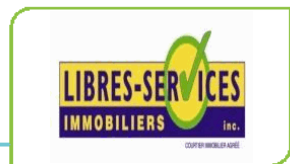


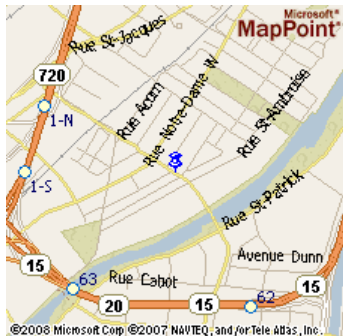


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MLS® No. 8051543 (Active)



\$140,000

206-208 Rue St-Rémi
Le Sud-Ouest (Montréal)
H2C 2E8

Region Montréal
Neighbourhood Saint-Henri/Petite Bourgogne
Near St-Ambroise
Body of Water Canal de Lachine

Property Type	Duplex	Year Built	1940
Property Use	Residential only	Expected Delivery Date	
Building Type	Semi-detached	Repossession	Yes
Total Number of Floors	2	Trade Possible	
Building Size		Cert. of Loc. (divided part)	No
Living Area		File Number	
Lot Size	7.91 X 25.91 m	Possession Date	14 days PP Accepted
Lot Area	168.80 sqm	Deed of Sale Signature	14 days PP/PR Accepted
Québec Cadastre	2 091 607 Cadastre du Québec		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	\$1,638 (2008)	Electricity	
Lot	\$50,600	School	\$363 (2009)	Oil	
Building	\$115,500	Infrastructure	Not issued	Gas	
		Business Taxes	Not issued		
		Water	Not issued		
		Other taxes			
Total	\$166,100	Total	Not issued	Total	

Monthly Revenues (residential) - 2 unit(s)					
Apt. No.	206	End of Lease	Vacant	Included in Lease	
No. of Rooms	4	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent	\$600		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13.2 X 10.7 ft	Wood		
GF	Bedroom	10.3 X 10.4 ft	Wood	Closet	
GF	Bathroom	6.10 X 5.2 ft			
GF	Bedroom	10.4 X 10.3 ft	Wood	Closet	
GF	Kitchen	10.9 X 12 ft	Wood	Dining room	
Apt. No.	208	End of Lease	Vacant	Included in Lease	

No. of Rooms	4	Effective Monthly Rent		
No. of Bedrooms	2	Potential Monthly Rent	\$600	Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
Level	Room	Size	Floor Covering	Additional Information
2	Living room	10.9 X 11 ft	Parquetry	
2	Bedroom	10.2 X 10.9 ft	Parquetry	Closet
2	Kitchen	10.10 X 12.2 ft	Parquetry	Dining room
2	Bathroom	5.2 X 6.10 ft		
2	Bedroom	10.2 X 10.3 ft	Parquetry	Closet
Effective Annual Gross Revenue (residential)			Potential Annual Gross Revenue (residential)	\$14,400

Grand Total of Annual Effective Gross Revenue	Grand Total of Annual Potential Gross Revenue	\$14,400
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Features			
Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation		Renovations	
Roofing		Pool	
Siding	Brick	Parking	
Dividing Floor		Driveway	
Windows	Aluminum	Garage	
Window Type	French door, Guillotine	Carport	
Energy/Heating	Electricity	Lot	Garden in the back
Heating System	Electric baseboard units	Topograpy	
Floor Covering	Parquetry, Wood	Distinctive Features	
Basement		Water (access)	
Bathroom		View	
Washer/Dryer (installation)	kitchen	Proximity	
Fireplace-Stove		Environmental Study	
Kitchen Cabinets			
Equipment/Services			

Inclusions

Exclusions

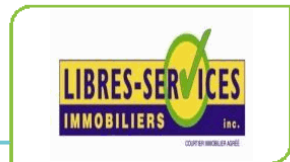
MLS® Remarks
Bank Repossession! Ideal for Contractor, to be renovated. Developing neighbourhood, near the Lachine Canal and Notre-Dame Street. Sunny back garden & building. Lots of potential for a lucky Buyer! To give a delay of 7 days for Promise to purchase+Addendum to sign.

Seller's Declaration	Yes
The property is sold without Legal Warranty.	

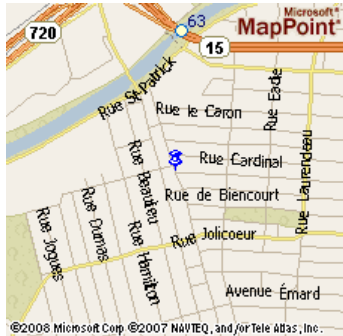


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MLS® No. 8067771 (Active)



\$184,900

**2116-2118 Rue Jacques-Hertel
 Le Sud-Ouest (Montréal)
 H4E 1R3**

Region Montréal
Neighbourhood Saint-Paul/Émard
Near HADLEY
Body of Water

Property Type	Duplex	Year Built	1923
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	7.62 X 24.38 m	Possession Date	30 days PP Accepted
Lot Area	185.80 sqm	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre	1184090		
Zoning			

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	Not issued	Electricity	
Lot	\$46,500	School	Not issued	Oil	
Building	\$102,400	Infrastructure	Not issued	Gas	
		Business Taxes	Not issued		
		Water	Not issued		
		Other taxes			
Total	\$148,900	Total	Not issued	Total	

Monthly Revenues (residential) - 2 unit(s)					
Apt. No.	2116	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/>					
Apt. No.	2118	End of Lease	No lease	Included in Lease	
No. of Rooms	4	Effective Monthly Rent	\$1	Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Effective Annual Gross Revenue (residential)		\$12 (2008-11-21)	Potential Annual Gross Revenue (residential)		\$12

Grand Total of Annual Effective Gross Revenue

\$12 Grand Total of Annual Potential Gross Revenue

\$12

Features

Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly)
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	6 feet and more	Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		Environmental Study
Kitchen Cabinets		
Equipment/Services		

Inclusions

AS IS

Exclusions

AS IS

MLS® Remarks

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

Seller's Declaration

No





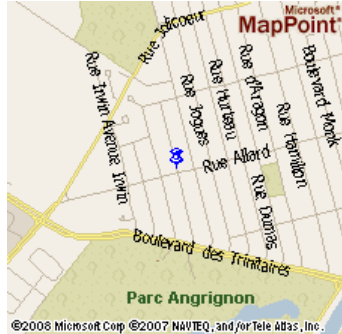
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MLS® No. 8079757 (Active)

Aucune photo disponible
 No photo available



\$369,000

**6705-6709 Rue Lacroix
 Le Sud-Ouest (Montréal)
 H4E 2V2**

Region Montréal
Neighbourhood Saint-Paul/Émard
Near allard
Body of Water

Property Type	Triplex	Year Built	1964
Property Use	Residential only	Expected Delivery Date	
Building Type	Semi-detached	Repossession	Yes
Total Number of Floors		Trade Possible	
Building Size	25 X 46 ft	Cert. of Loc. (divided part)	Yes (2004)
Living Area		File Number	
Lot Size	27 X 65 ft irr	Possession Date	1 days PP Accepted
Lot Area		Deed of Sale Signature	1 days PP/PR Accepted
Québec Cadastre	2535631		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year		Municipal	Not issued	Electricity	
Lot		School	Not issued	Oil	
Building		Infrastructure	Not issued	Gas	
		Business Taxes	Not issued		
		Water	Not issued		
		Other taxes			
Total	Not issued	Total	Not issued	Total	

Monthly Revenues (residential) - 1 unit(s)					
Apt. No.	6707	End of Lease	Vacant	Included in Lease	
No. of Rooms	6	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	3	Potential Monthly Rent	\$1,100		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			
Effective Annual Gross Revenue (residential)			Potential Annual Gross Revenue (residential)		
			\$13,200		

Grand Total of Annual Effective Gross Revenue	Grand Total of Annual Potential Gross Revenue	\$13,200
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Features

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

Inclusions

Exclusions

MLS® Remarks

REPRISE (se vendait 380,000\$ en 2006)plancher de bois ,garage, les 3 logements partiellement rénovés. cour clôturé, cabanon. les 3 logements vacants. loyers potentiels : 1100\$ 800\$ 450\$. Certaines conditions s'appliquent. Voir agent iscripteur

Seller's Declaration

No

