

2375 Jean-Talon E.

4,100,000 \$

Villeray - Saint-Michel

17 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	263,820 \$
TOTAL EXPENSES	74,994 \$
NET REVENUE	181,383 \$
GRM	15.54
NRM	22.60
MUNICIPAL EVALUATION	2,026,800 \$

COST PER UNIT

241,176 \$

CAPITALIZATION
RATE

4.42 %

RETURN ON
CASH FLOW

2.14 %

RETURN ON
INVESTMENT

6.67 %

Highlights

- Beautiful 17 units building with incredible location
- Located directly in front of D'Iberville Metro Station
- A few steps away from commercial section of Beaubien E street
- Heating and hot water paid by the owner
- Over \$400,000 invested in renovations since 2018
- Redone: roof, balconies, brick, intercom, garage doors, etc
- 4 units have been completely renovated recently
- Very well maintained and managed property over the years
- Excellent quality of tenants, lots of rental demand in the area
- Good potential to increase the rents
- Amazing investment opportunity in great location!



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Residential

Studio	1 ½	1
Alcove	2 ½	2
1 bdrm	3 ½	4
2 bdrm	4 ½	10
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
Total Units		17



Commercial

Commercial	0
Total Units	0



Parking

Parking	0
Garage	3
Storage	10
Total Spaces	13

General Information

Zoning	Residential
Cadastral	2167342
Building Type	Attached
Floor Nb.	3
Year Built	1960
Lot Area	416 m2
Building Area	
Stove	As per leases
Refrigerator	As per leases
Washer	Owner
Dryer	Owner
Elevator	None
Wash/Dry Hookups	Laundry room & 4 apt.
Dishwasher Hookups	
Pool	None
Furnished	Fridge & stove
AC units	
Basement	Units and garage
Fireplace	None
Intercom	Yes

Location

Main Artery	Jean-Talon E.
Intersection	Jean-Talon E. / Papineau
Shopping Center	Boulevard Shopping Centre
Metro Station	Iberville Metro Station
Bus	45, 93, 94, 359, 372
School	Rosemont College, A-Grasset
Hospital	Jean-Talon Hospital
Attraction	Jean-Talon Market

Heating

Energy Source	Natural Gas
Heating Type	Hot Water
Responsibility	Owner

Heating Hot Water

Energy Source	Natural Gas
Responsibility	Owner
Water Tank	

Building Overview

Roof	Tar and gravel Redone in 2018 (\$29,000) 10 years warranty
Windows	
Balconies	Fiber glass balconies with aluminium ramps Replaced in 2019 (\$19,000)
Exterior Walls	Brick work done in the front in 2019 (\$65,000)
Electricity	400 A main electrical entry 60AMP panels with breakers replaced in 2017
Plumbing	Commercial washer/dryer replaced in 2019 (\$3600) Washer/dryer hookups in the 4 renovated units only
Heating System	Hot water heating system with natural gas furnace (2010) Heating paid by the owner
Hot Water Tanks	Gas hot water heater replaced in 2021 (\$10,000) Hot water paid by the owner
Elevator	None
Garage	3 interior garage spaces 3 garage doors replaced in 2019 (\$4,400)
Bathrooms	Four 4 ½ units were fully renovated in 2019
Kitchens	Four 4 ½ units were fully renovated in 2019
Certificate of Location	Réjean Archambault - 2012-11-13 A new certificate of location will be ordered by the seller
Environmental Report	Phase 1 - Spheratest - 2013 and 2018 A new Phase 1 report will be ordered by the seller

Notes

- Zoning: Usage C.4 H (commercial and residential) | Zone C03-052
- Over \$400,000 in renovations invested since 2018
- New mailboxes (2021) | Intercom replaced in 2018 | 17 new smoke detectors replaced in 2021

*** 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	1	6%	950 \$	11,400 \$	5%
Alcove	2 ½	2	12%	1,050 \$	25,200 \$	10%
1 bdrm	3 ½	4	24%	995 \$	47,760 \$	19%
2 bdrm	4 ½	10	59%	1,365 \$	163,740 \$	66%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	3.85	17		1,216 \$	248,100 \$	

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

REVENUE

		\$	%	Per Unit	Notes
Revenue - Residential	17	248,100 \$	94%	14,594 \$	July 2025
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	3	11,160 \$	4%	656 \$	
Revenue - Parking	0	0 \$	0%	0 \$	
Revenue - Laundry		2,160 \$	1%	127 \$	Estimated
Revenue - Storage		2,400 \$	1%	141 \$	Estimated
Revenue - Other		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
GROSS POTENTIAL REVENUE		263,820 \$	100%		
Vacancies - Residential		7,443 \$	3.0%	438 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		256,377 \$			

EXPENSES

Taxes - Municipal	13,328 \$	5.2%	784 \$	2025 invoice
Taxes - School	1,649 \$	0.6%	97 \$	2024-2025 invoice
Taxes - Water	0 \$	0.0%	0 \$	
Taxes - Garbages	0 \$	0.0%	0 \$	
Taxes - Special	0 \$	0.0%	0 \$	
Natural Gas	12,186 \$	4.8%	717 \$	
Electricity	806 \$	0.3%	47 \$	Service
Insurance	14,487 \$	5.7%	852 \$	
Lawn Care / Snow Removal	0 \$	0.0%	0 \$	
Garbage Removal	0 \$	0.0%	0 \$	
Internet	1,104 \$	0.4%	65 \$	Apt. #4 and #6
Alarm	0 \$	0.0%	0 \$	
Telephone / Intercom	0 \$	0.0%	0 \$	
Contract - Extermination	0 \$	0.0%	0 \$	
Repairs & Maintenance	10,370 \$	4.0%	610 \$	CMHC normalized
Reserve - Appliances	2,040 \$	0.8%	120 \$	CMHC normalized
Superintendent - Janitor	6,205 \$	2.4%	365 \$	CMHC normalized
Administration	12,819 \$	5.0%	754 \$	CMHC normalized
Other Expense	0 \$	0.0%	0 \$	
TOTAL EXPENSES	74,994 \$	29.3%	4,411 \$	
NET REVENUE	181,383 \$	70.8%		

Investment Analysis

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FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)		CMHC MLI Select (100 pts)	
LISTED PRICE	4,100,000 \$		4,100,000 \$		4,100,000 \$	
LOAN AMOUNT	3,325,000 \$	81.1 %	2,815,000 \$	68.7 %	3,600,000 \$	87.8 %
Lender	CMHC MLI Select		CMHC (regular)		CMHC MLI Select	
Rate	3.95 %		3.95 %		3.95 %	
Amortization	40		40		50	
Term	5		5		5	
Maturity Date						
Monthly Payment	13,727 \$		11,622 \$		13,690 \$	
Debt Coverage	1.10		1.30		1.10	
CASH TO PURCHASE	775,000 \$	18.9 %	1,285,000 \$	31.3 %	500,000 \$	12.2 %

RETURN

Net Revenue	181,383 \$	181,383 \$	181,383 \$
Mortgage Annual Cost	164,725 \$	139,459 \$	164,283 \$
Cash Flow	16,658 \$	41,924 \$	17,100 \$
Return on Cash Flow	2.14 %	3.26 %	3.42 %
Return on Investment	6.67 %	5.57 %	8.15 %
G.R.M.	15.54	15.54	15.54
N.R.M.	22.60	22.60	22.60
Cost per Unit	241,176 \$	241,176 \$	241,176 \$
Cap. Rate	4.42 %	4.42 %	4.42 %

COST PER UNIT

241,176 \$

RETURN ON
CASH FLOW

2.14 %

RETURN ON
INVESTMENT

6.67 %

CAPITALIZATION
RATE

4.42 %

Notes

- Option 1: New CMHC MLI Select financing with the energy efficiency criteria (50 points).
- Option 2: New regular CMHC financing.
- Option 3: New CMHC MLI Select financing with the energy efficiency and affordability criteria (100 points).

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#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
1	SS	2375	01	4.5	1,405 \$	1,750 \$	345 \$	
2	SS	2375	02	3.5	750 \$	1,350 \$	600 \$	
3	1	2375	03	4.5	1,150 \$	1,750 \$	600 \$	
4	1	2375	04	1.5	950 \$	1,050 \$	100 \$	
5	1	2375	05	3.5	1,150 \$	1,350 \$	200 \$	
6	1	2375	06	4.5	1,515 \$	1,750 \$	235 \$	
7	1	2375	07	4.5	1,710 \$	1,750 \$	40 \$	
8	2	2375	08	4.5	1,220 \$	1,750 \$	530 \$	
9	2	2375	09	2.5	1,050 \$	1,150 \$	100 \$	
10	2	2375	10	3.5	730 \$	1,350 \$	620 \$	
11	2	2375	11	4.5	1,100 \$	1,750 \$	650 \$	
12	2	2375	12	4.5	1,750 \$	1,750 \$	0 \$	
13	3	2375	14	4.5	875 \$	1,750 \$	875 \$	
14	3	2375	15	4.5	1,300 \$	1,750 \$	450 \$	
15	3	2375	16	2.5	1,050 \$	1,150 \$	100 \$	
16	3	2375	17	4.5	1,620 \$	1,750 \$	130 \$	
17	3	2375	18	3.5	1,350 \$	1,350 \$	0 \$	Vacant Estimated
18	G	2375	G01	Garage	350 \$	350 \$	0 \$	
19	G	2375	G02	Garage	300 \$	350 \$	50 \$	
20	G	2375	G03	Garage	280 \$	350 \$	70 \$	
21	L	2375	Laundry	Laundry	180 \$	180 \$	0 \$	Estimated (4 units has washer/dryer hookups)
22	S	2375	S01	Storage	20 \$	20 \$	0 \$	Estimated
23	S	2375	S02	Storage	20 \$	20 \$	0 \$	Estimated
24	S	2375	S03	Storage	20 \$	20 \$	0 \$	Estimated
25	S	2375	S04	Storage	20 \$	20 \$	0 \$	Estimated
26	S	2375	S05	Storage	20 \$	20 \$	0 \$	Estimated
27	S	2375	S06	Storage	20 \$	20 \$	0 \$	Estimated
28	S	2375	S07	Storage	20 \$	20 \$	0 \$	Estimated
29	S	2375	S08	Storage	20 \$	20 \$	0 \$	Estimated
30	S	2375	S09	Storage	20 \$	20 \$	0 \$	Estimated
31	S	2375	S10	Storage	20 \$	20 \$	0 \$	Estimated

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#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes			
					Rent Actual		Potential Rent		Diff. Actual VS Potential	Average Apartment Size	3.85
					Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	
RESIDENTIAL	17	Units			20,675 \$	248,100 \$	26,250 \$	315,000 \$	5,575 \$	66,900 \$	
OTHER REVENUES					1,310 \$	15,720 \$	1,430 \$	17,160 \$	120 \$	1,440 \$	
GRAND TOTAL					21,985 \$	263,820 \$	27,680 \$	332,160 \$	5,695 \$	68,340 \$	

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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	1	950 \$	950 \$	950 \$	950 \$	11,400 \$	1,050 \$	1,050 \$	12,600 \$	100 \$	100 \$	1,200 \$
Alcove	2 ½	2	1,050 \$	1,050 \$	1,050 \$	2,100 \$	25,200 \$	1,150 \$	2,300 \$	27,600 \$	100 \$	200 \$	2,400 \$
1 bdrm	3 ½	4	995 \$	730 \$	1,350 \$	3,980 \$	47,760 \$	1,350 \$	5,400 \$	64,800 \$	355 \$	1,420 \$	17,040 \$
2 bdrm	4 ½	10	1,365 \$	875 \$	1,750 \$	13,645 \$	163,740 \$	1,750 \$	17,500 \$	210,000 \$	386 \$	3,855 \$	46,260 \$
3 bdrm	5 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
4 bdrm +	6 ½ +	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	3.85	17	1,216 \$			20,675 \$	248,100 \$	1,544 \$	26,250 \$	315,000 \$	328 \$	5,575 \$	66,900 \$

AMENITIES

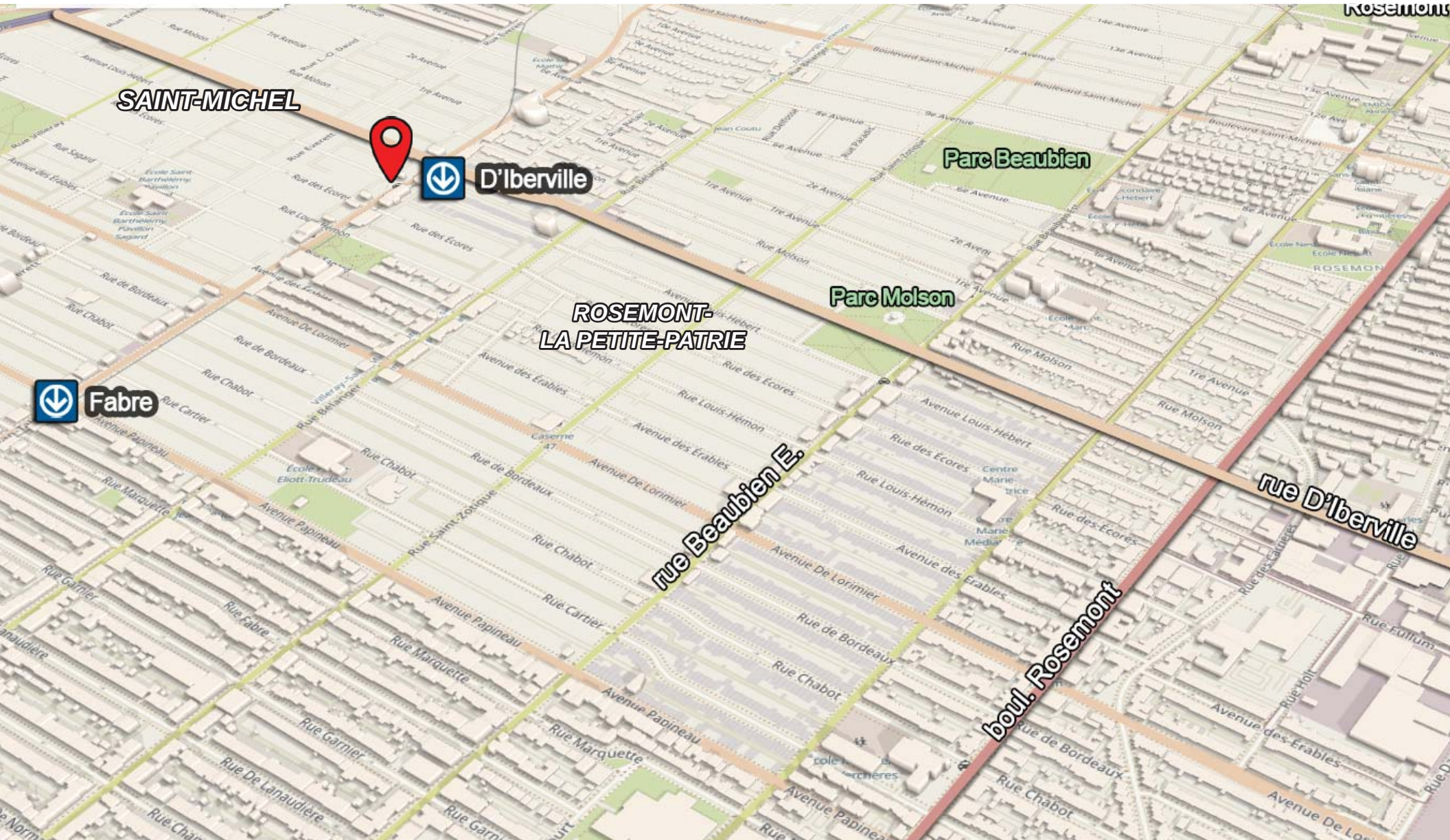
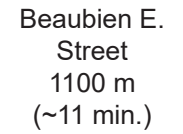
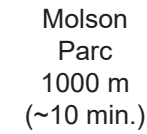
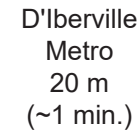
Type	Size	Units	Actual					Market Value			Difference Actual VS Market		
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$
Garage		3	310 \$	280 \$	350 \$	930 \$	11,160 \$	350 \$	1,050 \$	12,600 \$	40 \$	120 \$	1,440 \$
Parking		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Storage		10	20 \$	20 \$	20 \$	200 \$	2,400 \$	20 \$	200 \$	2,400 \$	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: 1 D: 1					180 \$	2,160 \$		180 \$	2,160 \$		0 \$	0 \$
TOTAL						1,310 \$	15,720 \$		1,430 \$	17,160 \$		120 \$	1,440 \$

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
2375	17	1,216 \$	20,675 \$	248,100 \$
Total	17	1,216 \$	20,675 \$	248,100 \$

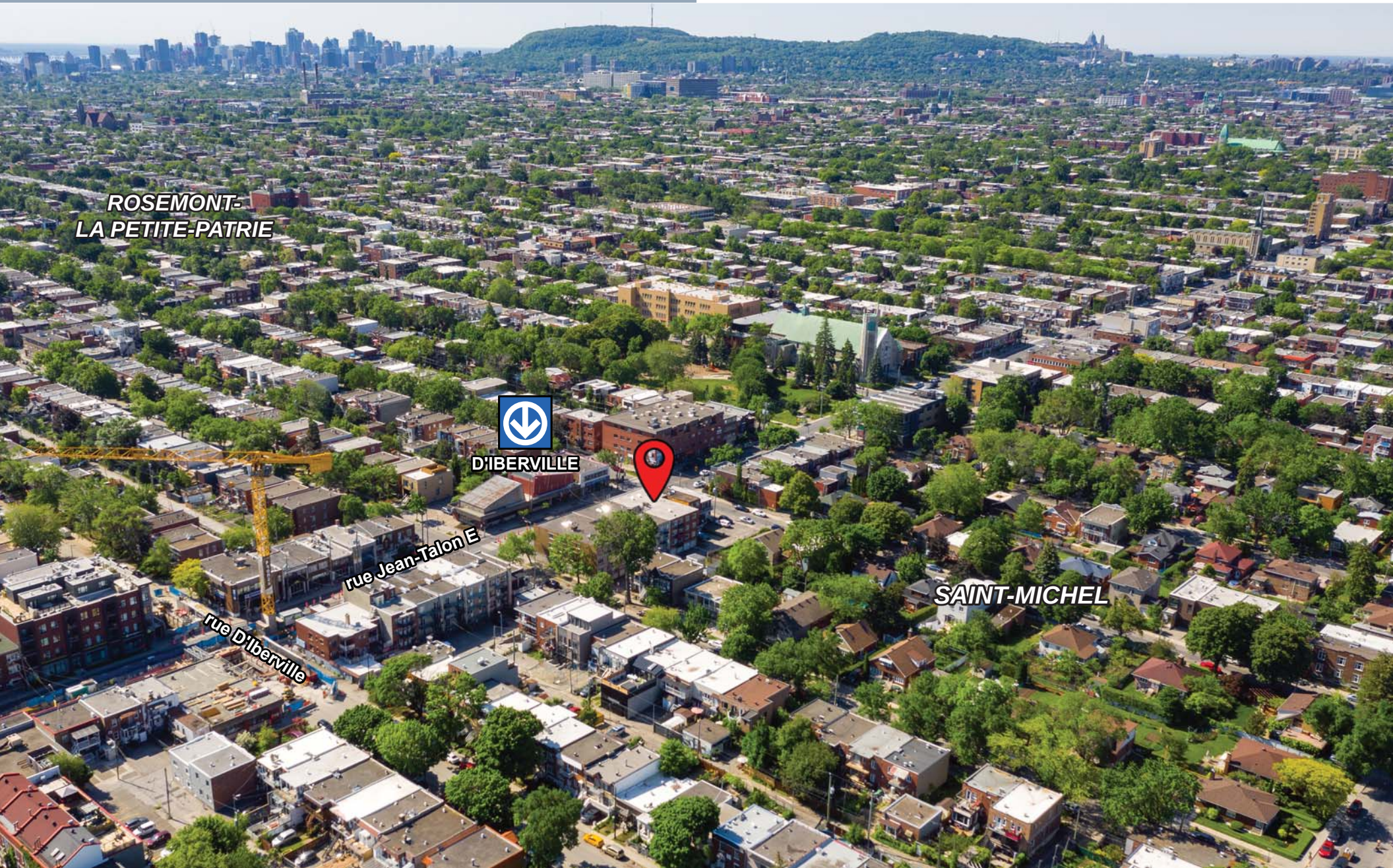
STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	5	1,295 \$	6,475 \$	77,700 \$
2	5	1,170 \$	5,850 \$	70,200 \$
3	5	1,239 \$	6,195 \$	74,340 \$
SS	2	1,078 \$	2,155 \$	25,860 \$
TOTAL	17	1,216 \$	20,675 \$	248,100 \$

2375 JEAN-TALON E.



THE LOCATION

2375 JEAN-TALON E.



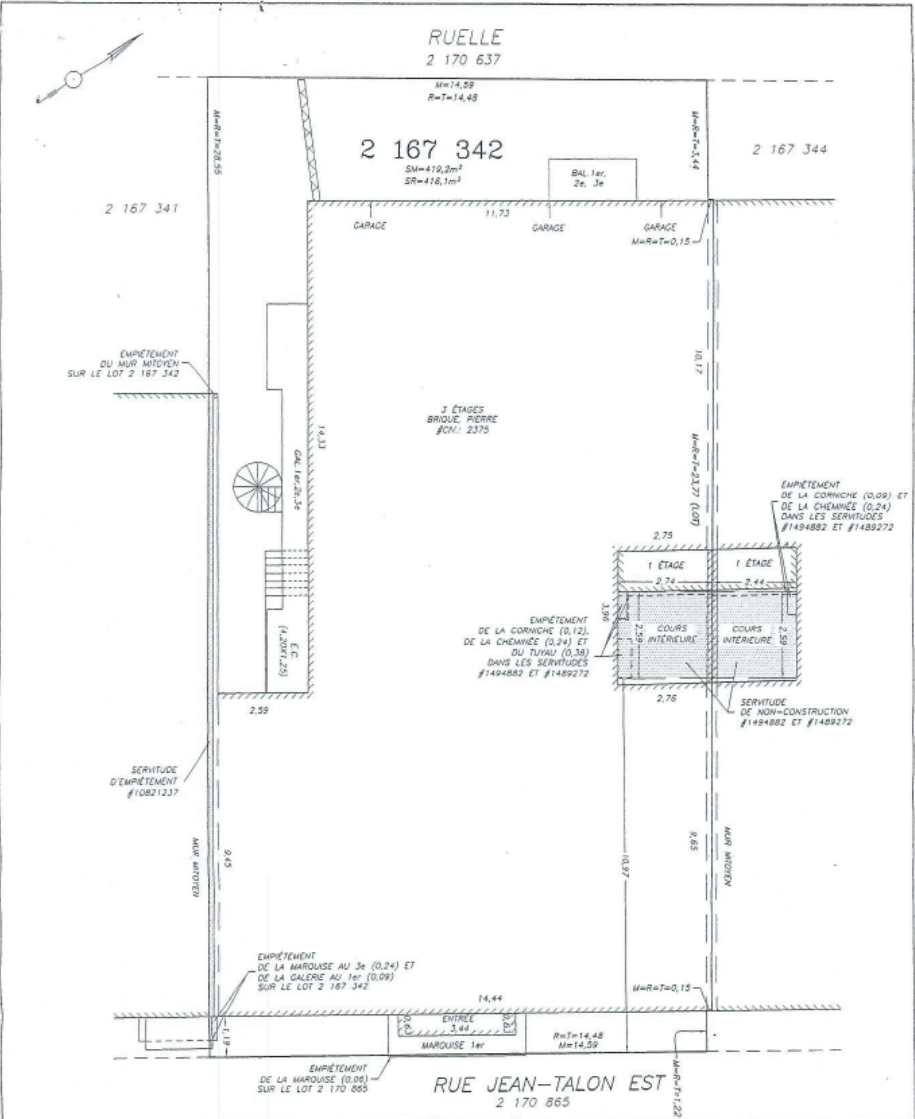
THE LOCATION

2375 JEAN-TALON E.



CERTIFICATE OF LOCATION

2375 JEAN-TALON E.



labre & associés
ARPENTEURS • GÉOMÈTRES INC.

LAVAL • BROSSARD • REPENTIGNY • ST-EUSTACHE
• MONTRÉAL •
UN SEUL NUMÉRO DE TÉLÉPHONE : (514) 642-2000

CERTIFICAT DE LOCALISATION

MONTRÉAL LE 13 NOVEMBRE 2012



7 juin 2025

ZONING

2375 JEAN-TALON E.



Extrait du rôle d'évaluation foncière

Municipalité de Montréal
En vigueur pour les exercices financiers 2023-2024-2025

1. Identification de l'unité d'évaluation

Adresse :	2375 Rue Jean-Talon Est
Arrondissement :	Arrondissement de Villieray - Saint-Michel - Parc-Extension
Numéro de lot :	2167342
Numéro de matricule :	9645-78-4582-2-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	3963
Numéro de compte foncier :	30 - F67276900

2. Propriétaire

Nom :	NIYAZOVA, ZAITENAM
Statut aux fins d'imposition scolaire :	Personne physique
Adresse postale :	995 CH DU BORD-DE-L'EAU S , NOYAN QUEBEC, J0J 1B0
Date d'inscription au rôle :	2013-06-27
Nom :	KHAZIYEV, KHAINIJAN
Statut aux fins d'imposition scolaire :	Personne physique

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain		Caractéristiques du bâtiment principal	
Mesure frontale :	14,48 m	Nombre d'étages :	3
Superficie :	416,1 m ²	Année de construction :	1960
		Aire d'étages :	895,6 m ²
		Genre de construction :	
		Lien physique :	En rangée plus de 1 côté
		Nombre de logements :	17
		Nombre de locaux non résidentiels :	
		Nombre de chambres locatives :	

4. Valeurs au rôle d'évaluation

Rôle courant		Rôle antérieur	
Date de référence au marché :	2021-07-01	Date de référence au marché :	2018-07-01
Valeur du terrain :	395 300 \$	Valeur de l'immeuble au rôle antérieur :	1 427 300 \$
Valeur du bâtiment :	1 631 500 \$		
Valeur de l'immeuble :	2 026 800 \$		

5. Répartition fiscale

Catégorie et classe d'immeuble à des fins d'application des taux variés de taxation :		Six logements et plus	
Valeur imposable de l'immeuble :	2 026 800 \$	Valeur non imposable de l'immeuble :	0 \$

Grille des usages et des normes

USAGES AUTORISÉS			ZONE : C03-052				
Catégories d'usages autorisées		Principal					
Habitation		H					
Commerce	C.4						
Industrie							
Équipements collectifs et institutionnels							
Niveaux de bâtiment autorisés							
Rez-de-chaussée (RDC)		X					
Inférieurs au RDC		X					
Immédiatement supérieur au RDC	(2 ^e étage)	X					
Tous sauf le RDC		X					
Tous les niveaux							
Autres exigences particulières							
Usages uniquement autorisés							
Usages exclus							
Nombre de logements maximal							
Superficie des usages spécifiques		max (m2)					
Distance entre deux restaurants		min (m)					
Catégorie de débit de boissons alcooliques		(A-B-C-D-E)	C				
Café-terrasse autorisé			X				

CADRE BÂTI

Hauteur					
En mètre	min/max (m)	0/11	0/11		
En étage	min/max	2/3	2/3		
Implantation et densité					
Largeur du terrain	min (m)	-	-		
Mode d'implantation	(I-J-C)	C	C		
Taux d'implantation au sol	min/max (%)	35/85	35/85		
Densité	min/max	-	-		
Marges					
Avant principale	min/max (m)	0/4,5	0/4,5		
Avant secondaire	min/max (m)	0/3	0/3		
Latérale	min (m)	1,5	1,5		
Arrière	min (m)	3	3		
Apparence d'un bâtiment					
Pourcentage d'ouvertures	min/max (%)	10/40	10/40		
Pourcentage de maçonnerie	min (%)	80	80		
Patrimoine					
Secteur d'intérêt patrimonial	(A, AA, B, F)			-	

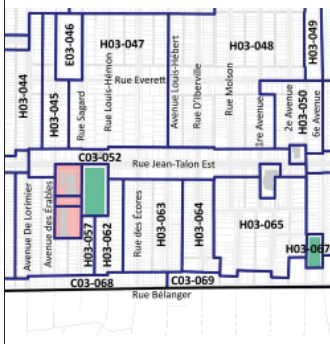
AUTRES DISPOSITIONS

Dispositions particulières	
Articles visés	665.61; 665.62
Autres dispositions particulières	
Enseignes	
Catégorie d'affichage	A-1
Règlements discrétionnaires	
PIIA (secteur)	4
PAE	-

MISES À JOUR

01-283-108 (2021-01-19)	01-283-122 (2025-05-28)
01-283-115 (2023-03-07)	
01-283-116 (2023-04-04)	

CARTE DE LA ZONE



**Cette grille contient des dispositions applicables à la zone concernée. D'autres dispositions, dont celles générales, se retrouvent dans le texte du règlement.

Jean-Talon 2375 - 01



Jean-Talon 2375 - 02



Jean-Talon 2375 - 03



Jean-Talon 2375 - 04



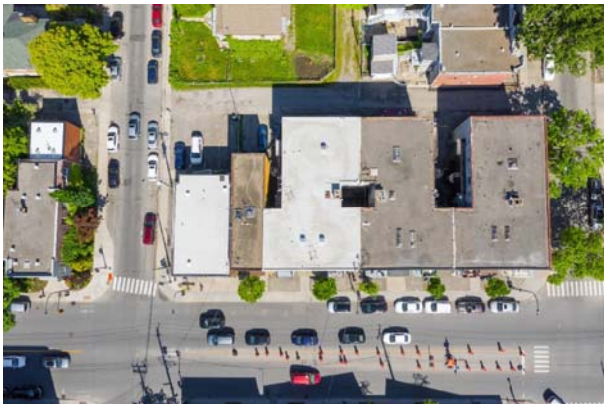
Jean-Talon 2375 - 05



Jean-Talon 2375 - 06



Jean-Talon 2375 - 07



Jean-Talon 2375 - 08



Jean-Talon 2375 - 09



Jean-Talon 2375 - 10



Jean-Talon 2375 - 11



Jean-Talon 2375 - 12



Jean-Talon 2375 - 13



Jean-Talon 2375 - 14



Jean-Talon 2375 - 15



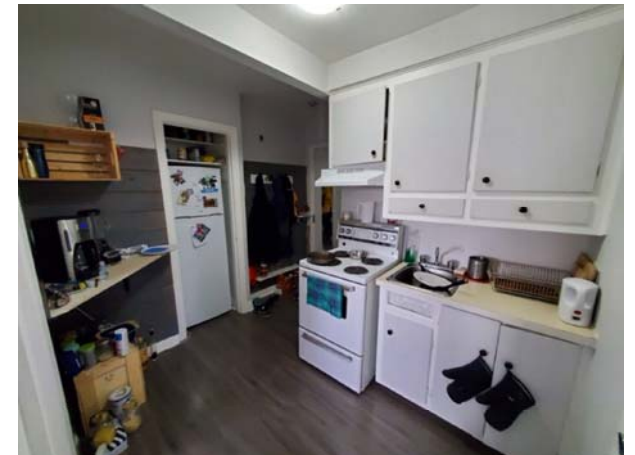
Jean-Talon 2375 - 16



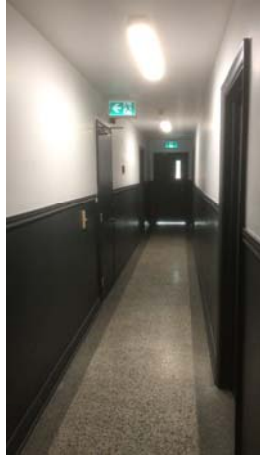
Jean-Talon 2375 - 17



Jean-Talon 2375 - 18



Jean-Talon 2375 - 19



Jean-Talon 2375 - 20



Jean-Talon 2375 - 21



Jean-Talon 2375 - apt#12 - 01



Jean-Talon 2375 - apt#12 - 02



Jean-Talon 2375 - apt#12 - 03



Jean-Talon 2375 - apt#12 - 04



Jean-Talon 2375 - apt#12 - 05



Jean-Talon 2375 - apt#12 - 06



DISCLOSURE

2375 JEAN-TALON 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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IMMEUBLES GLORIA
Real Estate Agency