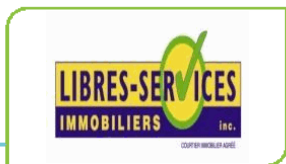


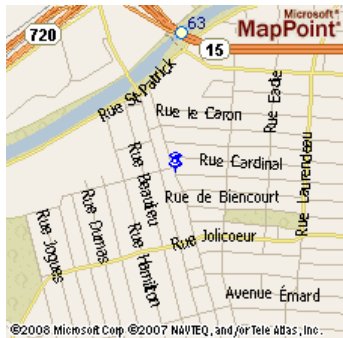


**Jennifer Walker**, Affiliated real estate agent  
**LIBRES-SERVICES IMMOBILIERS INC.**  
 Chartered real estate broker  
 7785, CHEMIN DE CHAMBLY  
 ST-HUBERT (QC) J3Y5K2

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



**MLS® No. 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**

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

Municipal Assessment		Taxes (annual)		Energy (annual)	
<b>Year</b>	2008	<b>Municipal</b>	Not issued	<b>Electricity</b>	
<b>Lot</b>	\$46,500	<b>School</b>	Not issued	<b>Oil</b>	
<b>Building</b>	\$102,400	<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>	\$148,900	<b>Total</b>	Not issued	<b>Total</b>	

Monthly Revenues (residential) - 2 unit(s)					
<b>Apt. No.</b>	2116	<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>	2118	<b>End of Lease</b>	No lease	<b>Included in Lease</b>	
<b>No. of Rooms</b>	4	<b>Effective Monthly Rent</b>	\$1	<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>		\$12 (2008-11-21)	<b>Potential Annual Gross Revenue (residential)</b>		\$12

**Grand Total of Annual Effective Gross Revenue**

**\$12 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** 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**

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

**Seller's Declaration**

No





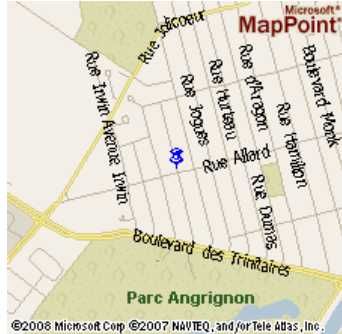
**Jennifer Walker**, Affiliated real estate agent  
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**MLS® No. 8079757 (Active)**

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**

<b>Property Type</b>	Triplex	<b>Year Built</b>	1964
<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>	25 X 46 ft	<b>Cert. of Loc. (divided part)</b>	Yes (2004)
<b>Living Area</b>		<b>File Number</b>	
<b>Lot Size</b>	27 X 65 ft irr	<b>Possession Date</b>	1 days PP Accepted
<b>Lot Area</b>		<b>Deed of Sale Signature</b>	1 days PP/PR Accepted
<b>Québec Cadastre</b>	2535631		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
<b>Year</b>		<b>Municipal</b>	Not issued	<b>Electricity</b>	
<b>Lot</b>		<b>School</b>	Not issued	<b>Oil</b>	
<b>Building</b>		<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>	Not issued	<b>Total</b>	Not issued	<b>Total</b>	

Monthly Revenues (residential) - 1 unit(s)					
<b>Apt. No.</b>	6707	<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>	\$1,100		
<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>			<b>Potential Annual Gross Revenue (residential)</b>		
			\$13,200		

<b>Grand Total of Annual Effective Gross Revenue</b>	<b>Grand Total of Annual Potential Gross Revenue</b>	\$13,200
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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>		<b>Pool</b>	
<b>Siding</b>	Brick	<b>Parking</b>	Garage (1)
<b>Dividing Floor</b>		<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	Attached, 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>Topograpy</b>	
<b>Floor Covering</b>	Wood	<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 (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

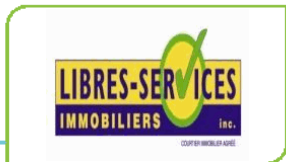
## Seller's Declaration

No



**Jennifer Walker**, Affiliated real estate agent  
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**MLS® No. 8090383 (Active)**



**\$148,900**

**5302-5304 Rue Notre-Dame O.  
 Le Sud-Ouest (Montréal)  
 H4C 1T5**

**Region** Montréal  
**Neighbourhood** Saint-Henri/Petite Bourgogne  
**Near** carillon  
**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>	Attached	<b>Repossession</b>	Yes
<b>Total Number of Floors</b>	2	<b>Trade Possible</b>	
<b>Building Size</b>	20 X 52 ft irr	<b>Cert. of Loc. (divided part)</b>	Yes (2003)
<b>Living Area</b>		<b>File Number</b>	
<b>Lot Size</b>	20 X 80 ft irr	<b>Possession Date</b>	30 days PP Accepted
<b>Lot Area</b>	1,600.00 sqft	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1698-12		
<b>Zoning</b>			

Municipal Assessment		Taxes (annual)		Energy (annual)	
<b>Year</b>	2007	<b>Municipal</b>	Not issued	<b>Electricity</b>	
<b>Lot</b>	\$33,400	<b>School</b>	Not issued	<b>Oil</b>	
<b>Building</b>	\$91,000	<b>Infrastructure</b>	Not issued	<b>Gas</b>	
		<b>Business Taxes</b>			
		<b>Water</b>	Not issued		
		<b>Other taxes</b>			
<b>Total</b>	\$124,400	<b>Total</b>	Not issued	<b>Total</b>	

Monthly Revenues (residential) - 1 unit(s)					
<b>Apt. No.</b>	2	<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>	\$650		
<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> \$7,800	

<b>Grand Total of Annual Effective Gross Revenue</b>		<b>Grand Total of Annual Potential Gross Revenue</b>	\$7,800
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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>		<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>		<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

Deux 5 et demi en reprise avec rez de chausse libre à l'acheteur, proche du metro atwater et des commodites. Enormement de potentiel, interessant a voir rapidement... Un des appartement est loué à 615/M subventionné, occupation selon bail. le tout vendu sans aucune garantie aux risques et périls de l'acheteur

## Addendum

Duplex en reprise avec reez de chausse libre, Bon etat proche du metro atwater et des commodites Enormement de potentiel et revenu interessant a voir rapidement...  
Il est a noter qu aucune promesse dachat conditionelle sauf exeption et le financement ne sera acceptee veuillez prevoir un delai de reponse de 7jours ouvrables

## Seller's Declaration

No

