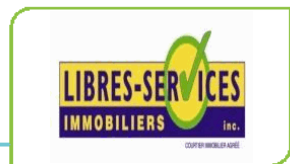


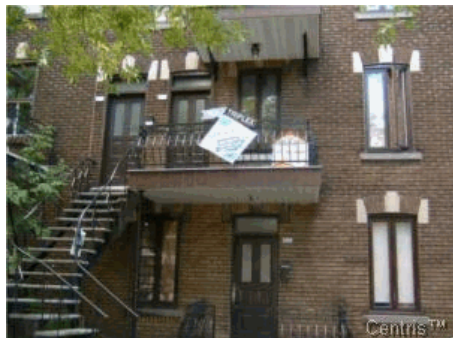


Jennifer Walker, Affiliated real estate agent
LIBRES-SERVICES IMMOBILIERS INC.
 Chartered real estate broker
 7785, CHEMIN DE CHAMBLY
 ST-HUBERT (QC) J3Y5K2

514-402-8444 / 450-676-3132
 jenn@montreal-realestate.ca
 http://www.rciiq.com



MLS® No. 1493625 (Active)



\$519,000

3340-3344 Av. Lacombe
Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)
H3T 1L8

Region Montréal
Neighbourhood Côte-des-Neiges
Near decelle
Body of Water

Property Type	Triplex	Year Built	1924
Property Use		Expected Delivery Date	
Building Type	Attached	Repossession	Yes
Total Number of Floors		Trade Possible	
Building Size	25 X 42.09 ft	Cert. of Loc. (divided part)	Yes (2004)
Living Area		File Number	
Lot Size	25 X 88 ft	Possession Date	According to the Lease
Lot Area	2,199.34 sqft	Deed of Sale Signature	30 days PP/PR Accepted
Québec Cadastre	2172717		
Zoning			

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	Not issued	Electricity	
Lot	\$81,800	School	Not issued	Oil	
Building	\$271,900	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$353,700	Total	Not issued	Total	

Monthly Revenues (residential) - 3 unit(s)					
Apt. No.	3344	End of Lease	2009-06-30	Included in Lease	
No. of Rooms	6	Effective Monthly Rent	\$900	Excluded in Lease	
No. of Bedrooms	3	Potential Monthly Rent			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			
<hr/>					
Apt. No.	3342	End of Lease	2009-06-30	Included in Lease	
No. of Rooms	6	Effective Monthly Rent	\$825	Excluded in Lease	
No. of Bedrooms	3	Potential Monthly Rent			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			
<hr/>					
Apt. No.	3340	End of Lease	2009-06-30	Included in Lease	
No. of Rooms	6	Effective Monthly Rent	\$680	Excluded in Lease	
No. of Bedrooms	3	Potential Monthly Rent			

No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	
<hr/>			
Effective Annual Gross Revenue (residential)		\$28,860 (2008-10-01)	Potential Annual Gross Revenue (residential)

Grand Total of Annual Effective Gross Revenue	\$28,860	Grand Total of Annual Potential Gross Revenue	\$0
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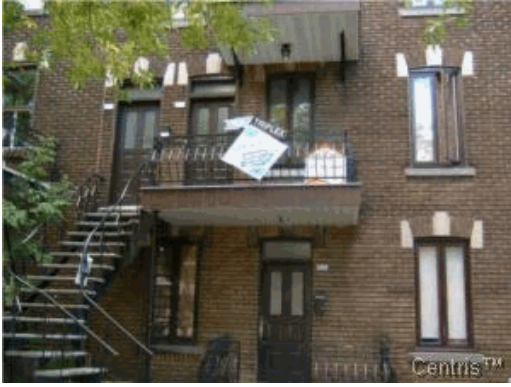
Features		
Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly) Water heater - 0
Foundation		Renovations
Roofing		Pool
Siding	Brick	Parking
Dividing Floor		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating	Electricity	Lot
Heating System	Electric baseboard units	Topograpy
Floor Covering		Distinctive Features
Basement	Crawl space	Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		Environmental Study
Kitchen Cabinets		
Equipment/Services		

Inclusions

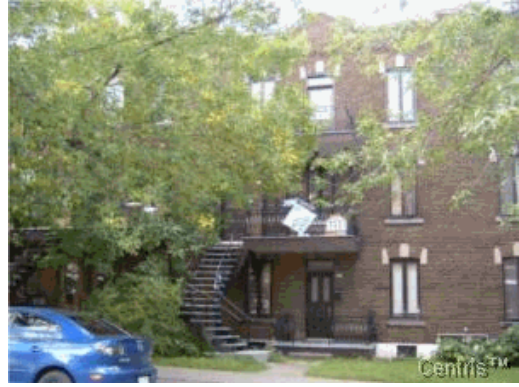
Exclusions

MLS® Remarks
Triplex en très bonne condition, 3 x 6.5 pièces idéal propriétaire occupant dans un micro secteur recherché adjacent de l'université, l'hôpital. *REPRISE DE FINANCE* vendue sans garantie légal aux risques et périls de l'acheteur, dépôt de 2% avec toute offre d'achat présentée, à l'ordre de la Banque Laurentienne du Canada sur formulaire de la Banque,

Seller's Declaration	No
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Frontage



Frontage



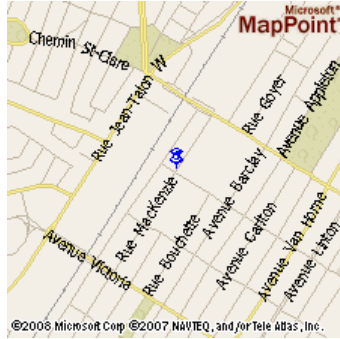
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 jenn@montreal-realestate.ca
 http://www.rciiq.com



MLS® No. 8050873 (Active)

COP 2008-11-13



\$339,900

3841-3843 Rue MacKenzie
Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)
H3S 1E4

Region Montréal
Neighbourhood Côte-des-Neiges
Near LEGARE
Body of Water

Property Type	Duplex	Year Built	1951
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 25.18 m	Possession Date	30 days PP Accepted
Lot Area	384.10 sqm	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre	2648986		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	Not issued	Electricity	
Lot	\$144,000	School	Not issued	Oil	
Building	\$242,700	Infrastructure	Not issued	Gas	
		Business Taxes	Not issued		
		Water	Not issued		
		Other taxes			
Total	\$386,700	Total	Not issued	Total	

Monthly Revenues (residential) - 2 unit(s)					
Apt. No.	3841	End of Lease	No lease	Included in Lease	
No. of Rooms	6	Effective Monthly Rent	\$680	Excluded in Lease	
No. of Bedrooms	3	Potential Monthly Rent			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Apt. No.	3843	End of Lease	No lease	Included in Lease	
No. of Rooms	6	Effective Monthly Rent	\$775	Excluded in Lease	
No. of Bedrooms	3	Potential Monthly Rent			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Effective Annual Gross Revenue (residential)		\$17,460	Potential Annual Gross Revenue (residential)		
		(2008-10-17)			

Grand Total of Annual Effective Gross Revenue

\$17,460

Grand Total of Annual Potential Gross Revenue

\$0

Features

Sewage System

Municipality

Water Supply

Municipality

Foundation

Poured concrete

Roofing

Siding

Brick, Stone

Dividing Floor

Windows

Window Type

Energy/Heating

Natural gas

Heating System

Hot water

Floor Covering

Basement

6 feet and more, Finished basement

Bathroom

Washer/Dryer (installation)

Fireplace-Stove

Kitchen Cabinets

Equipment/Services

Loading Platform

Rented Equip. (monthly)

Renovations

Pool

Parking

Driveway

Garage

Carport

Lot

Topography

Distinctive Features

Water (access)

View

Proximity

Environmental Study

Inclusions

AS IS

Exclusions

AS IS

MLS® Remarks

REPOSSESSIONSOLD WITHOUT LEGAL WARRANTY OF QUALITY***AT BUYERS RISK AND PERIL ***

Seller's Declaration

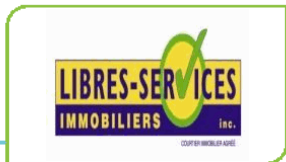
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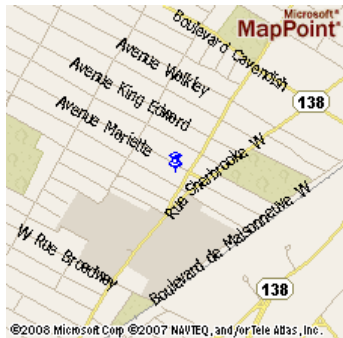


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 7785, CHEMIN DE CHAMBLY
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 jenn@montreal-realestate.ca
 http://www.rciiq.com



MLS® No. 8061564 (Active)



\$275,000

6901 Av. de Monkland
Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)
H4B 1J6

Region Montréal
Neighbourhood Notre-Dame-de-Grâce
Near Mariette
Body of Water

Property Type	Duplex	Year Built	1920
Property Use	Residential only	Expected Delivery Date	
Building Type	Detached	Repossession	Yes
Total Number of Floors	2	Trade Possible	
Building Size	31 X 40 ft	Cert. of Loc. (divided part)	Yes (1983)
Living Area	3,720.00 sqft	File Number	
Lot Size	39 X 118 ft	Possession Date	30 days PP Accepted
Lot Area	4,602.00 sqft	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre	3320211		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	Not issued	Electricity	
Lot	\$172,600	School	\$760 (2008)	Oil	
Building	\$154,600	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$327,200	Total	Not issued	Total	

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)	
Foundation	Poured concrete	Renovations	
Roofing	Asphalt and gravel	Pool	
Siding	Brick	Parking	
Dividing Floor	Wood	Driveway	
Windows	Aluminum	Garage	
Window Type	Guillotine	Carport	
Energy/Heating	Electricity	Lot	Fenced
Heating System	Electric baseboard units	Topography	Flat
Floor Covering	Wood	Distinctive Features	Street corner
Basement	6 feet and more, Unfinished	Water (access)	



Frontage



Frontage



Exterior



Exterior



Backyard



Backyard

