

86-92-98 Desmarchais

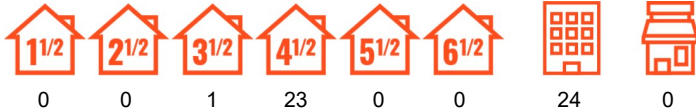
5,900,000 \$

Longueuil

24 units



Residential



GROSS EFFECTIVE REVENUE 249,492 \$	NET REVENUE 172,469 \$
AVERAGE MONTHLY RENT 893 \$	COST PER UNIT 245,833 \$
POTENTIAL FINANCING 3,325,000 \$	MUNICIPAL EVALUATION 2,941,400 \$

Highlights

- Three superb concrete buildings located in the heart of Longueuil
- Prime location near Ch. De Chambly
- Quick access to Longueuil Metro by bus and to Montreal
- Close to all services: grocery stores, pharmacies, shopping centers
- Consisting of 24 large units: 23 x 4 1/2 and 1 x 3 1/2
- 24 parking spaces and washer/dryer hookups in the units
- Electrical heating and hot water paid by tenants
- Current rents are extremely low for the area
- Huge potential to increase the revenues
- Possibility to assume existing loans of approximately \$3,700,000
- Excellent optimization project in a sought-after area!



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Residential

Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	1
2 bdrm	4 ½	23
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
Total Units	24	



Commercial

Commercial	0
Total Units	0



Parking

Parking	24
Garage	0
Storage	0
Total Spaces	24

General Information

Zoning	Residential
Cadastral	1927004
Building Type	Semi-Detached
Floor Nb.	3 1/2
Year Built	1970
Lot Area	2,516 m2
Building Area	
Stove	Tenants
Refrigerator	Tenants
Washer	Tenants
Dryer	Tenants
Elevator	None
Wash/Dry Hookups	In all apartments
Dishwasher Hookups	
Pool	None
Furnished	None
AC units	
Basement	Apartments
Fireplace	None
Intercom	Yes

Location

Main Artery	ch. De Chambly
Intersection	ch. De Chambly / Nobert
Shopping Center	Place Longueuil
Metro Station	Longueuil Metro
Bus	16, 572, 608, 616, 678
School	Édouard-Montpetit College
Hospital	Pierre Boucher Hospital
Attraction	

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	
Windows	
Balconies	
Exterior Walls	Concrete structure
Electricity	
Plumbing	Washer/dryer hookups in all the apartments
Heating System	Electrical heating paid by the tenants
Hot Water Tanks	Electrical hot water paid by the tenants
Elevator	None
Garage	24 exterior parking spaces (8 per building)
Bathrooms	Some renovations were done over the years
Kitchens	Some renovations were done over the years
Certificate of Location	
Environmental Report	

Notes

- Zoning : Usage H3 (4 to 12 units per building) | Zone H24-071
- 86 Desmarchais : 8 units | 1 927 004 Cadastre du Québec
- 92 Desmarchais : 8 units | 1 927 005 Cadastre du Québec
- 98 Desmarchais : 8 units | 1 927 007 Cadastre du Québec

*** 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	4%	1,425 \$	17,100 \$	7%
2 bdrm	4 ½	23	96%	870 \$	240,108 \$	93%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	4.46	24		893 \$	257,208 \$	

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

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	24	257,208 \$	100%	10,717 \$	
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	0	0 \$	0%	0 \$	
Revenue - Parking	24	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		257,208 \$	100%		
Vacancies - Residential		7,716 \$	3.0%	322 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		249,492 \$			
EXPENSES					
Taxes - Municipal		26,966 \$	10.8%	1,124 \$	2024 invoices
Taxes - School		2,635 \$	1.1%	110 \$	2023-2024 invoices
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		1,197 \$	0.5%	50 \$	
Insurance		15,821 \$	6.3%	659 \$	
Snow Removal		0 \$	0.0%	0 \$	
Lawn Care		0 \$	0.0%	0 \$	
Fire Alarm		0 \$	0.0%	0 \$	
Telephone / Intercom		0 \$	0.0%	0 \$	
Contract - Other		0 \$	0.0%	0 \$	
Contract - Other		0 \$	0.0%	0 \$	
Repairs & Maintenance		14,640 \$	5.9%	610 \$	CMHC normalized
Reserve - Fridges & Stoves		0 \$	0.0%	0 \$	No appliances included
Superintendant - Janitor		5,160 \$	2.1%	215 \$	CMHC normalized
Administration		10,603 \$	4.3%	442 \$	CMHC normalized
Other Expense		0 \$	0.0%	0 \$	
TOTAL EXPENSES		77,022 \$	30.9%	3,209 \$	
NET REVENUE		172,469 \$	69.1%		

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FINANCING

	CMHC MLI Select (50 pts)		Mortgage Current Bal.		CMHC (regular)	
LISTED PRICE	5,900,000 \$		5,900,000 \$		5,900,000 \$	
LOAN AMOUNT	3,325,000 \$	56.4 %	3,731,590 \$	63.2 %	2,825,000 \$	47.9 %
Lender	CMHC MLI Select		Loans to Assume		CMHC (regular)	
Rate	3.60 %		2.79 %		3.60 %	
Amortization	40		33.222		40	
Term	5				5	
Maturity Date						
Monthly Payment	13,027 \$		14,345 \$		11,068 \$	
Debt Coverage	1.10		1.00		1.30	
CASH TO PURCHASE	2,575,000 \$	43.6 %	2,168,410 \$	36.8 %	3,075,000 \$	52.1 %

RETURN

Net Revenue	172,469 \$	172,469 \$	172,469 \$
Mortgage Annual Cost	156,328 \$	172,134 \$	132,820 \$
Cash Flow	16,142 \$	335 \$	39,650 \$
Return on Cash Flow	0.62 %	0.01 %	1.28 %
Return on Investment	2.10 %	3.21 %	2.34 %
G.R.M.	22.94	22.94	22.94
N.R.M.	34.21	34.21	34.21
Cost per Unit	245,833 \$	245,833 \$	245,833 \$
Cap. Rate	2.92 %	2.92 %	2.92 %

COST PER UNIT

245,833 \$

RETURN ON
CASH FLOW

0.62 %

RETURN ON
INVESTMENT

2.10 %

CAPITALIZATION
RATE

2.92 %

Notes

- Option 1: New CMHC MLI Select financing with the energy efficiency criteria (50 points).
- Option 2: Assumption of the existing CMHC mortgages with Peakhill and Conventional Desjardins loan.
- Option 3: New regular CMHC financing.

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#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
1	SS	86	01	4.5	785 \$	1,500 \$	715 \$	
2	SS	86	02	4.5	1,075 \$	1,500 \$	425 \$	
3	1	86	03	4.5	1,020 \$	1,500 \$	480 \$	
4	1	86	04	4.5	915 \$	1,500 \$	585 \$	
5	2	86	05	4.5	720 \$	1,500 \$	780 \$	
6	2	86	06	4.5	705 \$	1,500 \$	795 \$	
7	3	86	07	4.5	810 \$	1,500 \$	690 \$	
8	3	86	08	4.5	720 \$	1,500 \$	780 \$	
9	P	86	Parking (8)	Parking	0 \$	600 \$	600 \$	Included in the leases
10	SS	92	01	4.5	1,275 \$	1,500 \$	225 \$	
11	SS	92	02	4.5	702 \$	1,500 \$	798 \$	
12	1	92	03	4.5	828 \$	1,500 \$	672 \$	
13	1	92	04	4.5	1,290 \$	1,500 \$	210 \$	
14	2	92	05	4.5	720 \$	1,500 \$	780 \$	
15	2	92	06	4.5	1,065 \$	1,500 \$	435 \$	
16	3	92	07	4.5	772 \$	1,500 \$	728 \$	
17	3	92	08	4.5	784 \$	1,500 \$	716 \$	
18	P	92	Parking (8)	Parking	0 \$	600 \$	600 \$	Included in the leases
19	SS	98	01	3.5	1,425 \$	1,450 \$	25 \$	
20	SS	98	02	4.5	590 \$	1,500 \$	910 \$	
21	1	98	03	4.5	760 \$	1,500 \$	740 \$	
22	1	98	04	4.5	808 \$	1,500 \$	692 \$	
23	2	98	05	4.5	745 \$	1,500 \$	755 \$	
24	2	98	06	4.5	780 \$	1,500 \$	720 \$	
25	3	98	07	4.5	1,375 \$	1,500 \$	125 \$	
26	3	98	08	4.5	765 \$	1,500 \$	735 \$	
27	P	98	Parking (8)	Parking	0 \$	600 \$	600 \$	Included in the leases

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#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
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		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	
RESIDENTIAL	24 Units	21,434 \$	257,208 \$	35,950 \$	431,400 \$	14,516 \$	174,192 \$	4.46
OTHER REVENUES		0 \$	0 \$	1,800 \$	21,600 \$	1,800 \$	21,600 \$	
GRAND TOTAL		21,434 \$	257,208 \$	37,750 \$	453,000 \$	16,316 \$	195,792 \$	

Residential - Rent Roll Statistics

86-92-98 Desmarchais

Longueuil

24 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 \$	0 \$	0 \$
Alcove	2 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	1	1,425 \$	1,425 \$	1,425 \$	1,425 \$	17,100 \$	1,450 \$	1,450 \$	17,400 \$	25 \$	25 \$	300 \$		
2 bdrm	4 ½	23	870 \$	590 \$	1,375 \$	20,009 \$	240,108 \$	1,500 \$	34,500 \$	414,000 \$	630 \$	14,491 \$	173,892 \$		
3 bdrm	5 ½	0	0 \$		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 \$	0 \$	0 \$
TOTAL	4.46	24	893 \$			21,434 \$	257,208 \$	1,498 \$	35,950 \$	431,400 \$	605 \$	14,516 \$	174,192 \$		

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		3	0 \$	0 \$	0 \$	0 \$	0 \$	600 \$	1,800 \$	21,600 \$	600 \$	1,800 \$	21,600 \$		
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 \$
TOTAL						0 \$	0 \$	1,800 \$	21,600 \$		1,800 \$	21,600 \$			

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
86	8	844 \$	6,750 \$	81,000 \$
92	8	930 \$	7,436 \$	89,232 \$
98	8	906 \$	7,248 \$	86,976 \$
Total	24	893 \$	21,434 \$	257,208 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	6	937 \$	5,621 \$	67,452 \$
2	6	789 \$	4,735 \$	56,820 \$
3	6	871 \$	5,226 \$	62,712 \$
SS	6	975 \$	5,852 \$	70,224 \$
TOTAL	24	893 \$	21,434 \$	257,208 \$

THE LOCATION

86-92-98 DESMARCHAIS



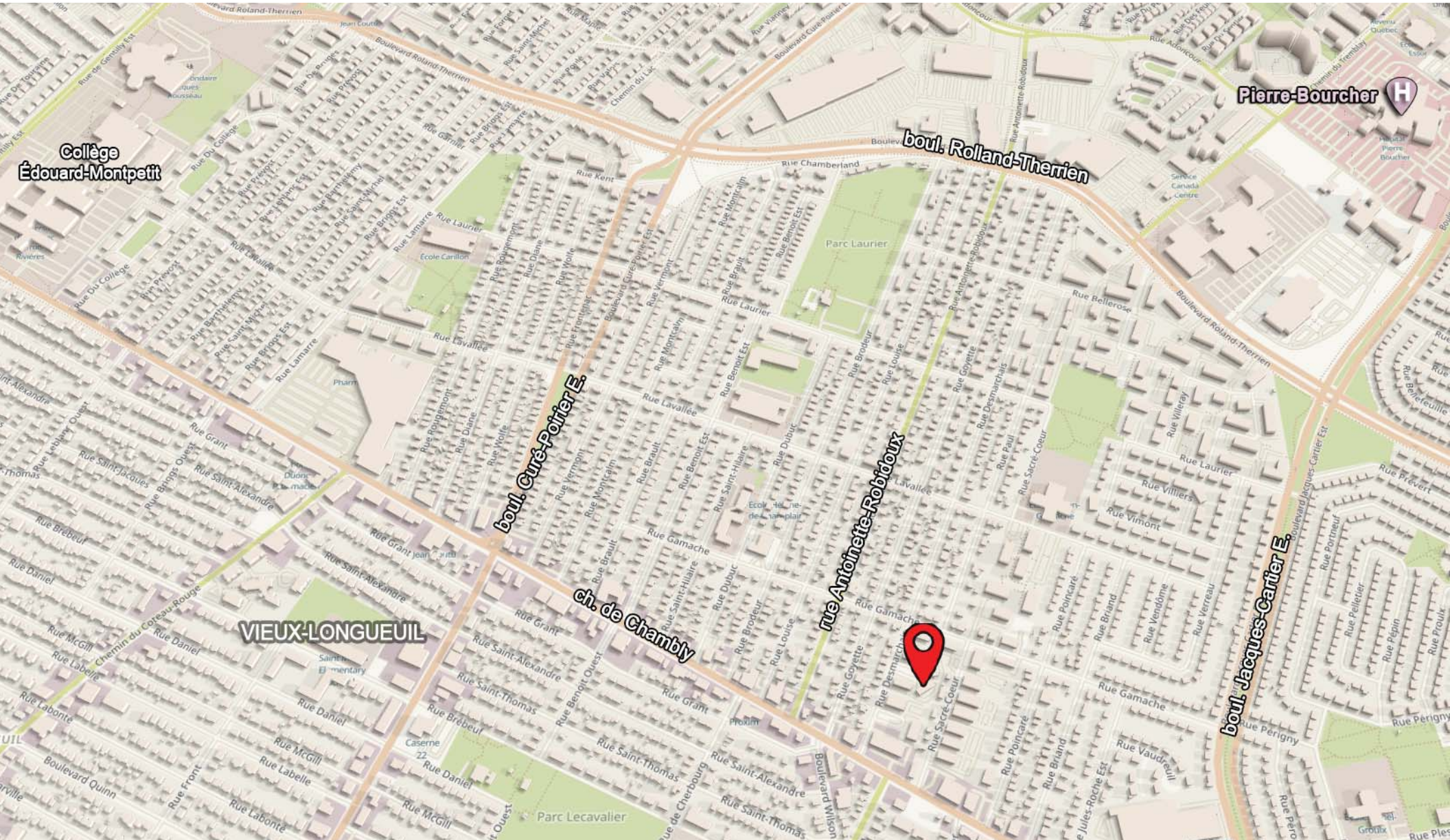
Longueuil
Metro
5 km
(~12 min.)



Walk Score: 92
Transit Score: 65
Bike Score: 86

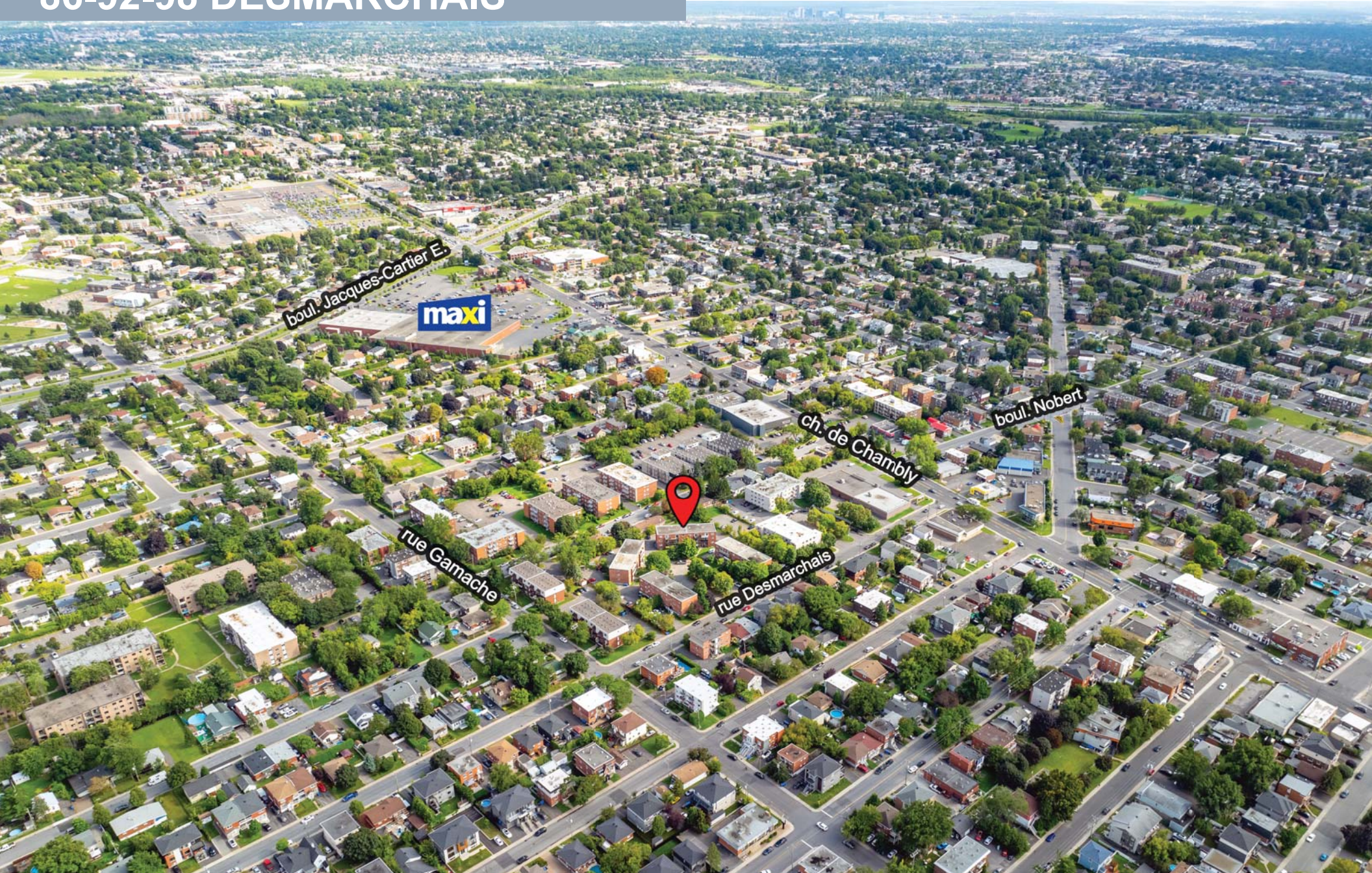


Édouard-Montpetit
College
2.4 km
(~6 minutes)



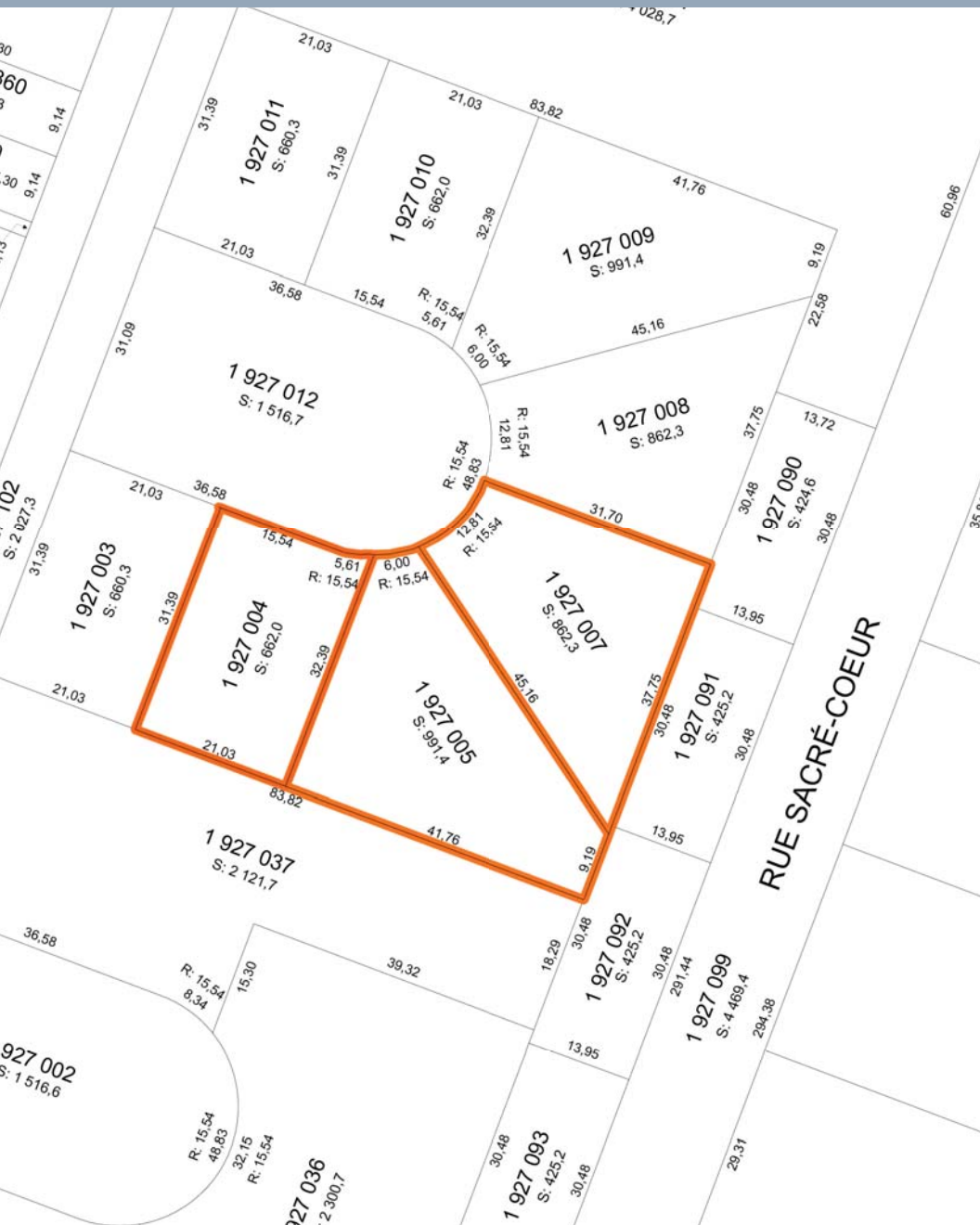
THE LOCATION

86-92-98 DESMARCHAIS



CADASTRAL PLAN

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MARKET RENTS

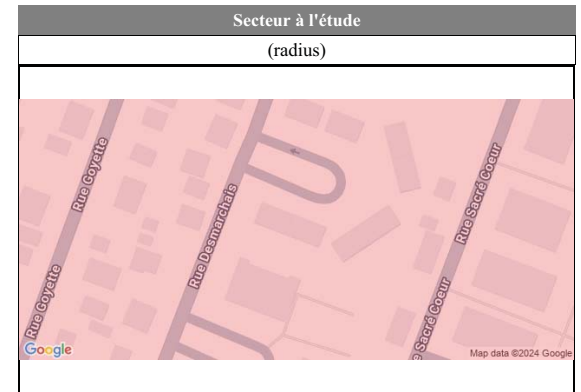
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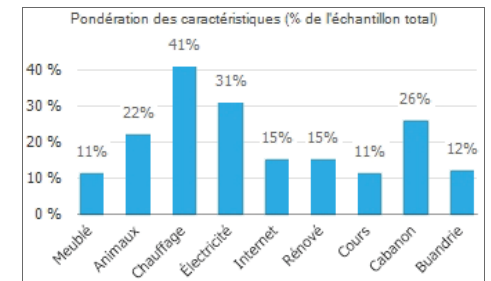
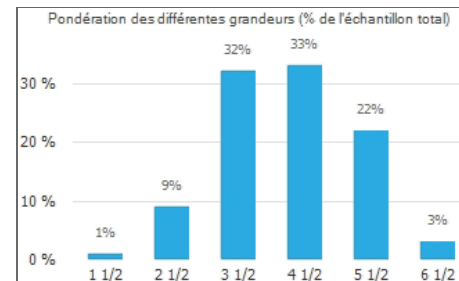

 Zipplex
www.zipplex.ca
info@zipplex.ca
 514-405-5022

Rapport Zipplex - Toutes les grandeurs

Détails de l'échantillon utilisé	
Type de logement :	Appartement seulement
Période d'analyse :	2023-09-08 - 2024-09-08
Nomenclature :	Toutes les tailles
Date de création :	2024-09-08
Taille échantillon :	123
Caractéristiques utilisées	
Chauffage :	Tous
Électricité :	Tous
Accès à une cours :	Tous
Internet :	Tous
Meublé :	Tous
Cabanon :	Tous
Animaux :	Tous
Logement rénové :	Tous
Buanderie :	Tous



Analyse générale du secteur



Statistiques locatives sommaires de l'échantillon

	1 1/2	2 1/2	3 1/2	4 1/2	5 1/2	6 1/2 +
Moyenne	850 \$	924 \$	1099 \$	1359 \$	1668 \$	1800 \$
Médiane	850 \$	890 \$	1100 \$	1400 \$	1700 \$	1850 \$
Moyenne sup. :	850 \$	1031 \$	1318 \$	1579 \$	1843 \$	1917 \$
Moyenne inf. :	850 \$	817 \$	880 \$	1139 \$	1493 \$	1683 \$
Écart-type :	0 \$	107 \$	219 \$	220 \$	175 \$	117 \$
Variation :	0 %	11.58 %	19.93 %	16.19 %	10.49 %	6.5 %
	Grandeur à l'étude	Grandeur à l'étude	Grandeur à l'étude	Grandeur à l'étude	Grandeur à l'étude	Grandeur à l'étude

Note
 Note: Les statistiques présentées ci-haut sont établies en fonction de l'emplacement choisi, du type de logement, de la période d'analyse et des caractéristiques spécifiées. Bien important de considérer une marge d'interprétation, surtout en fonction de la quantité de donnée comprise dans l'échantillon s'il y a lieu.

ZONING

86-92-98 DESMARCHAIS



DPU001.1 26-JUL-2002
10:22

LA VILLE DE LONGUEUIL
Grille d'usages et normes

Zone: H24-071

Feuillet no: 1

District(s) : 10 - DISTRICT 10

CLASSE(S) D'USAGE(S) PERMISE(S)	1	2	3	4	5
habitation					
unifamiliale					
bi et trifamiliale					
multifamiliale	*	*	*	*	
commerce					
de quartier					
artériel					
de détail et de services lourds type 1					
de détail et de services lourds type 2					
d'articles d'occasion					
de services pétroliers					
mixte					
de services érotiques					
industrie					
bureau et industrie de haute performance					
légère					
lourde					
industrie et commerce contraignants					
communautaire					
institutionnelle et administrative					
activité récréative intensive					
parc et espace vert extensifs					
sentier récréatif polyvalent					
conservation					
service d'utilités publiques					
agricole					
agriculture					
élevage					
act. de support à l'agri. et à l'élevage					

USAGE(S) EXCLU(S)	1	2	3	4	5

SEUL(S) USAGE(S) PERMIS	1	2	3	4	5

NORMES PRESCRITES					
structure					
isolée		*	*	*	*
jumelée					
contiguë					
terrain					
frontage (m)	min.				
superficie (m2)	min.				
marges					
avant (m)	min.	6	7.50	6	7.50
avant (m)	max.				
marge latérale	min.	3	4.50	0	0
somme des marges latérales	min.	9	10.50	6	6
arrière (m)	min.	9	13.50	9	13.50
bâtiment					
hauteur (étage)	min.	2	3	2	3
hauteur (étage)	max.	2	3	2	3
hauteur (mètres)	min.				
hauteur (mètres)	max.				
largeur (mètres)	min.	9	9	9	9
largeur (mètres)	max.	75	75	45	45
superficie d'implantation (m2)	min.	90	90	90	90
superficie de plancher (m2)	min.				
superficie de plancher (m2)	max.				
rapports					
logement/bâtiment	min.	8	8	4	4
logement/bâtiment	max.	24	24	12	12
espace bâti/terrain	max.				
coefficient occupation sol (COS)	min.				
coefficient occupation sol (COS)	max.	1		1	1

DISPOSITION(S) SPÉCIALE(S)	1	2	3	4	5
7.14					

NOTE(S)	1	2	3	4	5

RÈGLEMENT(S)	1	2	3	4	5

Desmarchais - 01



Desmarchais - 02



Desmarchais - 03



Desmarchais - 04



Desmarchais - 05



Desmarchais - 06



Desmarchais - 07



Desmarchais - 08



Desmarchais - 09



Desmarchais 86 - 01



Desmarchais 86 - 02



Desmarchais 86 - 03



Desmarchais 86 - 04



Desmarchais 92 - 01



Desmarchais 92 - 02



Desmarchais 92 - 03



Desmarchais 98 - 01



Desmarchais 98 - 02



DISCLOSURE

86-92-98 DESMARCHAIS

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.

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 property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

EXCLUSIVE BROKER

IMMEUBLES GLORIA 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 INC.
Real Estate Agency