



# Place Hurteau

301-339 RUE HURTEAU & 4739-4899 RUE ARTHUR



*For Sale :* **West-Island (DDO) Value-Add Townhome Portfolio**



# The Offering

JLL Quebec Capital Markets has been retained on an exclusive basis to arrange the sale of one Property comprising of five buildings, located at 301-339 Hurteau Street and 4789-4899 Arthur Street, in the heart of the Montréal suburb of Dollard-des-Ormeaux ("Property" or "Place Hurteau").

Place Hurteau counts five buildings, totaling 100 units. The suites range from two to four bedrooms, and feature multiple amenities, including multiple stories, private backyards and direct parking garage access. Each building also offers residents on-site laundry facilities and indoor parking and the site offers a common, newly constructed pool.

The Property affords significant value-add potential: The current rents are well-below market averages and substantial upside could be generated by modernizing suites and common areas and optimizing operating expenses. There is also the potential to develop an additional building on the site.

The Property benefits from a strategic location in the heart of one of the West Island's most populated cities of Dollard-des-Ormeaux. It is known for being one of the Greater Montreal's most diverse communities and is located within minutes from two popular commercial arteries, namely St-Jean Boulevard and Sources Boulevard. It is minutes from both the STM Terminus out of CF Fairview Pointe Claire and the upcoming REM station and its proximity to Highway 40 offers unparalleled access to the Greater Montréal Area. Finally, its location boasts many parks, schools, and services, which offer an incomparable quality of life.

Place Hurteau offers investors a unique opportunity to reposition an ideally-located Property featuring below-market rents.



## Property

1 lot - 5 buildings - 100 units



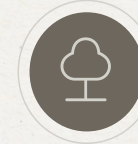
## Rental Upside

Current rents are well below the market average



## Multiple Transit Options

Minutes from the STM terminus, future REM and Highway 40



## Near a Wide Array of Services

Including parks and schools





# At a Glance



**Year Built**  
1975



**Floors**  
3 Floors



**# of Suites**  
100 Total (10 Two-Bedroom, 40 Three-Bedroom, 50 Four-Bedroom)



**Building Size**  
135,030 SF (5 Buildings)



**Lot Size**  
6.2 acres/270,697 SF



**Parking Stalls**  
102 Interior, 43 Exterior



**Location**  
Dollard-des-Ormeaux



**Rental Upside**  
82%

# Investment Highlights

## UNIQUE OPPORTUNITY TO ACQUIRE A VALUE-ADD ASSET IN THE HEART OF DOLLARD-DES-ORMEAUX

- Place Hurteau consists of five well-maintained properties totaling 100 units, with an attractive suite mix of 10 two-bedroom, 40 three-bedroom and 50 four-bedroom suites.
- Residents also enjoy a wide array of on-site amenities, including laundry facilities, indoor parking and a communal, newly constructed pool; furthermore, all units have multiple storeys, private backyards and individual washer/dryer hookups.
- The Properties offer significant value-add potential: The current rents are well-below market and averages and substantial upside could be generated by modernizing suites and common areas, as well as optimizing operating expenses. There is also the potential to develop an additional building on the site.

## IN THE HEART OF A DIVERSE AND FAMILY-FRIENDLY COMMUNITY

- Dollard-des-Ormeaux features a well-balanced demographic profile, with household incomes above the Montréal average: The average household income stands at \$145,000 and is expected to reach \$173,000 by 2029.
- Housing prices are competitive compared to central Montréal: Median price for a single-family home is \$755,000.
- With a mix of housing options, Dollard-des-Ormeaux attracts a diverse population: Young families, professionals, and retirees enjoy DDO's excellent schools, extensive parks, and recreational facilities.





# Suite Mix

PLACE HURTEAU



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Type	Units	Occupied Units	Avg. Current Rent (\$)	Avg. Potential Rent (\$)*	Added Value Potential (Δ%)
4.5	10	9	\$1,161	\$2,130	83%
5.5	40	40	\$1,381	\$2,460	78%
6.5	50	42	\$1,476	\$2,730	85%
Total	100	91	\$1,403	\$2,562	82%

*\*based on JLL's market rental survey*



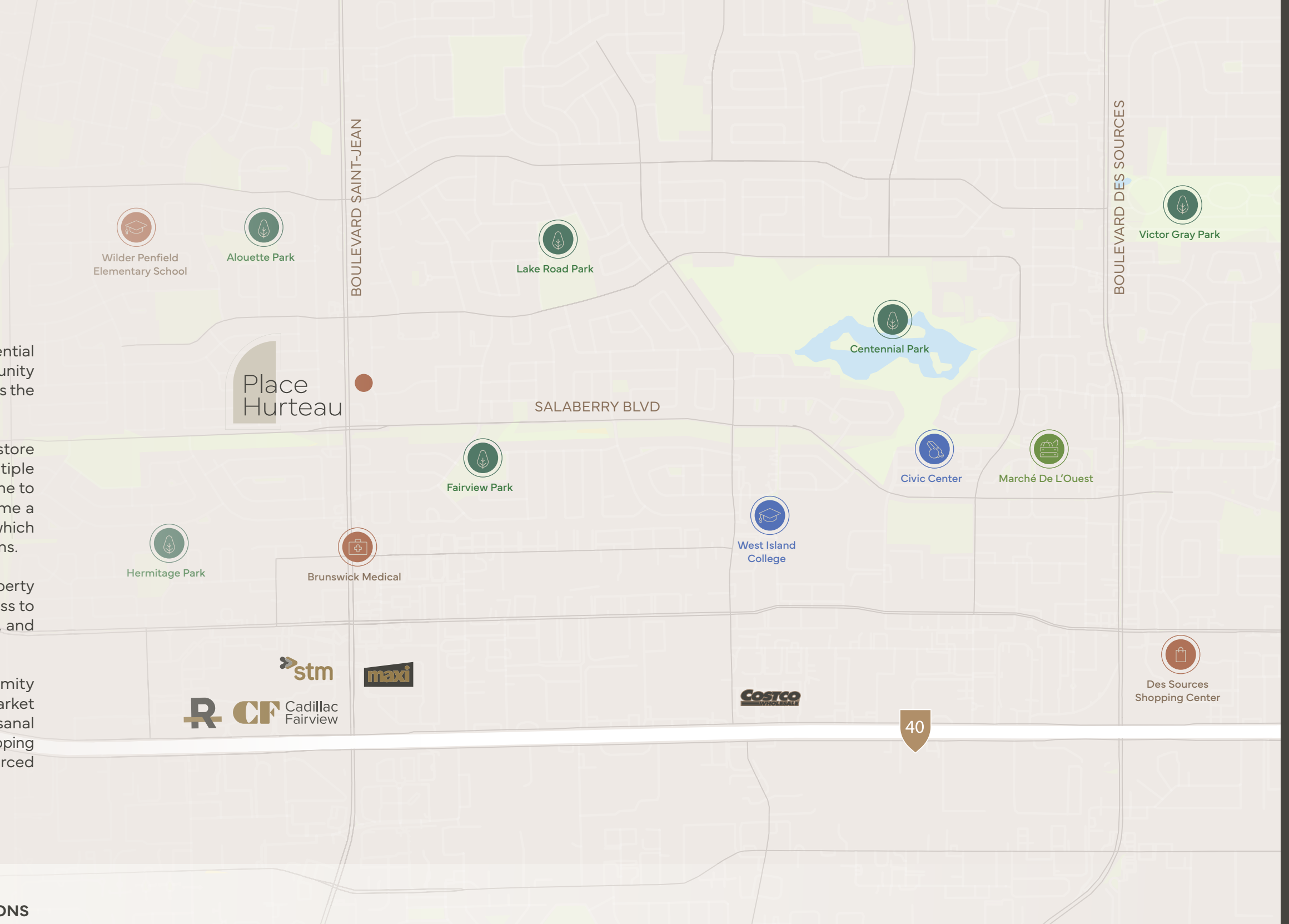
# Investment Highlights

## IN CLOSE PROXIMITY TO ALL SERVICES AND AMENITIES

- Place Hurteau is located in a predominantly residential neighbourhood, known for its wide range of community services, including multiple schools, parks, as well as the Brunswick Medical Center.
- Residents enjoy the proximity of a Maxi grocery store approximately one kilometre away as well as multiple retail nodes, such as CF Fairview Pointe Claire, home to Simons, Uniqlo, Sports Experts, Lululemon, to name a few, as well as Saint-Jean and Sources Boulevards which boast additional retail and essential services options.
- Having a Costco just 2 kilometres away from the Property offers incredible convenience, providing easy access to bulk shopping for groceries, household essentials, and a wide range of products at competitive prices.
- Residents can also benefit from the close proximity to Marché de l'Ouest, a beloved local farmers' market offering a diverse selection of fresh produce, artisanal products, and gourmet foods, providing a unique shopping experience and access to high-quality, locally-sourced items year-round.

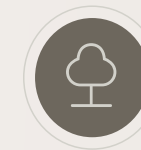
## MULTIPLE PUBLIC AND PRIVATE TRANSIT OPTIONS

- The Property is located next to Saint-Jean Boulevard, one of the area's main throughfares that connects seamlessly to Highway 40. Salaberry Boulevard offers easy access to Sources Boulevard, another main throughfare of Dollard-des-Ormeaux.
- Public transit service is assured by the STM Terminus located at CF Fairview Pointe-Claire and the upcoming REM station, while bus routes from the corner of Saint-Jean and Salaberry, where the Property is located, offers access to the entire West Island.



### Multiple Transit Options

Minutes from the STM terminus, future REM and Highway 40



### Near a Wide Array of Services

Including parks and schools



# Place Hurteau

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