



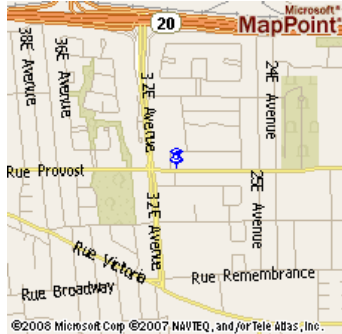
**Jennifer Walker**, Affiliated real estate agent  
**LIBRES-SERVICES IMMOBILIERS INC.**  
 Chartered real estate broker  
 7785, CHEMIN DE CHAMBLY  
 ST-HUBERT (QC) J3Y5K2

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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**

<b>Property Type</b>	Duplex	<b>Year Built</b>	1965
<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>		<b>Trade Possible</b>	
<b>Building Size</b>	31 X 42 ft	<b>Cert. of Loc. (divided part)</b>	Yes (2004)
<b>Living Area</b>		<b>File Number</b>	
<b>Lot Size</b>	39 X 85 ft	<b>Possession Date</b>	TO BE DI
<b>Lot Area</b>	3,400.00 sqft	<b>Deed of Sale Signature</b>	
<b>Cadastre</b>	1245775		
<b>Zoning</b>	Residential		

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

Monthly Revenues (residential) - 3 unit(s)			
<b>Apt. No.</b>		<b>End of Lease</b>	Homeowner
<b>No. of Rooms</b>	7	<b>Effective Monthly Rent</b>	
<b>No. of Bedrooms</b>	5	<b>Potential Monthly Rent</b>	
<b>No. Bath/PR</b>	3+1	<b>Features</b>	
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>	
-----			
<b>Apt. No.</b>		<b>End of Lease</b>	2008-06-30
<b>No. of Rooms</b>	5	<b>Effective Monthly Rent</b>	
<b>No. of Bedrooms</b>	3	<b>Potential Monthly Rent</b>	\$800
<b>No. Bath/PR</b>	0+0	<b>Features</b>	
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>	
-----			
<b>Apt. No.</b>		<b>End of Lease</b>	No lease
<b>No. of Rooms</b>	2	<b>Effective Monthly Rent</b>	
<b>No. of Bedrooms</b>	1	<b>Potential Monthly Rent</b>	\$350

<b>No. Bath/PR</b>	0+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>	\$13,800

<b>Grand Total of Annual Effective Gross Revenue</b>	<b>Grand Total of Annual Potential Gross Revenue</b>	\$13,800
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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> Water heater - 0
<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>		<b>Lot</b>
<b>Heating System</b>		<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>		

**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



**Jennifer Walker**, Affiliated real estate agent  
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**MLS® No. 8048222 (Active)**



**\$179,000**

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

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

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

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

<b>Grand Total of Annual Effective Gross Revenue</b>	<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>	Poured concrete	<b>Renovations</b>	
<b>Roofing</b>	Asphalt and gravel	<b>Pool</b>	
<b>Siding</b>	Brick, Concrete, Wood	<b>Parking</b>	Driveway (2)
<b>Dividing Floor</b>	Wood	<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>		<b>Lot</b>	Fenced
<b>Heating System</b>		<b>Topography</b>	
<b>Floor Covering</b>		<b>Distinctive Features</b>	
<b>Basement</b>	Crawl space	<b>Water (access)</b>	

**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 PROJÉT 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 content 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

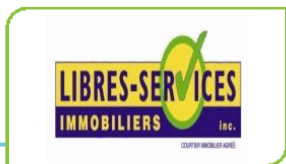
### Seller's Declaration

No



**Jennifer Walker**, Affiliated real estate agent  
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**MLS® No. 8052679 (Active)**



**\$129,900**

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

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

<b>Property Type</b>	Duplex	<b>Year Built</b>	1951
<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>	2	<b>Trade Possible</b>	
<b>Building Size</b>	25 X 26 ft	<b>Cert. of Loc. (divided part)</b>	Yes (2007)
<b>Living Area</b>		<b>File Number</b>	
<b>Lot Size</b>	43 X 59.8 ft	<b>Possession Date</b>	30 days PP Accepted
<b>Lot Area</b>	2,578.00 sqft	<b>Deed of Sale Signature</b>	15 days PP/PR Accepted
<b>Cadastre</b>	1703310		
<b>Zoning</b>			

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

Monthly Revenues (residential) - 2 unit(s)					
<b>Apt. No.</b>	118	<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>	\$550		
<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>	116	<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>	\$500		
<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>			<b>Potential Annual Gross Revenue (residential)</b>		\$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!!!

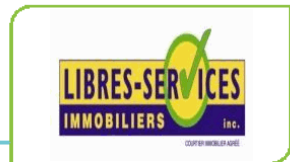
**Seller's Declaration**

No



**Jennifer Walker**, Affiliated real estate agent  
**LIBRES-SERVICES IMMOBILIERS INC.**  
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**MLS® No. 8056542 (Active)**



**\$219,900**

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

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

<b>Property Type</b>	Duplex	<b>Year Built</b>	1922
<b>Property Use</b>	Residential only	<b>Expected Delivery Date</b>	
<b>Building Type</b>	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>	15.24 X 30.75 m	<b>Possession Date</b>	30 days PP Accepted
<b>Lot Area</b>	470.80 sqm	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Cadastre</b>	2133918		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
<b>Year</b>	2008	<b>Municipal</b>	\$2,290 (2008)	<b>Electricity</b>	
<b>Lot</b>	\$96,500	<b>School</b>	Not issued	<b>Oil</b>	
<b>Building</b>	\$124,800	<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>	\$221,300	<b>Total</b>	Not issued	<b>Total</b>	

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

**Topography**

**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**

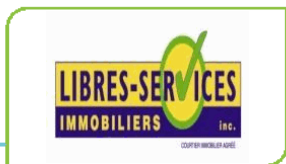
No





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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**

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

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

Monthly Revenues (residential) - 2 unit(s)					
<b>Apt. No.</b>	545	<b>End of Lease</b>	Vacant	<b>Included in Lease</b>	
<b>No. of Rooms</b>	5	<b>Effective Monthly Rent</b>		<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	3	<b>Potential Monthly Rent</b>	\$1		
<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>	547	<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>	\$1		
<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>		<b>Potential Annual Gross Revenue (residential)</b>		\$24	

**Grand Total of Annual Effective Gross Revenue**

**Grand Total of Annual Potential Gross Revenue**

\$24

## 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>	Aluminum	<b>Parking</b>
<b>Dividing Floor</b>		<b>Driveway</b>
<b>Windows</b>	Aluminum	<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>	Laminate floor	<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

## 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. Faites 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

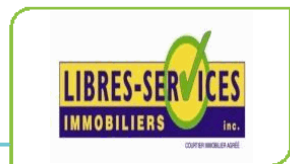
No





**Jennifer Walker**, Affiliated real estate agent  
**LIBRES-SERVICES IMMOBILIERS INC.**  
 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. 8066961 (Active)**



**\$209,900**

**660-662 12e Avenue  
 Lachine (Montréal)  
 H8S 3J3**

**Region** Montréal  
**Neighbourhood** East  
**Near**  
**Body of Water**

<b>Property Type</b>	Duplex	<b>Year Built</b>	1930
<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>		<b>Cert. of Loc. (divided part)</b>	No
<b>Living Area</b>		<b>File Number</b>	
<b>Lot Size</b>	22 X 90 ft	<b>Possession Date</b>	30 days PP Accepted
<b>Lot Area</b>	2,028.00 sqft	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Québec Cadastre</b>	2138330		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
<b>Year</b>	2007	<b>Municipal</b>	\$1,494 (2007)	<b>Electricity</b>	
<b>Lot</b>	\$38,600	<b>School</b>	\$276 (2007)	<b>Oil</b>	
<b>Building</b>	\$90,100	<b>Infrastructure</b>		<b>Gas</b>	
		<b>Business Taxes</b>			
		<b>Water</b>			
<b>Total</b>	\$128,700	<b>Total</b>	\$1,770	<b>Total</b>	

<b>Grand Total of Annual Effective Gross Revenue</b>		<b>Grand Total of Annual Potential Gross Revenue</b>	\$0
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Features			
<b>Sewage System</b>	Municipality	<b>Loading Platform</b>	
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Foundation</b>	Poured concrete	<b>Renovations</b>	
<b>Roofing</b>	Asphalt and gravel	<b>Pool</b>	
<b>Siding</b>	Aggregate, Brick	<b>Parking</b>	Driveway (1)
<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>	Tiles	<b>Distinctive Features</b>	
<b>Basement</b>		<b>Water (access)</b>	

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

**View**  
**Proximity**  
**Environmental Study**

### **Inclusions**

aucun

### **Exclusions**

aucun

### **MLS® Remarks**

\*\*\*\* AGENT IMMOBILIER ALLEZ VOIR DANS : information agent collaborateur \*\*\*\* Reprise/vendu sans garantie/dépôt 1000\$ et annexe A du vendeur requis avec toutes offres, le notaires sera au choix du vendeur sans exeption. ALLOUEZ DÉLAIS DE 72HRS À toutes offres soumises.

### **Seller's Declaration**

Yes

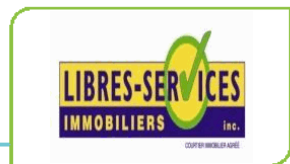
Other seller's declaration



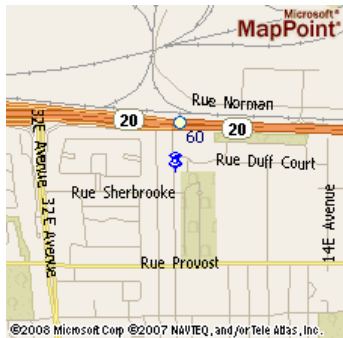


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**MLS® No. 8072690 (Active)**



**\$239,900**

**814-816 24e Avenue  
 Lachine (Montréal)  
 H8S 3W5**

**Region** Montréal  
**Neighbourhood** East  
**Near** SHERBROOKE  
**Body of Water** 0

<b>Property Type</b>	Duplex	<b>Year Built</b>	1955
<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>		<b>Cert. of Loc. (divided part)</b>	No
<b>Living Area</b>		<b>File Number</b>	
<b>Lot Size</b>	7.21 X 23.93 m	<b>Possession Date</b>	30 days PP Accepted
<b>Lot Area</b>	172.60 sqm	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1246420		
<b>Zoning</b>			

Municipal Assessment		Taxes (annual)		Energy (annual)	
<b>Year</b>	2008	<b>Municipal</b>	Not issued	<b>Electricity</b>	
<b>Lot</b>	\$35,400	<b>School</b>	Not issued	<b>Oil</b>	
<b>Building</b>	\$161,300	<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>	\$196,700	<b>Total</b>	Not issued	<b>Total</b>	

Monthly Revenues (residential) - 2 unit(s)					
<b>Apt. No.</b>	814	<b>End of Lease</b>	Vacant	<b>Included in Lease</b>	
<b>No. of Rooms</b>	6	<b>Effective Monthly Rent</b>		<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	3	<b>Potential Monthly Rent</b>	\$1		
<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>	816	<b>End of Lease</b>	No lease	<b>Included in Lease</b>	
<b>No. of Rooms</b>	5	<b>Effective Monthly Rent</b>	\$1,115	<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>		\$13,380	<b>Potential Annual Gross Revenue (residential)</b>		\$12
		(2008-12-03)			

**Grand Total of Annual Effective Gross Revenue**

\$13,380

**Grand Total of Annual Potential Gross Revenue**

\$12

**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**

**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**

\*\*\*REPOSSESSION\*\*\*SOLD WITHOUT LEGAL WARRANTY OF QUALITY\*\*\*AT THE BUYERS RISK AND PERIL\*\*\*

**Seller's Declaration**

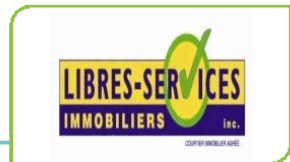
Yes



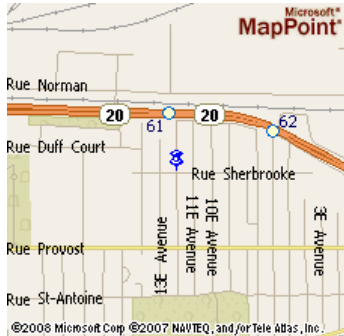


**Jennifer Walker**, Affiliated real estate agent  
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 Chartered real estate broker  
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 ST-HUBERT (QC) J3Y5K2

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 http://www.rciiq.com



**MLS® No. 8072791 (Active)**



**\$200,000**

**830-832 12e Avenue  
 Lachine (Montréal)  
 H8S 3J7**

**Region** Montréal  
**Neighbourhood** East  
**Near** Sherbrooke  
**Body of Water**

<b>Property Type</b>	Duplex	<b>Year Built</b>	1930
<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>	2	<b>Trade Possible</b>	
<b>Building Size</b>	25 X 26 ft	<b>Cert. of Loc. (divided part)</b>	No
<b>Living Area</b>	1,300.00 sqft	<b>File Number</b>	
<b>Lot Size</b>	26 X 90 ft	<b>Possession Date</b>	According to the Lease
<b>Lot Area</b>	2,340.00 sqft	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Québec Cadastre</b>	2133803		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
<b>Year</b>	2008	<b>Municipal</b>	\$1,571 (2008)	<b>Electricity</b>	
<b>Lot</b>	\$44,000	<b>School</b>	\$282 (2008)	<b>Oil</b>	
<b>Building</b>	\$88,900	<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>	\$132,900	<b>Total</b>	Not issued	<b>Total</b>	

Monthly Revenues (residential) - 1 unit(s)					
<b>Apt. No.</b>	830	<b>End of Lease</b>	2009-06-30	<b>Included in Lease</b>	
<b>No. of Rooms</b>	4	<b>Effective Monthly Rent</b>	\$600		
<b>No. of Bedrooms</b>	2	<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>	Yes	<b>No. of Parking Spaces</b>			
<b>Effective Annual Gross Revenue (residential)</b>		\$7,200 (2008-12-07)		<b>Potential Annual Gross Revenue (residential)</b>	

<b>Grand Total of Annual Effective Gross Revenue</b>	\$7,200	<b>Grand Total of Annual Potential Gross Revenue</b>	\$0
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## 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>	flat	<b>Pool</b>
<b>Siding</b>	Brick	<b>Parking</b>
<b>Dividing Floor</b>		<b>Driveway</b>
<b>Windows</b>	Aluminum	<b>Garage</b>
<b>Window Type</b>	Sliding	<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>	Linoleum, Tiles	<b>Distinctive Features</b>
<b>Basement</b>	Crawl space, Low (less than 6 feet)	<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>	Wood	
<b>Equipment/Services</b>		

## Inclusions

## Exclusions

## MLS® Remarks

**\*\*REPOSSESSION\*\*** Perfect opportunity for investor, priced to sell! Fully rented! Nice backyard and down the street from a parc make it easy to rent! Ideal first investment in revenue properties! This property is well priced, rented, with a proven history of sales and available for quick purchase, do not let this chance pass you by!!!!

## Addendum

A DEPOSIT OF ONE THOUSAND DOLLARS AND THE ANNEX A OF THE SELLER SIGNED BY THE BUYER ARE REQUIRED WITH ANY OFFER. THE NOTARY WILL BE DESIGNATED BY THER SELLER WITHOUT EXCPETION. ALLOW A DELAY OF 72 HOURS WITHOUT IRREVOCABILITIES TO ALL SUBMITTED OFFERS.

## Seller's Declaration

Yes

annex A of CC04943





**Jennifer Walker**, Affiliated real estate agent  
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**MLS® No. 8074949 (Active)**



**\$229,000**

**169-173 11e Avenue  
 Lachine (Montréal)  
 H8S 3G6**

**Region** Montréal  
**Neighbourhood** East  
**Near** NOTRE-DAME  
**Body of Water**

<b>Property Type</b>	Triplex	<b>Year Built</b>	Unknown
<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>	3	<b>Trade Possible</b>	
<b>Building Size</b>	25 X 42 ft irr	<b>Cert. of Loc. (divided part)</b>	No
<b>Living Area</b>		<b>File Number</b>	
<b>Lot Size</b>	25 X 114 ft	<b>Possession Date</b>	According to the Lease
<b>Lot Area</b>	2,862.00 sqft	<b>Deed of Sale Signature</b>	20 days PP/PR Accepted
<b>Cadastre</b>	2133226		
<b>Zoning</b>			

Municipal Assessment		Taxes (annual)		Energy (annual)	
<b>Year</b>	2008	<b>Municipal</b>	Not issued	<b>Electricity</b>	
<b>Lot</b>	\$54,600	<b>School</b>	\$391 (2008)	<b>Oil</b>	
<b>Building</b>	\$123,200	<b>Infrastructure</b>		<b>Gas</b>	
		<b>Business Taxes</b>			
		<b>Water</b>			
<b>Total</b>	\$177,800	<b>Total</b>	Not issued	<b>Total</b>	

Monthly Revenues (residential) - 3 unit(s)					
<b>Apt. No.</b>	169	<b>End of Lease</b>	2009-06-30	<b>Included in Lease</b>	
<b>No. of Rooms</b>	4	<b>Effective Monthly Rent</b>	\$600	<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>	Yes	<b>No. of Parking Spaces</b>			
<hr/>					
<b>Apt. No.</b>	171	<b>End of Lease</b>	2009-06-30	<b>Included in Lease</b>	
<b>No. of Rooms</b>	6	<b>Effective Monthly Rent</b>	\$670	<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	4	<b>Potential Monthly Rent</b>			
<b>No. Bath/PR</b>	1+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>			
<hr/>					
<b>Apt. No.</b>	173	<b>End of Lease</b>	2009-06-30	<b>Included in Lease</b>	
<b>No. of Rooms</b>	6	<b>Effective Monthly Rent</b>	\$591	<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	4	<b>Potential Monthly Rent</b>			

<b>No. Bath/PR</b>	1+0	<b>Features</b>	
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>	
<hr/>			
<b>Effective Annual Gross Revenue (residential)</b>	\$22,332 (2008-12-01)	<b>Potential Annual Gross Revenue (residential)</b>	

<b>Grand Total of Annual Effective Gross Revenue</b>	\$22,332	<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>		<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, Heating oil	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units, Hot water	<b>Topography</b>	
<b>Floor Covering</b>		<b>Distinctive Features</b>	
<b>Basement</b>	Low (less than 6 feet)	<b>Water (access)</b>	
<b>Bathroom</b>		<b>View</b>	
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>	Bicycle path, Elementary school, High school, Highway, Hospital, Park, Public transportation, Other
<b>Fireplace-Stove</b>		<b>Environmental Study</b>	
<b>Kitchen Cabinets</b>			
<b>Equipment/Services</b>			

**Inclusions**  
Aucune inclusion, ni intérieur, ni extérieur. Le certificat de localisation est aux frais de l'acheteur. Toutes les mesures et les montants inscrit sur cette fiche sont à titres informatifs et devront être vérifiés par l'acheteur.

**Exclusions**

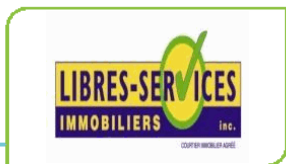
**MLS® Remarks**  
"REPRISE" TRIPLEX bien situé quelques pas de la rue NOTRE-DAME il y a tous les services. Les logements sont tous loués. Vente sous contrôle de justice Vente sans garantie légale de qualité aux risques et périls de l'acheteur. Dépôt 10% chèque visé "Étude Paquette & Associés huissiers de justice" en fidéicommiss. Certificat localisation au frais l'acheteur.

**Seller's Declaration** No



**Jennifer Walker**, Affiliated real estate agent  
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**MLS® No. 8080054 (Active)**



**\$199,000**

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

**Region** Montréal  
**Neighbourhood** East  
**Near** Victoria  
**Body of Water**

<b>Property Type</b>	Triplex	<b>Year Built</b>	1930
<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>		<b>Cert. of Loc. (divided part)</b>	No
<b>Living Area</b>		<b>File Number</b>	
<b>Lot Size</b>	7.62 X 23.16 m	<b>Possession Date</b>	10 days PP Accepted
<b>Lot Area</b>	176.50 sqm	<b>Deed of Sale Signature</b>	10 days PP/PR Accepted
<b>Québec Cadastre</b>	2134516		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
<b>Year</b>	2008	<b>Municipal</b>	Not issued	<b>Electricity</b>	
<b>Lot</b>	\$36,200	<b>School</b>	Not issued	<b>Oil</b>	
<b>Building</b>	\$122,800	<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>	\$159,000	<b>Total</b>	Not issued	<b>Total</b>	

Monthly Revenues (residential) - 3 unit(s)					
<b>Apt. No.</b>	550	<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>	\$1		
<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>	554	<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>	\$1		
<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>	556	<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>	\$1		

<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>	\$36

<b>Grand Total of Annual Effective Gross Revenue</b>	<b>Grand Total of Annual Potential Gross Revenue</b>	\$36
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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>		<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>		<b>Lot</b>
<b>Heating System</b>		<b>Topograpy</b>
<b>Floor Covering</b>		<b>Distinctive Features</b>
<b>Basement</b>	Crawl space	<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>
***REPOSSESSION***SOLD WITHOUT LEGAL WARRANTY OF QUALITY***AT THE BUYERS RISK AND PERIL*** Perfect opportunity for investor, priced to sell! Schedule "A" provided by TEFF Administration is an integral part of the Promise to Purchase. Please request it from listing agent.

<b>Addendum</b>
SCHEDULE "A" SIGNED BY THE BUYER IS REQUIRED WITH ANY OFFER. THE NOTARY WILL BE DESIGNATED BY THE SELLER.

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