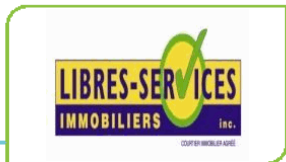




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**MLS® No. 1491093 (Active)**



**\$329,900**

**4849-4851 Av. de Mayfair**  
**Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)**  
**H4V 2E6**

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

<b>Property Type</b>	Duplex	<b>Year Built</b>	1949
<b>Property Use</b>		<b>Expected Delivery Date</b>	
<b>Building Type</b>	Semi-detached	<b>Repossession</b>	Yes
<b>Total Number of Floors</b>	2	<b>Trade Possible</b>	
<b>Building Size</b>		<b>Cert. of Loc. (divided part)</b>	No
<b>Living Area</b>		<b>File Number</b>	
<b>Lot Size</b>		<b>Possession Date</b>	30 days PP Accepted
<b>Lot Area</b>	364.30 sqm	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Cadastre</b>	3 320 681		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)	Energy (annual)
<b>Year</b>	2008	<b>Municipal</b>	\$2,678 (2008)
<b>Lot</b>	\$145,300	<b>School</b>	Not issued
<b>Building</b>	\$112,300	<b>Infrastructure</b>	
		<b>Business Taxes</b>	
		<b>Water</b>	
<b>Total</b>	\$257,600	<b>Total</b>	Not issued

Monthly Revenues (residential) - 4 unit(s)				
<b>Apt. No.</b>	4849	<b>End of Lease</b>	Vacant	<b>Included in Lease</b>
<b>No. of Rooms</b>	5	<b>Effective Monthly Rent</b>		
<b>No. of Bedrooms</b>	3	<b>Potential Monthly Rent</b>		<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	1+0	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>		
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>
BA1	Laundry room		Concrete	S-SOL NON FINI
BA1	Other		Concrete	POSS/ BACHELOR
GF	Living room	15.4 X 9.6 ft	Wood	LATTES
GF	Kitchen	12 X 8 ft	Ceramic	
GF	Master bedroom	14.8 X 9.5 ft	Wood	LATTES
GF	Bedroom	11.5 X 8.4 ft	Wood	LATTES
GF	Bedroom	9 X 8.8 ft	Wood	LATTES
2	Other			Un bijou et dimensions identiq

<b>Apt. No.</b>	4851	<b>End of Lease</b>	2009-06-30	<b>Included in Lease</b>
<b>No. of Rooms</b>	5	<b>Effective Monthly Rent</b>		
<b>No. of Bedrooms</b>	3	<b>Potential Monthly Rent</b>	\$840	<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	1+0	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>		

Type	Total Number of Units	Tot. Eff. Monthly Rev.	Number of Vacant Units	Tot. Pot. Monthly Rev.
5 1/2	2	\$840	1	\$900
<b>Effective Annual Gross Revenue (residential)</b>		\$10,080 (2009-01-01)	<b>Potential Annual Gross Revenue (residential)</b>	\$20,880

<b>Grand Total of Annual Effective Gross Revenue</b>	\$10,080	<b>Grand Total of Annual Potential Gross Revenue</b>	\$20,880
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### Features

<b>Sewage System</b>	Municipality	<b>Loading Platform</b>	
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 0
<b>Foundation</b>		<b>Renovations</b>	
<b>Roofing</b>		<b>Pool</b>	
<b>Siding</b>	Brick	<b>Parking</b>	Driveway (1), Garage (1)
<b>Dividing Floor</b>		<b>Driveway</b>	Paved
<b>Windows</b>		<b>Garage</b>	Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	
<b>Floor Covering</b>		<b>Distinctive Features</b>	
<b>Basement</b>	6 feet and more	<b>Water (access)</b>	
<b>Bathroom</b>		<b>View</b>	
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>	
<b>Fireplace-Stove</b>		<b>Environmental Study</b>	
<b>Kitchen Cabinets</b>			
<b>Equipment/Services</b>			

### Inclusions

AUCUNE INCLUSION

### Exclusions

### MLS® Remarks

REPRISE DE FINANCE---VOIR AVEC AGENT INSCRIPTEUR POUR HORAIRE DE VISITE ET CONDITIONS DU VENDEUR. DUPLEX JUMELÉ AVEC GARAGE. 2 X 5.5 ET POSSIBILITÉ DE BACHELOR ( 3 COMPTEURS ). LE REZ-DE-CHAUSSÉ EST VACANT. LE 2IÈME ÉTAGE ...UN BIJOU ! PLUSIEURS RENOVATIONS IMPORTANTES AU FIL DES ANS.

### Addendum

PROPRIÉTÉ VENDUE TELLE QUELLE ET SANS GARANTIE LÉGALE AUX RISQUES ET PÉRILS DE L'ACHETEUR. À ÉCRIRE SUR LA PA.  
LES MESURES FOURNIES DEVRONT ÊTRE VÉRIFIÉES PAR L'ACHETEUR.

\*\*\*\*\*DÉCLARATION DU VENDEUR AU CONTRAT DE COURTAGE \*\*\*\*\*

1- TOUTE OFFRE DOIT ÊTRE ACCOMPAGNÉE DE « L'ANNEXE A » DU VENDEUR. ELLE DOIT ÊTRE ACCEPTÉE ET SIGNÉE SANS MODIFICATION POUR ÊTRE CONSIDÉRÉE PAR LE VENDEUR.

2- LE CERTIFICAT DE LOCALISATION DEVRA ÊTRE COMMANDÉ AUX FRAIS DE L'ACHETEUR AUSSITÔT LES CONDITIONS DE SON OFFRE RÉALISÉES.

3- FINANCEMENT SANS CONDITION : 5 JOURS OUVRABLES

4- INSPECTION : 5 JOURS CALENDRIER

5- LAISSER UN DÉLAI D'AU MOINS 3 À 4 JOURS "OUVRABLES" POUR LA CLAUSE 10.1 ( DÉLAI D'ACCEPTATION )

6- LE CHOIX ET LES COORDONNÉES DU NOTAIRE SONT FORTEMENT RECOMMANDÉS À L'OFFRE D'ACHAT À DÉFAUT DE QUOI, CE SERA LE NOTAIRE CHOISI PAR LE VENDEUR.

7- OFFRE CONDITIONNELLE À CE QUE LES TITRES SOIENT CLAIRS.

TOUTES LES OFFRES DOIVENT ÊTRE FAXÉES AU 514-666-9078

**Seller's Declaration**

Yes



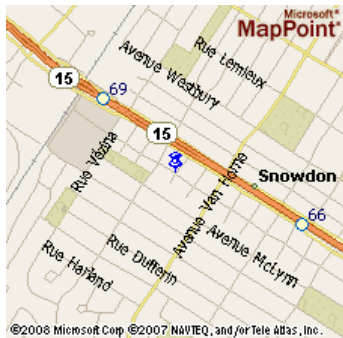


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**MLS® No. 8071351 (Active)**



**\$324,900**

**6346-6348A Av. Coolbrook**  
**Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)**  
**H3X 2N1**

**Region** Montréal  
**Neighbourhood** Côte-des-Neiges  
**Near** Van Horne  
**Body of Water**

<b>Property Type</b>	Duplex	<b>Year Built</b>	1948
<b>Property Use</b>	Residential only	<b>Expected Delivery Date</b>	
<b>Building Type</b>	Attached	<b>Repossession</b>	Yes
<b>Total Number of Floors</b>		<b>Trade Possible</b>	
<b>Building Size</b>	24 X 45 ft	<b>Cert. of Loc. (divided part)</b>	No
<b>Living Area</b>		<b>File Number</b>	
<b>Lot Size</b>	7.47 X 30.48 m	<b>Possession Date</b>	30 days PP Accepted
<b>Lot Area</b>	227.70 sqm	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Cadastre</b>	2-087-046		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	\$2,852 (2008)	Electricity	
Lot	\$79,700	School	\$638 (2008)	Oil	
Building	\$210,300	Infrastructure		Gas	
		Business Taxes			
		Water			
<b>Total</b>	<b>\$290,000</b>	<b>Total</b>	<b>\$3,490</b>	<b>Total</b>	

Monthly Revenues (residential) - 3 unit(s)					
<b>Apt. No.</b>	6346	<b>End of Lease</b>	Vacant	<b>Included in Lease</b>	
<b>No. of Rooms</b>	4	<b>Effective Monthly Rent</b>		<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	2	<b>Potential Monthly Rent</b>	\$800		
<b>No. Bath/PR</b>	1+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>			
<hr/>					
<b>Apt. No.</b>	6348	<b>End of Lease</b>	Vacant	<b>Included in Lease</b>	
<b>No. of Rooms</b>	4	<b>Effective Monthly Rent</b>		<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	2	<b>Potential Monthly Rent</b>	\$750		
<b>No. Bath/PR</b>	1+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>			
<hr/>					
<b>Apt. No.</b>	6348A	<b>End of Lease</b>	Vacant	<b>Included in Lease</b>	
<b>No. of Rooms</b>	4	<b>Effective Monthly Rent</b>		<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	2	<b>Potential Monthly Rent</b>	\$600		

<b>No. Bath/PR</b>	1+0	<b>Features</b>	
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>	
<b>Effective Annual Gross Revenue (residential)</b>		<b>Potential Annual Gross Revenue (residential)</b>	\$25,800

<b>Grand Total of Annual Effective Gross Revenue</b>	<b>Grand Total of Annual Potential Gross Revenue</b>	\$25,800
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<b>Features</b>		
<b>Sewage System</b>	Municipality	<b>Loading Platform</b>
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>
<b>Foundation</b>		<b>Renovations</b>
<b>Roofing</b>		<b>Pool</b>
<b>Siding</b>	Brick	<b>Parking</b>
<b>Dividing Floor</b>		<b>Driveway</b>
<b>Windows</b>		<b>Garage</b>
<b>Window Type</b>		<b>Carport</b>
<b>Energy/Heating</b>	Electricity	<b>Lot</b>
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>
<b>Floor Covering</b>		<b>Distinctive Features</b>
<b>Basement</b>		<b>Water (access)</b>
<b>Bathroom</b>		<b>View</b>
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>
<b>Fireplace-Stove</b>		<b>Environmental Study</b>
<b>Kitchen Cabinets</b>		
<b>Equipment/Services</b>		

**Inclusions**

**Exclusions**  
Certificate of location to be paid by the buyer.

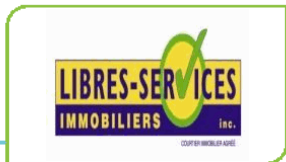
**MLS® Remarks**  
\*\*\*\*\*BANK REPOSSESSION\*\*\*\*\* Duplex with bachelor located in a good neighborhood, between Queen Mary and Van Horne. All three apartments are vacant and need renovations. Lots of potential, priced for quick sale!

**Seller's Declaration** Yes  
Sold without legal warranty at the risk and peril of the buyer.

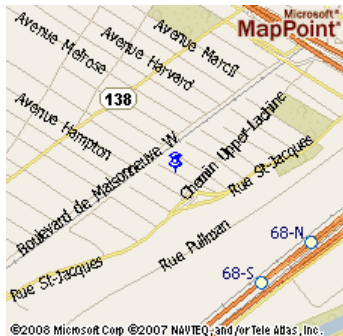


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**MLS® No. 8073661 (Active)**



**\$270,000**

**2077-79 Av. Belgrave (Private Street)  
 Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)  
 H4A 2L6**

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

<b>Property Type</b>	Duplex	<b>Year Built</b>	1925
<b>Property Use</b>	Residential only	<b>Expected Delivery Date</b>	
<b>Building Type</b>	Attached	<b>Repossession</b>	Yes
<b>Total Number of Floors</b>	2	<b>Trade Possible</b>	
<b>Building Size</b>	25 X 32 ft	<b>Cert. of Loc. (divided part)</b>	No
<b>Living Area</b>	800.00 sqft	<b>File Number</b>	
<b>Lot Size</b>	25 X 81 ft	<b>Possession Date</b>	According to the Lease
<b>Lot Area</b>	2,000.00 sqft	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Québec Cadastre</b>	2607105		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
<b>Year</b>	2008	<b>Municipal</b>	\$2,393 (2008)	<b>Electricity</b>	
<b>Lot</b>	\$69,700	<b>School</b>	\$535 (2008)	<b>Oil</b>	
<b>Building</b>	\$171,500	<b>Infrastructure</b>	Not issued	<b>Gas</b>	
		<b>Business Taxes</b>	Not issued		
		<b>Water</b>	Not issued		
		<b>Other taxes</b>			
<b>Total</b>	\$241,200	<b>Total</b>	Not issued	<b>Total</b>	

Monthly Revenues (residential) - 2 unit(s)					
<b>Apt. No.</b>	2077	<b>End of Lease</b>	2009-01-31	<b>Included in Lease</b>	
<b>No. of Rooms</b>	4	<b>Effective Monthly Rent</b>	\$900	<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	1	<b>Potential Monthly Rent</b>			
<b>No. Bath/PR</b>	1+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>			
<hr/>					
<b>Apt. No.</b>	2079	<b>End of Lease</b>	2009-01-31	<b>Included in Lease</b>	
<b>No. of Rooms</b>	4	<b>Effective Monthly Rent</b>	\$800	<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	2	<b>Potential Monthly Rent</b>			
<b>No. Bath/PR</b>	1+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>			
<hr/>					
<b>Effective Annual Gross Revenue (residential)</b>		\$20,400	<b>Potential Annual Gross Revenue (residential)</b>		
		(2008-12-05)			

**Grand Total of Annual Effective Gross Revenue**

\$20,400

**Grand Total of Annual Potential Gross Revenue**

\$0

## Features

<b>Sewage System</b>	Municipality	<b>Loading Platform</b>
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>
<b>Foundation</b>		<b>Renovations</b>
<b>Roofing</b>		<b>Pool</b>
<b>Siding</b>	Brick	<b>Parking</b>
<b>Dividing Floor</b>		<b>Driveway</b>
<b>Windows</b>	PVC	<b>Garage</b>
<b>Window Type</b>	Guillotine	<b>Carport</b>
<b>Energy/Heating</b>	Electricity	<b>Lot</b>
<b>Heating System</b>	Electric baseboard units	<b>Topograpy</b>
<b>Floor Covering</b>	Wood	<b>Distinctive Features</b>
<b>Basement</b>	Partially finished	<b>Water (access)</b>
<b>Bathroom</b>		<b>View</b>
<b>Washer/Dryer (installation)</b>	Bathroom (1st level/Ground floor)	<b>Proximity</b>
<b>Fireplace-Stove</b>		<b>Environmental Study</b>
<b>Kitchen Cabinets</b>		
<b>Equipment/Services</b>		

## Inclusions

## Exclusions

## MLS® Remarks

Vente sous contrôle de justice, duplex, 1x 4.5 et 1 x 3.5 plus sous-sol semi-fini avec une càc au s.s....800 pieds carrés par étage, planchers de bois franc, plafonds hauts, grande cour, loués 900\$ rdc et 800\$ 2e étage, baux 7 mois éch.31-01-09. Toutes mesures et informations à vérifier par l'acheteur... Vendu sans garantie légale...voir addenda

## Addendum

Vente sous contrôle de justice, dépôt de 10% obligatoire avec toute présentation d'offre d'achat. Ce chèque doit être visé et au nom de :  
Paquette et associés , huissiers de justice.

Le certificat de localisation a été commandé et sera aux frais de l'acheteur au montant de 600\$ plus taxes applicables...

Pour toute offre d'achat , un délai minimum de réponse de 5 jours est de mise...

N.B le terrain avant de l'immeuble appartient à la ville, il y a un empietement de l'escalier avant ainsi que la cloture qui est construite au delà de la limite de propriété.

## Seller's Declaration

Yes

Other seller's declaration





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**MLS® No. 8078837 (Active)**



**\$510,900**

**4750-4752 Av. Carlton**  
**Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)**  
**H3W 1G4**

**Region** Montréal  
**Neighbourhood** Côte-des-Neiges  
**Near** VICTORIA  
**Body of Water**

<b>Property Type</b>	Duplex	<b>Year Built</b>	1959
<b>Property Use</b>	Residential only	<b>Expected Delivery Date</b>	
<b>Building Type</b>	Semi-detached	<b>Repossession</b>	Yes
<b>Total Number of Floors</b>		<b>Trade Possible</b>	
<b>Building Size</b>		<b>Cert. of Loc. (divided part)</b>	No
<b>Living Area</b>		<b>File Number</b>	
<b>Lot Size</b>	13.41 X 33.53 m	<b>Possession Date</b>	30 days PP Accepted
<b>Lot Area</b>	449.70 sqm	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Cadastre</b>	2649523		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)	Energy (annual)
<b>Year</b>	2008	<b>Municipal</b>	Not issued
<b>Lot</b>	\$168,600	<b>School</b>	Not issued
<b>Building</b>	\$369,900	<b>Infrastructure</b>	Not issued
		<b>Business Taxes</b>	Not issued
		<b>Water</b>	Not issued
		<b>Other taxes</b>	
<b>Total</b>	\$538,500	<b>Total</b>	Not issued

Monthly Revenues (residential) - 3 unit(s)			
<b>Apt. No.</b>	4750	<b>End of Lease</b>	2009-02-08
<b>No. of Rooms</b>	8	<b>Effective Monthly Rent</b>	\$900
<b>No. of Bedrooms</b>	3	<b>Potential Monthly Rent</b>	
<b>No. Bath/PR</b>	2+0	<b>Features</b>	
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>	
<hr/>			
<b>Apt. No.</b>	4752	<b>End of Lease</b>	2009-02-08
<b>No. of Rooms</b>	8	<b>Effective Monthly Rent</b>	\$700
<b>No. of Bedrooms</b>	3	<b>Potential Monthly Rent</b>	
<b>No. Bath/PR</b>	2+0	<b>Features</b>	
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>	
<hr/>			
<b>Apt. No.</b>	4750A	<b>End of Lease</b>	2009-02-08
<b>No. of Rooms</b>	3	<b>Effective Monthly Rent</b>	\$300
<b>No. of Bedrooms</b>	1	<b>Potential Monthly Rent</b>	

<b>No. Bath/PR</b>	1+0	<b>Features</b>	
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>	
<hr/>			
<b>Effective Annual Gross Revenue (residential)</b>		\$22,800 (2008-12-22)	<b>Potential Annual Gross Revenue (residential)</b>

<b>Grand Total of Annual Effective Gross Revenue</b>	\$22,800	<b>Grand Total of Annual Potential Gross Revenue</b>	\$0
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<b>Features</b>		
<b>Sewage System</b>	Municipality	<b>Loading Platform</b>
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>
<b>Foundation</b>		<b>Renovations</b>
<b>Roofing</b>		<b>Pool</b>
<b>Siding</b>	Brick	<b>Parking</b>
<b>Dividing Floor</b>		<b>Driveway</b>
<b>Windows</b>		<b>Garage</b>
<b>Window Type</b>		<b>Carport</b>
<b>Energy/Heating</b>	Electricity	<b>Lot</b>
<b>Heating System</b>	Electric baseboard units	<b>Topograpy</b>
<b>Floor Covering</b>		<b>Distinctive Features</b>
<b>Basement</b>		<b>Water (access)</b>
<b>Bathroom</b>		<b>View</b>
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>
<b>Fireplace-Stove</b>		<b>Environmental Study</b>
<b>Kitchen Cabinets</b>		
<b>Equipment/Services</b>		

<b>Inclusions</b>
AS IS

<b>Exclusions</b>
AS IS

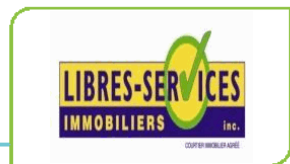
<b>MLS® Remarks</b>
***SOLD WITHOUT LEGAL WARRANTY OF QUALITY***AT THE BUYERS RISK AND PERIL ***

<b>Seller's Declaration</b>	No
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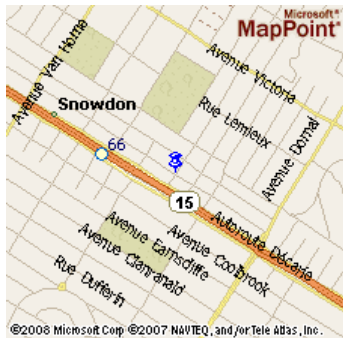


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**MLS® No. 8080625 (Active)**



**\$383,500**

**5430-5432 Av. Trans Island**  
**Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)**  
**H3W 3A5**

**Region** Montréal  
**Neighbourhood** Côte-des-Neiges  
**Near** DE MONTEPE  
**Body of Water**

<b>Property Type</b>	Duplex	<b>Year Built</b>	1931
<b>Property Use</b>	Residential only	<b>Expected Delivery Date</b>	
<b>Building Type</b>	Semi-detached	<b>Repossession</b>	Yes
<b>Total Number of Floors</b>		<b>Trade Possible</b>	
<b>Building Size</b>		<b>Cert. of Loc. (divided part)</b>	No
<b>Living Area</b>		<b>File Number</b>	
<b>Lot Size</b>	30 X 80 ft	<b>Possession Date</b>	20 days PP Accepted
<b>Lot Area</b>	2,400.00 sqft	<b>Deed of Sale Signature</b>	20 days PP/PR Accepted
<b>Québec Cadastre</b>	2648134		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)	Energy (annual)
<b>Year</b>	2008	<b>Municipal</b>	Not issued
<b>Lot</b>	\$83,600	<b>School</b>	Not issued
<b>Building</b>	\$281,400	<b>Infrastructure</b>	Not issued
		<b>Business Taxes</b>	Not issued
		<b>Water</b>	Not issued
		<b>Other taxes</b>	
<b>Total</b>	\$365,000	<b>Total</b>	Not issued

Monthly Revenues (residential) - 2 unit(s)			
<b>Apt. No.</b>	1	<b>End of Lease</b>	Vacant
<b>No. of Rooms</b>	5	<b>Effective Monthly Rent</b>	
<b>No. of Bedrooms</b>	4	<b>Potential Monthly Rent</b>	\$1,500
<b>No. Bath/PR</b>	2+0	<b>Features</b>	
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>	
<hr/>			
<b>Apt. No.</b>	2	<b>End of Lease</b>	Vacant
<b>No. of Rooms</b>	4	<b>Effective Monthly Rent</b>	
<b>No. of Bedrooms</b>	2	<b>Potential Monthly Rent</b>	\$1,000
<b>No. Bath/PR</b>	2+0	<b>Features</b>	
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>	
<hr/>			
<b>Effective Annual Gross Revenue (residential)</b>		<b>Potential Annual Gross Revenue (residential)</b>	\$30,000

**Grand Total of Annual Effective Gross Revenue**

**Grand Total of Annual Potential Gross Revenue**

\$30,000

### Features

<b>Sewage System</b>	Municipality	<b>Loading Platform</b>
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>
<b>Foundation</b>		<b>Renovations</b>
<b>Roofing</b>		<b>Pool</b>
<b>Siding</b>	Brick	<b>Parking</b>
<b>Dividing Floor</b>		<b>Driveway</b>
<b>Windows</b>		<b>Garage</b>
<b>Window Type</b>		<b>Carport</b>
<b>Energy/Heating</b>	Natural gas	<b>Lot</b>
<b>Heating System</b>	Hot water	<b>Topograpy</b>
<b>Floor Covering</b>		<b>Distinctive Features</b>
<b>Basement</b>	6 feet and more, Finished basement	<b>Water (access)</b>
<b>Bathroom</b>	Separate shower	<b>View</b>
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>
<b>Fireplace-Stove</b>		<b>Environmental Study</b>
<b>Kitchen Cabinets</b>	Wood	
<b>Equipment/Services</b>		

### Inclusions

### Exclusions

### MLS® Remarks

\*\*\*\*BANK REPOSSESSION\*\*\*\* BIG DUPLEX IN A VERY NICE LOCATION NEAR METRO SNOWDON RENOVATED COMPLETELY. CERAMIC ENTERANCE AND KITCHEN. NEW CABINET IN THE KITCHEN, TWO COMPLETE BATHROOMS WITH SHOWERS, FINISHED BASEMENT WITH SHOWER AND EXTRA BED ROOM AND OFFICE.POTENTIAL \$30,000 ANNUAL REVENUE.

### Seller's Declaration

Yes

BANK REPOSSESSION.SOLD AS IS NO LEGAL GURANTEE CERTIFICAT OF LOCATION PAID BY THE BUYER. ANNEXE A & G SIGNED WITH ANY OFFER.

