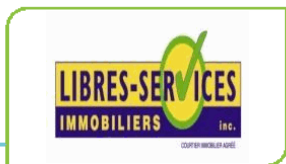


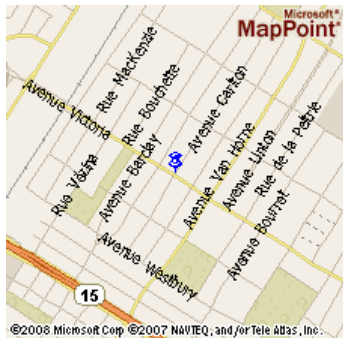


**Jennifer Walker**, Affiliated real estate agent  
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**MLS® No. 8078837 (Active)**



**\$489,900**

**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>Certificate of Location</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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Frontage



Dining room



Other



Kitchen



Bathroom



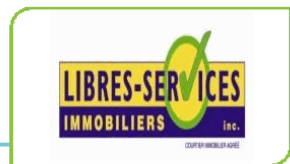
Family room



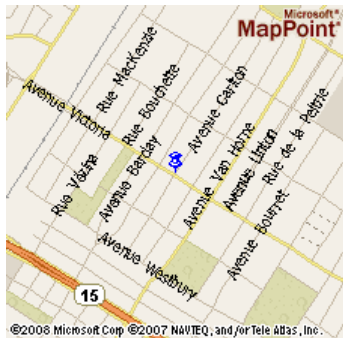


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**MLS® No. 8092749 (Active)**



**\$425,000**

**4620-4622 Av. Carlton**  
**Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)**  
**H3W 1G4**

**Region** Montréal  
**Neighbourhood** Côte-des-Neiges  
**Near** lavoie  
**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>	Semi-detached	<b>Repossession</b>	Yes
<b>Total Number of Floors</b>		<b>Trade Possible</b>	
<b>Building Size</b>	21 X 65 ft irr	<b>Certificate of Location</b>	No
<b>Living Area</b>		<b>File Number</b>	
<b>Lot Size</b>	29 X 110 ft irr	<b>Possession Date</b>	30 days PP Accepted
<b>Lot Area</b>		<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Cadastre</b>	2649494		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
<b>Year</b>	2008	<b>Municipal</b>	\$3,945 (2008)	<b>Electricity</b>	
<b>Lot</b>		<b>School</b>	\$883 (2008)	<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>Total</b>	\$403,700	<b>Total</b>	Not issued	<b>Total</b>	

Monthly Revenues (residential) - 3 unit(s)					
<b>Apt. No.</b>	1	<b>End of Lease</b>	Vacant	<b>Included in Lease</b>	
<b>No. of Rooms</b>	7	<b>Effective Monthly Rent</b>		<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	4	<b>Potential Monthly Rent</b>	\$1,200		
<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>	2	<b>End of Lease</b>	2009-06-30	<b>Included in Lease</b>	
<b>No. of Rooms</b>	5	<b>Effective Monthly Rent</b>	\$795	<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	3	<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>	3	<b>End of Lease</b>	2009-06-30	<b>Included in Lease</b>	
<b>No. of Rooms</b>	4	<b>Effective Monthly Rent</b>	\$500	<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>	\$15,540 (2009-01-01)	<b>Potential Annual Gross Revenue (residential)</b>	\$14,400

<b>Grand Total of Annual Effective Gross Revenue</b>	\$15,540	<b>Grand Total of Annual Potential Gross Revenue</b>	\$14,400
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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>	Driveway (2)
<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>	Finished basement	<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>
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<b>Exclusions</b>
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<b>MLS® Remarks</b>
BANK FOR CLOSURE. THE SALE IS WITH NO LEGAL WARRANTY AS IS.THE CERTIFICATE OF LOCATION IF NEEDED,WILL BE RESPONSIBILTY OF THE BUYER.ALL THE INFORMATION IS TO THE BEST KNOWLEDAGE OF THE AGENT AND WAS GIVEN BY THE BAILLIF.THE BUEYR MUST VERIFY THE EXISITING DOCUMENTS BEFORE FINALISING THE OFFER.

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

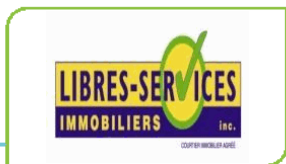


Exterior

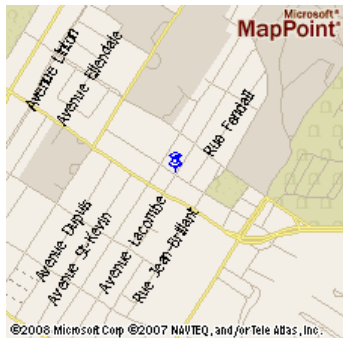


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MLS® No. 8104966 (Active)



**\$479,000**

**3340-3344 Av. Lacombe**  
**Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)**  
**H3T 1L8**

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

<b>Property Type</b>	Triplex	<b>Year Built</b>	1924
<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 42.09 ft	<b>Certificate of Location</b>	Yes (2004)
<b>Living Area</b>	1,052.25 sqft	<b>File Number</b>	
<b>Lot Size</b>	25 X 88 ft	<b>Possession Date</b>	According to the Lease
<b>Lot Area</b>	2,199.34 sqft	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Cadastre</b>	2172717		
<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>	\$81,800	<b>School</b>	Not issued	<b>Oil</b>	
<b>Building</b>	\$271,900	<b>Infrastructure</b>		<b>Gas</b>	
		<b>Business Taxes</b>			
		<b>Water</b>			
<b>Total</b>	\$353,700	<b>Total</b>	Not issued	<b>Total</b>	

Monthly Revenues (residential) - 3 unit(s)					
<b>Apt. No.</b>	3344	<b>End of Lease</b>	2009-06-30	<b>Included in Lease</b>	
<b>No. of Rooms</b>	6	<b>Effective Monthly Rent</b>	\$900	<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	3	<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>	3342	<b>End of Lease</b>	2009-06-30	<b>Included in Lease</b>	
<b>No. of Rooms</b>	6	<b>Effective Monthly Rent</b>	\$825	<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	3	<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>	3340	<b>End of Lease</b>	2009-06-30	<b>Included in Lease</b>	
<b>No. of Rooms</b>	6	<b>Effective Monthly Rent</b>	\$680	<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	3	<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>	\$28,860 (2009-02-15)	<b>Potential Annual Gross Revenue (residential)</b>	

<b>Grand Total of Annual Effective Gross Revenue</b>	\$28,860	<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>	Convection baseboards	<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>	Bicycle path, Elementary school, Hospital, Park, Public transportation, University
<b>Fireplace-Stove</b>		<b>Environmental Study</b>	
<b>Kitchen Cabinets</b>			
<b>Equipment/Services</b>			

<b>Inclusions</b>
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<b>Exclusions</b>
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<b>MLS® Remarks</b>
REPRISE...REPRISE...P.A. SUR FORMULAIRE DE LA BANQUE LAURENTIENNE AVEC UN DÉPOT DE 2% DE LA VENTE,PRÉVOIR 5 JOURS OUVRABLES POUR LES DÉLAIS. VENDUE SANS LA GARANTIE LÉGALE DE LA QUALITÉ AUX RISQUES ET PÉRILS DE L'ACHETEUR. PRÈS DE TOUT, UNIVERSITÉ,HEC,ÉCOLES,PARCS,METRO..IMP. VOIR ADDENDA...VISITES SELON LA DISPONIBILITÉ DES LOCATAIRES

<b>Addendum</b>
À QUI LA CHANCE REPRISE...REPRISE.... PROPRIÉTÉ VENDUE SANS LA GARANTIE LÉGALE DE LA QUALITÉ AUX RISQUES ET PÉRILS DE L'ACHETEUR. TOUS LES DOCUMENTS MANQUANTS SONT À LA CHARGE DE L'ACQUÉREUR. TOUTE P.A. DOIT ÊTRE COMPLÉTÉE OBLIGATOIREMENT SUR LE FORMULAIRE DE LA BANQUE LAURENTIENNE( 5 PAGES) CHAQUE PAGE INITIALÉE. UN CHÈQUE DE DÉPOT DE 2% DE LA TRANSACTION AU NOM DE LA BANQUE LAURENTIENNE DU CANADA DOIT ACCOMPAGNER LA P.A. PRÉVOIR UN DÉLAIS DE 5 JOURS OUVRABLES POUR LES RÉPONSES.
VISITES , 24 H. D'AVIS MINIMUM ET SELON MA CAPACITÉ DE REJOINDRE LES LOCATAIRES, IL N'Y PAS DE LOGEMENTS DISPONIBLES ET LES TROIS LOCATAIRES SONT ABSENT DURANT LE JOUR HABITUELLEMENT. MERCİ DE VOTRE COMPRÉHENSION.

**Seller's Declaration**

No



Frontage



Frontage



Exterior



Exterior

