



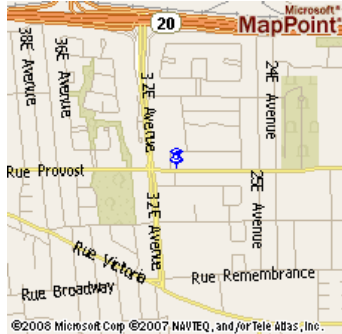
Jennifer Walker, Affiliated real estate agent
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 Chartered real estate broker
 7785, CHEMIN DE CHAMBLY
 ST-HUBERT (QC) J3Y5K2

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 jenn@montreal-realestate.ca
 http://www.rciiq.com



MLS® No. 1411526 (Active)

Aucune photo disponible
 No photo available



\$429,000

**3075-3085 Rue Provost
 Lachine (Montréal)
 H8S 1R2**

Region Montréal
Neighbourhood East
Near 31ST avenue
Body of Water

Property Type	Duplex	Year Built	1965
Property Use		Expected Delivery Date	
Building Type	Semi-detached	Repossession	Yes
Total Number of Floors		Trade Possible	
Building Size	31 X 42 ft	Cert. of Loc. (divided part)	Yes (2004)
Living Area		File Number	
Lot Size	39 X 85 ft	Possession Date	TO BE DI
Lot Area	3,400.00 sqft	Deed of Sale Signature	
Cadastre	1245775		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2004	Municipal	\$2,980 (2007)	Electricity	
Lot	\$49,300	School	\$627 (2007)	Oil	
Building	\$138,200	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$187,500	Total	\$3,607	Total	

Monthly Revenues (residential) - 3 unit(s)			
Apt. No.		End of Lease	Homeowner
No. of Rooms	7	Effective Monthly Rent	
No. of Bedrooms	5	Potential Monthly Rent	
No. Bath/PR	3+1	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	

Apt. No.		End of Lease	2008-06-30
No. of Rooms	5	Effective Monthly Rent	
No. of Bedrooms	3	Potential Monthly Rent	\$800
No. Bath/PR	0+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	

Apt. No.		End of Lease	No lease
No. of Rooms	2	Effective Monthly Rent	
No. of Bedrooms	1	Potential Monthly Rent	\$350

No. Bath/PR	0+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	
Effective Annual Gross Revenue (residential)		Potential Annual Gross Revenue (residential)	\$13,800

Grand Total of Annual Effective Gross Revenue	Grand Total of Annual Potential Gross Revenue	\$13,800
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Features		
Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly) Water heater - 0
Foundation		Renovations
Roofing		Pool
Siding	Brick	Parking
Dividing Floor		Driveway
Windows		Garage
Window Type		Carpport
Energy/Heating		Lot
Heating System		Topograpy
Floor Covering		Distinctive Features
Basement		Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		Environmental Study
Kitchen Cabinets		
Equipment/Services		

Inclusions
3 HOT-WATER TANKS, 1 FRIDGE, 1 STOVE, AND CURTAIN RODS ON THE FIRST FLOOR.

Exclusions
ALL TENANTS PERSONAL BELONGINGS.

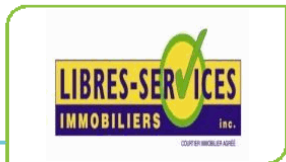
MLS® Remarks
NICE 2PLEX IN A VERY GOOD LOCATION,CLOSE TO BUS-STOPS AND AMMENITIES. RENOVATED A-Z,WINDOWS,ROOF,HEATING CHANGED TO ELECTRICITY, HARD-WOOD FLOOR, BIG YARD, E.T.C.WHY RENT,WHEN YOU CAN BE YOUR OWN LANDLORD?. CALL TODAY FOR A VISIT, PROPERTY IN MOVE-IN CONDITON.

Seller's Declaration No

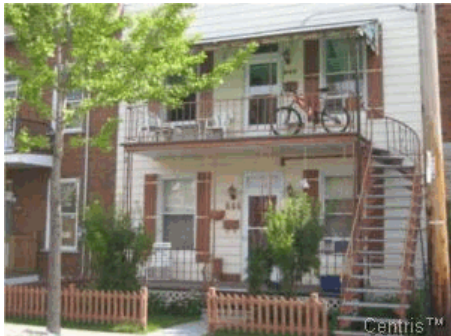


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MLS® No. 1478653 (Active)



\$209,000

**644-646 4e Avenue
 Lachine (Montréal)
 H8S 2V6**

Region Montréal
Neighbourhood East
Near St-Antoine
Body of Water

Property Type	Duplex	Year Built	1928
Property Use		Expected Delivery Date	
Building Type	Attached	Repossession	Yes
Total Number of Floors		Trade Possible	
Building Size	25 X ft irr	Cert. of Loc. (divided part)	No
Living Area		File Number	
Lot Size	25 X 76 ft	Possession Date	sel.baux
Lot Area	1,900.00 sqft	Deed of Sale Signature	
Cadastre	2134529		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	\$1,391 (2007)	Electricity	
Lot	\$36,200	School	\$258 (2008)	Oil	
Building	\$79,300	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$115,500	Total	\$1,649	Total	

Monthly Revenues (residential) - 2 unit(s)			
Apt. No.		End of Lease	2009-06-30
No. of Rooms	6	Effective Monthly Rent	
No. of Bedrooms	3	Potential Monthly Rent	\$400
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	

Apt. No.		End of Lease	2009-06-30
No. of Rooms	5	Effective Monthly Rent	
No. of Bedrooms	2	Potential Monthly Rent	\$585
No. Bath/PR	0+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	

Effective Annual Gross Revenue (residential)		Potential Annual Gross Revenue (residential)	\$11,820

Grand Total of Annual Effective Gross Revenue

Grand Total of Annual Potential Gross Revenue

\$11,820

Features

Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly) Water heater - 2
Foundation		Renovations
Roofing		Pool
Siding	Aluminum, Vinyl	Parking
Dividing Floor		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating	Electricity	Lot
Heating System	Electric baseboard units	Topograpy
Floor Covering		Distinctive Features
Basement		Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		Environmental Study
Kitchen Cabinets		
Equipment/Services		

Inclusions

Exclusions

MLS® Remarks

*Reprise de justice*Duplex en bonne état,bien entretenu, belle grande cuisine avec armoires de bois, Véranda 4 saisons au rez-de-chaussé,cour privée et clôturée. Venez voir!Vendu sans garantie légale aux risques et périls de l'acheteur. Toutes les mes. sont app. doit être vérifier.

Addendum

Vendu sans garantie légale aux risques et périls de l'acheteur.

Signature de l'acte de vente 20 jours au plus tard suivant l'acceptation.

Seller's Declaration

No



Frontage



Kitchen



Veranda



Kitchen



Dining room



Living room



Exterior



Under construction



Backyard





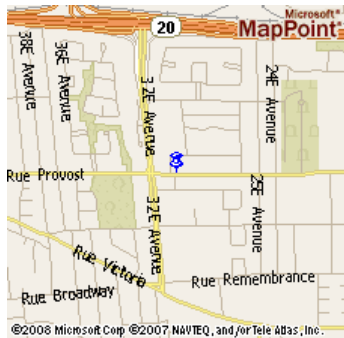
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MLS® No. 1489675 (Active)

COP 2008-11-22



\$314,900

**2875-2885 Rue Provost
 Lachine (Montréal)
 H8S 1R2**

Region Montréal
Neighbourhood West
Near 32E AVENUE
Body of Water

Property Type	Duplex	Year Built	1965
Property Use		Expected Delivery Date	
Building Type	Semi-detached	Repossession	Yes
Total Number of Floors		Trade Possible	
Building Size	33 X 43 ft	Cert. of Loc. (divided part)	No
Living Area		File Number	
Lot Size	41 X 85 ft	Possession Date	30 days PP Accepted
Lot Area	3,485.00 sqft	Deed of Sale Signature	
Cadastre	1 245 784		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	\$3,007 (2008)	Electricity	
Lot	\$84,500	School	Not issued	Oil	
Building	\$166,100	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$250,600	Total	Not issued	Total	

Monthly Revenues (residential) - 2 unit(s)					
Apt. No.		End of Lease	2009-06-30	Included in Lease	
No. of Rooms	5	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	4	Potential Monthly Rent	\$720		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			

Apt. No.		End of Lease	2009-06-30	Included in Lease	
No. of Rooms	5	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	3	Potential Monthly Rent	\$600		
No. Bath/PR	0+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			

Effective Annual Gross Revenue (residential)			Potential Annual Gross Revenue (residential)		\$15,840

Grand Total of Annual Effective Gross Revenue

Grand Total of Annual Potential Gross Revenue

\$15,840

Features

Sewage System

Municipality

Water Supply

Municipality

Foundation

Roofing

Siding

Brick

Dividing Floor

Windows

Window Type

Energy/Heating

Electricity

Heating System

Electric baseboard units

Floor Covering

Basement

6 feet and more, Finished basement

Bathroom

Washer/Dryer (installation)

Fireplace-Stove

Kitchen Cabinets

Equipment/Services

Loading Platform

Rented Equip. (monthly) Water heater - 0

Renovations

Pool

Parking

Driveway (2), Garage (2)

Driveway

Paved

Garage

Double width or more

Carpport

Lot

Topograpy

Distinctive Features

Bachelor or other revenues

Water (access)

View

Proximity

Environmental Study

Inclusions

AUCUNES INCLUSIONS

Exclusions

AUCUNES EXCLUSIONS

Addendum

PRORPIÉTÉ VENDUE TELLE QUELLE SANS GARANTIE LÉGALE, UN DÉPOT PAR CHÈQUE DE 1000\$, MILLE DOLLARS ET L'ANNEXE (A) DU VENDEUR SONT REQUIS AVEC TOUTES OFFRES D'ACHAT, LE NOTAIRE SERA DÉSIGNÉ PAR LE VENDEUR SANS EXCEPTION, ALLOUER UN DÉLAI DE 72 HEURES IRRÉVOCABLE À TOUTES OFFRES SOUMISES, L'ANNEXE (A) FAIT PARTIE INTÉGRANTE DE LA FICHE DESCRIPTIVE DE L'IMMEUBLE.

Seller's Declaration

No



Frontage



Frontage



Exterior



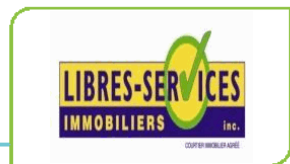
Backyard



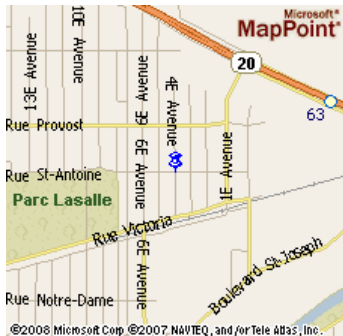


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MLS® No. 1491318 (Active)



\$254,500

**550-556 4e Avenue
 Lachine (Montréal)
 H8S 2V4**

Region Montréal
Neighbourhood East
Near
Body of Water MUNICIPAL

Property Type	Triplex	Year Built	1930
Property Use		Expected Delivery Date	
Building Type	Attached	Repossession	Yes
Total Number of Floors		Trade Possible	
Building Size		Cert. of Loc. (divided part)	No
Living Area		File Number	
Lot Size	7.62 X 23.16 m	Possession Date	30 days PP Accepted
Lot Area	176.50 sqm	Deed of Sale Signature	
Cadastre	2134516		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	\$2,046 (2008)	Electricity	
Lot	\$36,200	School	\$361 (2008)	Oil	
Building	\$122,800	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$159,000	Total	\$2,407	Total	

Monthly Revenues (residential) - 3 unit(s)			
Apt. No.		End of Lease	Vacant
No. of Rooms	5	Effective Monthly Rent	
No. of Bedrooms	2	Potential Monthly Rent	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	

Apt. No.		End of Lease	Vacant
No. of Rooms	5	Effective Monthly Rent	
No. of Bedrooms	2	Potential Monthly Rent	
No. Bath/PR	0+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	

Apt. No.		End of Lease	Vacant
No. of Rooms	5	Effective Monthly Rent	
No. of Bedrooms	2	Potential Monthly Rent	

No. Bath/PR	0+0	Features
Washer/Dryer (inst.)		No. of Parking Spaces

Effective Annual Gross Revenue (residential)		Potential Annual Gross Revenue (residential)

Grand Total of Annual Effective Gross Revenue	Grand Total of Annual Potential Gross Revenue	\$0
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Features		
Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly) Water heater - 0
Foundation		Renovations
Roofing		Pool
Siding	Brick	Parking
Dividing Floor		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating		Lot
Heating System		Topograpy
Floor Covering		Distinctive Features
Basement		Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		Environmental Study
Kitchen Cabinets		
Equipment/Services		

Inclusions
AS IS

Exclusions
AS IS

MLS® Remarks
GREAT DEAL FOR INVESTORSALL VACANT***3 4 1/2*** ***SOLD WITHOUT LEGAL WARRANTY OF QUALITY AT BUYERS RISK AND PERIL***

Seller's Declaration	No
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Frontage



Kitchen



Bedroom



Bedroom



Bedroom



Bedroom





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MLS® No. 8048222 (Active)



\$224,000

**72-76 7e Avenue
 Lachine (Montréal)
 H8S2Y9**

Region Montréal
Neighbourhood East
Near rue St-Louis
Body of Water

Property Type	Triplex	Year Built	1910
Property Use	Residential only	Expected Delivery Date	
Building Type	Detached	Repossession	Yes
Total Number of Floors	2	Trade Possible	
Building Size	14.08 X 11.42 m irr	Cert. of Loc. (divided part)	Yes (2005)
Living Area		File Number	
Lot Size	15.24 X 28.96 m	Possession Date	According to the Lease
Lot Area	441.30 sqm	Deed of Sale Signature	15 days PP/PR Accepted
Québec Cadastre	2135252		
Zoning			

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	\$2,316 (2008)	Electricity	
Lot	\$90,500	School	\$432 (2008)	Oil	
Building	\$105,800	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$196,300	Total	\$2,748	Total	

Grand Total of Annual Effective Gross Revenue	Grand Total of Annual Potential Gross Revenue	\$0
--	--	-----

Features			
Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation	Poured concrete	Renovations	
Roofing	Asphalt and gravel	Pool	
Siding	Brick, Concrete, Wood	Parking	Driveway (2)
Dividing Floor	Wood	Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating		Lot	Fenced
Heating System		Topography	
Floor Covering		Distinctive Features	
Basement	Crawl space	Water (access)	

Bathroom
Washer/Dryer (installation)
Fireplace-Stove
Kitchen Cabinets
Equipment/Services

View
Proximity Bicycle path, Highway
Environmental Study

Inclusions

Exclusions

MLS® Remarks

TRIPLEX TO BE RENOVATED CLOSE TO THE WATERFRONT. 1 X 5 1/2, 1 X 6 1/2, 1 X 4 1/2 TWO TOWN HOUSE PROJET POSSIBLE. REPOSSESSION THE VENDOR IS SELLING WITHOUT ANY WARRANTY OF ANY KIND. THE BUYER IS TO BUY AT IS OWN RISKS. DÉPOSIT OF 5000\$ TO ACCOMPNGNY AN OFFER. THE CERTIFICATE OF LOCATION IS GIVEN WHITOUT ANY GARANTY TOWARDS IT'S CONTENT.

Addendum

The buyer agrees to purchase and take possession of the property in its present state and condition, the buyer declaring to have visited and examined same and being consent and satisfied therewith and accepting the said property "as is", at his own risk and peril, without requiring of the seller any repairs of any defects or damages whatsoever, whether apparent or unapparent. Moreover, the buyer exonerates the seller of all responsibility for any faults or hidden defects which may affect the immoveable presently sold, the buying relieving the seller of any warranty whatsoever. The seller has never occupied the premises

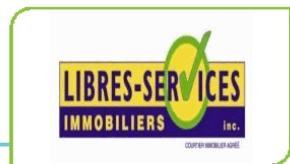
Seller's Declaration

No

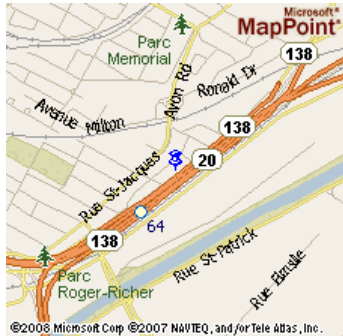


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MLS® No. 8049518 (Active)



\$129,900

112-114 Rue Richmond
Lachine (Montréal)
H8R 1G9

Region Montréal
Neighbourhood Saint-Pierre
Near LOWLAND
Body of Water

Property Type	Duplex	Year Built	1951
Property Use	Residential only	Expected Delivery Date	
Building Type	Semi-detached	Repossession	Yes
Total Number of Floors		Trade Possible	
Building Size		Cert. of Loc. (divided part)	No
Living Area		File Number	
Lot Size	7.83 X 18.29 m	Possession Date	30 days PP Accepted
Lot Area	146.00 sqm	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre	1703308		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	\$1,148 (2008)	Electricity	
Lot	\$14,400	School	\$184 (2008)	Oil	
Building	\$69,000	Infrastructure	Not issued	Gas	
		Business Taxes	Not issued		
		Water	Not issued		
		Other taxes			
Total	\$83,400	Total	Not issued	Total	

Monthly Revenues (residential) - 2 unit(s)					
Apt. No.	112	End of Lease	Vacant	Included in Lease	
No. of Rooms	4	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent	\$500		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Apt. No.	114	End of Lease	Vacant	Included in Lease	
No. of Rooms	4	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent	\$500		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Effective Annual Gross Revenue (residential)			Potential Annual Gross Revenue (residential)		\$12,000

Grand Total of Annual Effective Gross Revenue

Grand Total of Annual Potential Gross Revenue

\$12,000

Features

Sewage System Municipality
Water Supply Municipality
Foundation
Roofing
Siding Brick
Dividing Floor
Windows
Window Type
Energy/Heating Electricity
Heating System Electric baseboard units
Floor Covering
Basement 6 feet and more
Bathroom
Washer/Dryer (installation)
Fireplace-Stove
Kitchen Cabinets
Equipment/Services

Loading Platform
Rented Equip. (monthly)
Renovations
Pool
Parking
Driveway
Garage
Carport
Lot
Topograpy
Distinctive Features
Water (access)
View
Proximity
Environmental Study

Inclusions

AS IS

Exclusions

AS IS

MLS® Remarks

REPOSSESSIONSOLD WITHOUT LEGAL WARRANTY***AT THE BUYERS RISK AND PERIL***

Seller's Declaration

No



Frontage

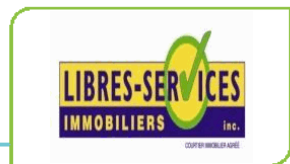


Kitchen



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MLS® No. 8052679 (Active)



\$154,500

**116-118 Rue Richmond
 Lachine (Montréal)
 H8R 1G9**

Region Montréal
Neighbourhood Saint-Pierre
Near St-pierre
Body of Water

Property Type	Duplex	Year Built	1951
Property Use	Residential only	Expected Delivery Date	
Building Type	Semi-detached	Repossession	Yes
Total Number of Floors	2	Trade Possible	
Building Size	25 X 26 ft	Cert. of Loc. (divided part)	Yes (2007)
Living Area		File Number	
Lot Size	43 X 59.8 ft	Possession Date	30 days PP Accepted
Lot Area	2,578.00 sqft	Deed of Sale Signature	15 days PP/PR Accepted
Cadastre	1703310		
Zoning			

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	Not issued	Electricity	
Lot	\$24,000	School	\$206 (2008)	Oil	
Building	\$69,600	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$93,600	Total	Not issued	Total	

Monthly Revenues (residential) - 2 unit(s)					
Apt. No.	118	End of Lease	Vacant	Included in Lease	
No. of Rooms	4	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent	\$550		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Apt. No.	116	End of Lease	Vacant	Included in Lease	
No. of Rooms	4	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent	\$500		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Effective Annual Gross Revenue (residential)		Potential Annual Gross Revenue (residential)		\$12,600	

Grand Total of Annual Effective Gross Revenue

Grand Total of Annual Potential Gross Revenue

\$12,600

Features

Sewage System

Municipality

Water Supply

Municipality

Foundation

Roofing

Siding

Aluminum, Brick

Dividing Floor

Windows

Window Type

Energy/Heating

Electricity

Heating System

Electric baseboard units

Floor Covering

Basement

Low (less than 6 feet)

Bathroom

Washer/Dryer (installation)

Fireplace-Stove

Kitchen Cabinets

Equipment/Services

Loading Platform

Rented Equip. (monthly)

Renovations

Pool

Parking

Driveway (2)

Driveway

Unpaved

Garage

Carport

Lot

Topography

Distinctive Features

Water (access)

View

Proximity

Bicycle path, Highway, Public transportation

Environmental Study

Inclusions

Exclusions

MLS® Remarks

****Reprise de Justice** Duplex vacant nécessitant des rénovations. Près de l'autoroute 20. Vendu sans garantie légale aux risques et périls de l'acheteur. Faites vite!!!**

Seller's Declaration

No



Frontage



Kitchen



Kitchen



Bedroom



Exterior



Frontage



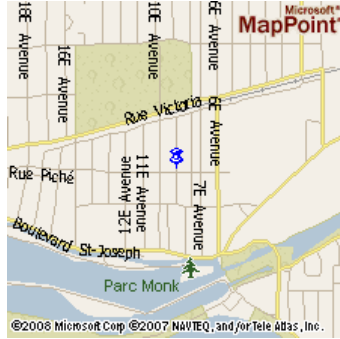


Jennifer Walker, Affiliated real estate agent
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MLS® No. 8056542 (Active)



\$255,900

**380-382 9e Avenue
 Lachine (Montréal)
 H8S 3C2**

Region Montréal
Neighbourhood East
Near WILLIAM MAC DONALD
Body of Water MUNICIPAL

Property Type	Duplex	Year Built	1922
Property Use	Residential only	Expected Delivery Date	
Building Type	Detached	Repossession	Yes
Total Number of Floors		Trade Possible	
Building Size		Cert. of Loc. (divided part)	No
Living Area		File Number	
Lot Size	15.24 X 30.75 m	Possession Date	30 days PP Accepted
Lot Area	470.80 sqm	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre	2133918		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	\$2,290 (2008)	Electricity	
Lot	\$96,500	School	Not issued	Oil	
Building	\$124,800	Infrastructure	Not issued	Gas	
		Business Taxes	Not issued		
		Water	Not issued		
		Other taxes			
Total	\$221,300	Total	Not issued	Total	

Monthly Revenues (residential) - 2 unit(s)					
Apt. No.	380	End of Lease	Vacant	Included in Lease	
No. of Rooms	6	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	4	Potential Monthly Rent	\$1		
No. Bath/PR	2+1	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Apt. No.	382	End of Lease	Vacant	Included in Lease	
No. of Rooms	4	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent	\$1		
No. Bath/PR	0+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Effective Annual Gross Revenue (residential)			Potential Annual Gross Revenue (residential)		\$24

Grand Total of Annual Effective Gross Revenue

Grand Total of Annual Potential Gross Revenue

\$24

Features

Sewage System

Municipality

Water Supply

Municipality

Foundation

Roofing

Siding

Dividing Floor

Windows

Window Type

Energy/Heating

Heating System

Floor Covering

Basement

Bathroom

Washer/Dryer (installation)

Fireplace-Stove

Kitchen Cabinets

Equipment/Services

Loading Platform

Rented Equip. (monthly)

Renovations

Pool

Parking

Driveway

Garage

Carport

Lot

Topograpy

Distinctive Features

Water (access)

View

Proximity

Environmental Study

Inclusions

AS IS

Exclusions

AS IS

MLS® Remarks

SOLD WITHOUT LEGAL WARRANTY OF QUALITY AT BUYERS RISK AND PERIL

Seller's Declaration

No



Frontage



Kitchen



Living room



Bathroom



Dinette



Kitchen

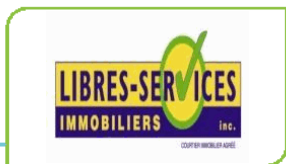


Living room



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MLS® No. 8057919 (Active)



\$149,000

**545-547 2e Avenue
 Lachine (Montréal)
 H8S 2T1**

Region Montréal
Neighbourhood East
Near st-antoine
Body of Water

Property Type	Duplex	Year Built	Unknown
Property Use	Residential only	Expected Delivery Date	
Building Type	Detached	Repossession	Yes
Total Number of Floors		Trade Possible	
Building Size	22 X 55 ft irr	Cert. of Loc. (divided part)	No
Living Area		File Number	
Lot Size	22 X 90 ft irr	Possession Date	30 days PP Accepted
Lot Area	2,034.00 sqft	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre	2134512		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2007	Municipal	Not issued	Electricity	
Lot	\$38,700	School	Not issued	Oil	
Building	\$89,000	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$127,700	Total	Not issued	Total	

Monthly Revenues (residential) - 2 unit(s)					
Apt. No.	545	End of Lease	Vacant	Included in Lease	
No. of Rooms	5	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	3	Potential Monthly Rent	\$1		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Apt. No.	547	End of Lease	Vacant	Included in Lease	
No. of Rooms	4	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent	\$1		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Effective Annual Gross Revenue (residential)		Potential Annual Gross Revenue (residential)		\$24	

Grand Total of Annual Effective Gross Revenue

Grand Total of Annual Potential Gross Revenue

\$24

Features

Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly)
Foundation		Renovations
Roofing		Pool
Siding	Aluminum	Parking
Dividing Floor		Driveway
Windows	Aluminum	Garage
Window Type		Carport
Energy/Heating	Electricity	Lot
Heating System	Electric baseboard units	Topograpy
Floor Covering	Laminate floor	Distinctive Features
Basement		Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		Environmental Study
Kitchen Cabinets		
Equipment/Services		

Inclusions

Exclusions

MLS® Remarks

Reprise de finance,les 2 logements sont libre à l'acheteur, le 4½ à été rénovée (logement du haut) belle cour arrière. Belle opportunité. Faite vite!!! voir addenda pour plus d'info.

Addendum

Un dépôt minimum de 5% du prix offert est requis avec toute offre d'achat en argent comptant ou par chèque visé fait à l'ordre de "Saulnier Robillard Lortie en fidéicommis.

L'immeuble est vendu sans garantie légale de qualité, aux risques et périls de l'acheteur.

L'Annexe "A" du vendeur doit être signée par les acheteurs avec tout offre d'achat

Voir l'agent inscripteur pour avoir le formulaire d'offre d'achat

allouer 72 heures à toute offre d'achat soumise.

Seller's Declaration

No

