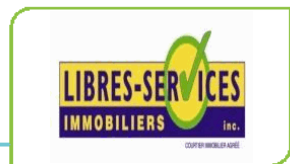




Jennifer Walker, Affiliated real estate agent
LIBRES-SERVICES IMMOBILIERS INC.
 Chartered real estate broker
 7785, CHEMIN DE CHAMBLY
 ST-HUBERT (QC) J3Y5K2

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



MLS® No. 8048222 (Active)



\$179,000

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

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

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

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	\$2,316 (2008)	Electricity	
Lot	\$90,500	School	\$432 (2008)	Oil	
Building	\$105,800	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$196,300	Total	\$2,748	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, Concrete, Wood	Parking	Driveway (2)
Dividing Floor	Wood	Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating		Lot	Fenced
Heating System		Topography	
Floor Covering		Distinctive Features	
Basement	Crawl space	Water (access)	

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

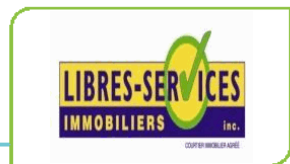
Seller's Declaration

No



Jennifer Walker, Affiliated real estate agent
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. 8066961 (Active)



\$199,900

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

Region Montréal
Neighbourhood East
Near
Body of Water

Property Type	Duplex	Year Built	1930
Property Use	Residential only	Expected Delivery Date	
Building Type	Attached	Repossession	Yes
Total Number of Floors	2	Trade Possible	
Building Size		Certificate of Location	No
Living Area		File Number	
Lot Size	22 X 90 ft	Possession Date	30 days PP Accepted
Lot Area	2,028.00 sqft	Deed of Sale Signature	30 days PP/PR Accepted
Québec Cadastre	2138330		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2007	Municipal	\$1,494 (2007)	Electricity	
Lot	\$38,600	School	\$276 (2007)	Oil	
Building	\$90,100	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$128,700	Total	\$1,770	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	Aggregate, Brick	Parking	Driveway (1)
Dividing Floor		Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Floor Covering	Tiles	Distinctive Features	
Basement		Water (access)	

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



Other



Other



Other



Other



Other



Other



Other



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. 8089708 (Active)



\$229,000

**611-613 Av. George-V
 Lachine (Montréal)
 H8S 2R9**

Region Montréal
Neighbourhood East
Near Provost
Body of Water

Property Type	Duplex	Year Built	1935
Property Use	Residential only	Expected Delivery Date	
Building Type	Detached	Repossession	Yes
Total Number of Floors	2	Trade Possible	
Building Size	25 X 35 ft	Certificate of Location	No
Living Area		File Number	
Lot Size	28 X 58 ft	Possession Date	15 days PP Accepted
Lot Area		Deed of Sale Signature	15 days PP/PR Accepted
Québec Cadastre	1705940		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2007	Municipal	\$1,272 (2008)	Electricity	
Lot	\$22,800	School	Not issued	Oil	
Building	\$74,000	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$96,800	Total	Not issued	Total	

Monthly Revenues (residential) - 2 unit(s)					
Apt. No.	613	End of Lease	2009-06-30	Included in Lease	
No. of Rooms	5	Effective Monthly Rent	\$390	Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			
Level	Room	Size	Floor Covering	Additional Information	
2	Kitchen	10.5 X 9.5 ft	Linoleum		
2	Living room	14 X 11.5 ft	Carpet		
2	Master bedroom	13.6 X 9.6 ft			
2	Bedroom	9.5 X 8.5 ft			
2	Laundry room	14 X 5.8 ft			
Apt. No.	611	End of Lease	Vacant	Included in Lease	
No. of Rooms	5	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent	\$650		

No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	
<hr/>			
Effective Annual Gross Revenue (residential)	\$4,680 (2008-06-30)	Potential Annual Gross Revenue (residential)	\$7,800

Grand Total of Annual Effective Gross Revenue	\$4,680	Grand Total of Annual Potential Gross Revenue	\$7,800
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Features		
Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly)
Foundation		Renovations
Roofing		Pool
Siding		Parking
Dividing Floor		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating		Lot
Heating System	Electric baseboard units	Topography
Floor Covering		Distinctive Features
Basement		Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		Environmental Study
Kitchen Cabinets		
Equipment/Services		

Inclusions
 Bank Repossession. Solid duplex in good location. Near services, schools, park. Possibility of living in one of the units. Good investment! sold without legal warranty. All offers must include Annexe A.

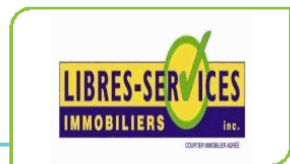
Exclusions

Seller's Declaration Yes
 Bank repossession, sold without legal warranty. Annexe A must accompany all offers to purchase.



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. 8108762 (Active)



\$219,900

**380-382 9e Avenue
 Lachine (Montréal)
 H8S 3C4**

Region Montréal
Neighbourhood East
Near Notre-Dame
Body of Water

Property Type	Duplex	Year Built	1922
Property Use	Residential only	Expected Delivery Date	
Building Type	Detached	Repossession	Yes
Total Number of Floors	2	Trade Possible	
Building Size	32 X 48 ft	Certificate of Location	No
Living Area		File Number	
Lot Size	15.24 X 30.75 m	Possession Date	30 days PP Accepted
Lot Area	470.80 sqm	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre	2-133-918		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2009	Municipal	Not issued	Electricity	
Lot	\$96,500	School	Not issued	Oil	
Building	\$124,800	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$221,300	Total	Not issued	Total	

Monthly Revenues (residential) - 2 unit(s)					
Apt. No.	380	End of Lease	Vacant	Included in Lease	
No. of Rooms	6	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	4	Potential Monthly Rent	\$1		
No. Bath/PR	2+1	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			
<hr/>					
Apt. No.	382	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.)	Yes	No. of Parking Spaces			
<hr/>					
Effective Annual Gross Revenue (residential)			Potential Annual Gross Revenue (residential)		\$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 Brick, Vinyl
Dividing Floor
Windows
Window Type
Energy/Heating Electricity
Heating System Electric baseboard units
Floor Covering
Basement
Bathroom Ensuite powder room
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
Environmental Study

Inclusions

Exclusions

Certificate of location to be paid by the buyer.

MLS® Remarks

*****BANK REPOSSESSION***** Detached duplex on 5,000 square foot lot, walking distance to Notre-Dame street and shops, near public transportation. Both apartments are vacant, possibility of double occupancy.

Seller's Declaration

Yes

Sold without legal warranty at the risk and peril of the buyer.



Exterior



Living room



Living room



Bedroom



Bedroom



Kitchen



Living room



Kitchen



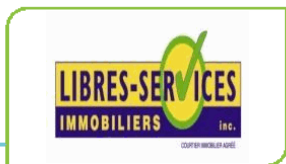
Other





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. 8113922 (Active)



\$230,000

**633-635 5e Avenue
 Lachine (Montréal)
 H8S 2W3**

Region Montréal
Neighbourhood East
Near provost
Body of Water

Property Type	Duplex	Year Built	1910
Property Use	Residential only	Expected Delivery Date	
Building Type	Attached	Repossession	Yes
Total Number of Floors	2	Trade Possible	
Building Size	25 X 75 ft	Certificate of Location	Yes (2006)
Living Area		File Number	
Lot Size	7.82 X 37.09 m	Possession Date	30 days PP Accepted
Lot Area	174.20 sqm	Deed of Sale Signature	45 days PP/PR Accepted
Québec Cadastre	2 134 658		
Zoning			

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2009	Municipal	\$2,026 (2008)	Electricity	
Lot	\$35,700	School	\$412 (2008)	Oil	
Building	\$149,200	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$184,900	Total	\$2,438	Total	

Monthly Revenues (residential) - 2 unit(s)					
Apt. No.	635	End of Lease	Vacant	Included in Lease	
No. of Rooms	4	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent	\$825		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Apt. No.	633	End of Lease	Vacant	Included in Lease	
No. of Rooms	4	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent	\$825		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Effective Annual Gross Revenue (residential)			Potential Annual Gross Revenue (residential)		
			\$19,800		

Grand Total of Annual Effective Gross Revenue

Grand Total of Annual Potential Gross Revenue

\$19,800

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		Driveway
Windows	Aluminum	Garage
Window Type	Sliding	Carport
Energy/Heating	Electricity	Lot
Heating System	Electric baseboard units	Topograpy
Floor Covering	Carpet, Parquetry	Distinctive Features
Basement	Low (less than 6 feet)	Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		Environmental Study
Kitchen Cabinets	Melamine	
Equipment/Services		

Inclusions

voir annexe Investors

Exclusions

Vor Annex Investors

MLS® Remarks

Reprise de finance très propre. Duplex avec beaucoup de potentiel et près de tous les services. Plusieurs rénovations furent faites et cet immeuble est près pour accueillir les locataires. Cet immeuble est idéal pour investisseur. Toutes les mesures sont approx et les renseignements fournis sont basés sur les papiers du vendeur soit Groupe Investoprs

Seller's Declaration

Yes

Other seller's declaration



Frontage



Living room



Kitchen



Living room



Kitchen



Bedroom



Bedroom



Bathroom



Bathroom



Bedroom



Bedroom



Living room



Living room



Kitchen





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. 8117010 (Active)



\$198,900

**644-646 4e Avenue
 Lachine (Montréal)
 H8S 2V6**

Region Montréal
Neighbourhood East
Near Provost
Body of Water

Property Type	Duplex	Year Built	1928
Property Use	Residential only	Expected Delivery Date	
Building Type	Attached	Repossession	Yes
Total Number of Floors	2	Trade Possible	
Building Size	7 X 23 m	Certificate of Location	Yes (2007)
Living Area		File Number	
Lot Size		Possession Date	30 days PP Accepted
Lot Area		Deed of Sale Signature	30 days PP/PR Accepted
Québec Cadastre	2134529		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2009	Municipal	Not issued	Electricity	
Lot	\$36,200	School	Not issued	Oil	
Building	\$79,300	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$115,500	Total	Not issued	Total	

Monthly Revenues (residential) - 4 unit(s)					
Apt. No.	644	End of Lease	2010-06-30	Included in Lease	
No. of Rooms	4	Effective Monthly Rent	\$400	Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Apt. No.	646	End of Lease	2010-06-30	Included in Lease	
No. of Rooms	4	Effective Monthly Rent	\$585	Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Type		Total Number of Units		Tot. Eff. Monthly Rev.	Number of Vacant Units
4 1/2		2		\$985	

Effective Annual Gross Revenue (residential)	\$23,640 (2009-03-05)	Potential Annual Gross Revenue (residential)	
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Grand Total of Annual Effective Gross Revenue	\$23,640	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		Renovations	
Roofing		Pool	
Siding	Vinyl	Parking	
Dividing Floor		Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topograpy	
Floor Covering		Distinctive Features	
Basement		Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	Elementary school, High school, Highway, Hospital, Park, Public transportation
Fireplace-Stove		Environmental Study	
Kitchen Cabinets			
Equipment/Services			

Inclusions

Exclusions

MLS® Remarks
Reprise de finance vendue sans garantie légale. Dépot de \$2000. Veuillez prévoir un délai de réponse de 7 jours ouvrables.. Voir Addenda pour plus de détails.

Addendum
Le prix de vente tient compte de l'état actuel de la propriété. L'annexe "A" du vendeur signée par l'acheteur est requise avec toute offre d'achat. Un dépot de deux milles dollars(\$2000)

Seller's Declaration	No
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