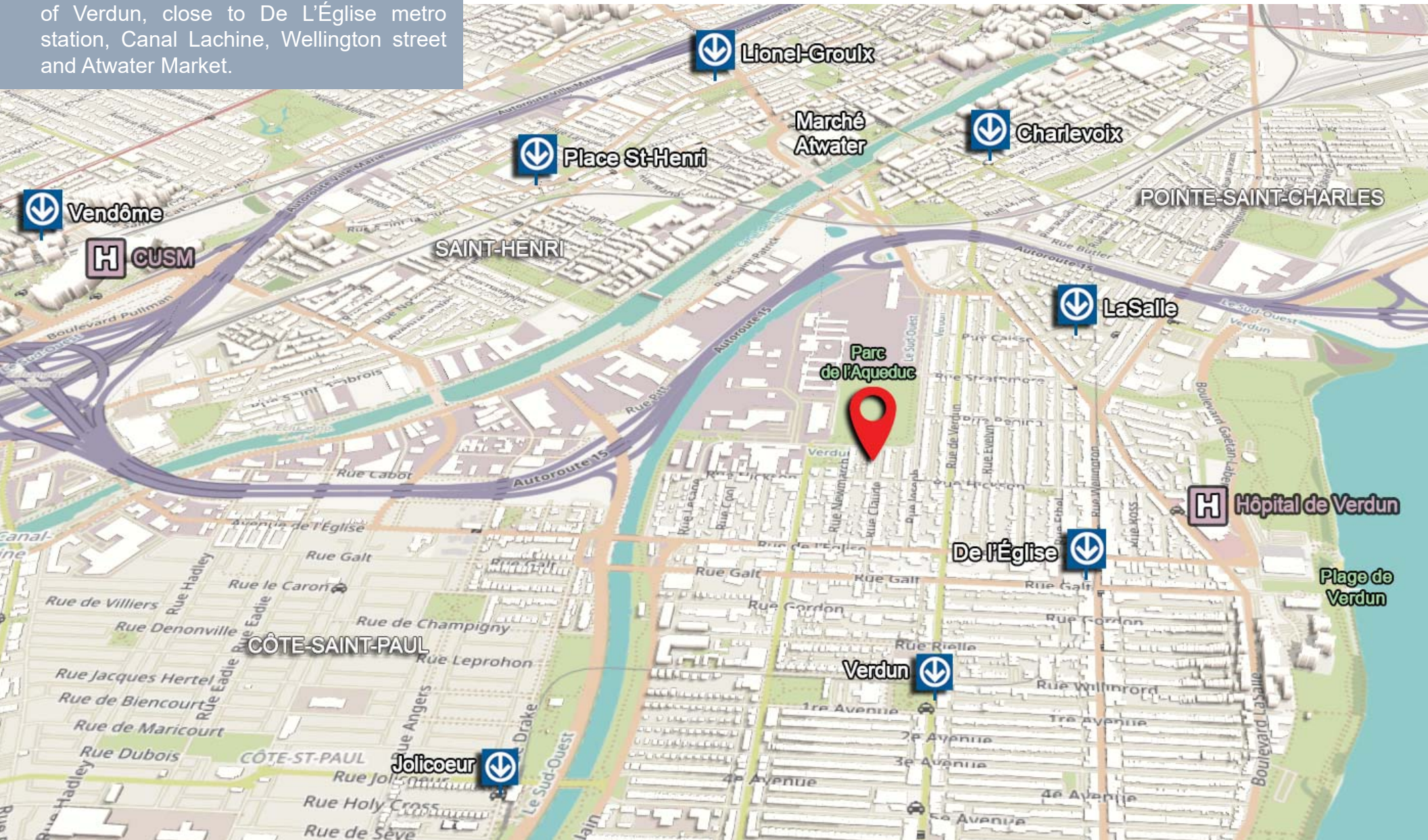
Arthur-Therrien
Park and
Verdun's Beach
(~15 min.)



Atwater
Market
1.8 km
(~22 min.)

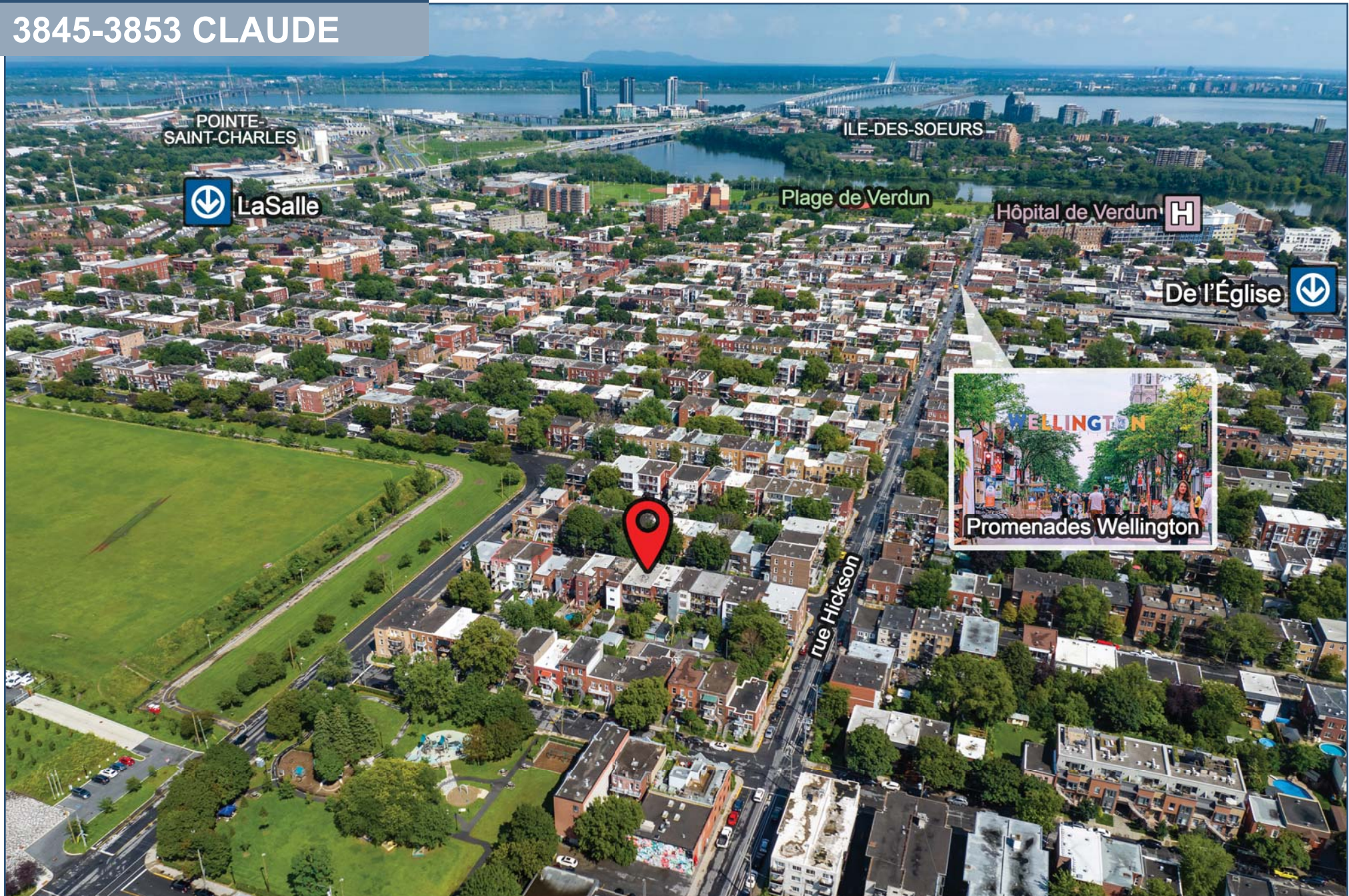


Easy access to
Highway 15
and to Champlain
Bridge



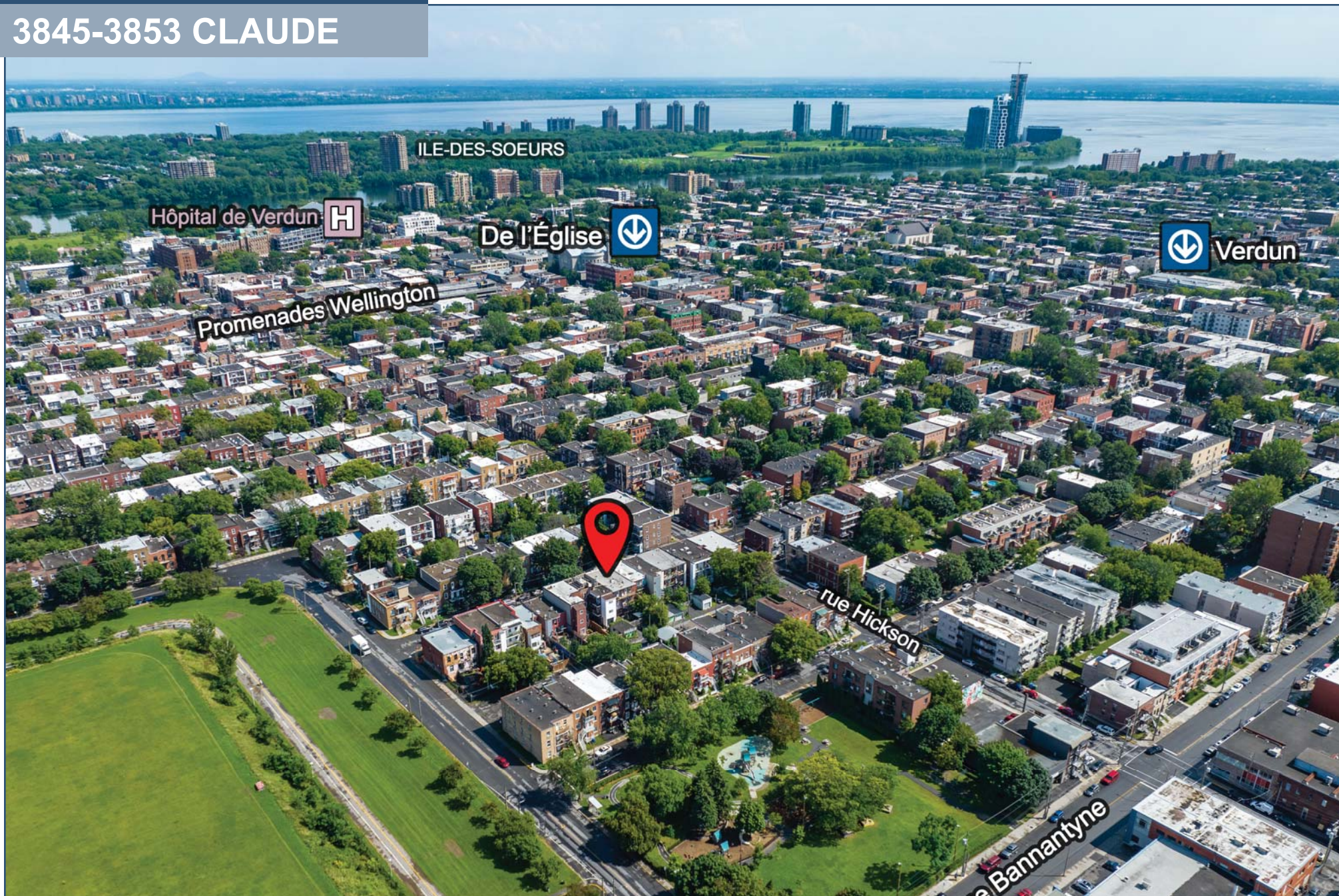
LOCATION

3845-3853 CLAUDE



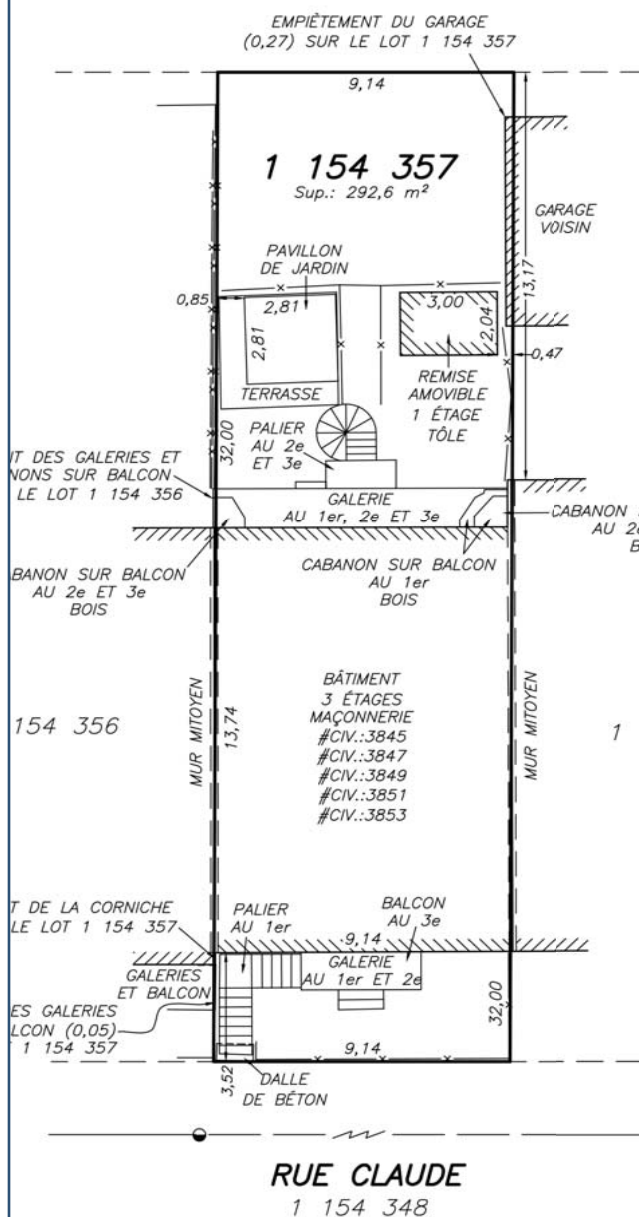
LOCATION

3845-3853 CLAUDE



CERTIFICATE OF LOCATION

3845-3853 CLAUDE



3845-3853 CLAUDE

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01



02



03



04



05



06



07



08



09



DISCLOSURE

3845-3853 CLAUDE

DISCLOSURE

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