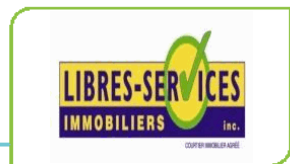




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MLS® No. 8090383 (Active)



\$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

Property Type	Duplex	Year Built	Unknown
Property Use	Residential only	Expected Delivery Date	
Building Type	Attached	Repossession	Yes
Total Number of Floors	2	Trade Possible	
Building Size	20 X 52 ft irr	Certificate of Location	Yes (2003)
Living Area		File Number	
Lot Size	20 X 80 ft irr	Possession Date	30 days PP Accepted
Lot Area	1,600.00 sqft	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre	1698-12		
Zoning			

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

Monthly Revenues (residential) - 1 unit(s)					
Apt. No.	2	End of Lease	Vacant	Included in Lease	
No. of Rooms	5	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	3	Potential Monthly Rent	\$650		
No. Bath/PR	0+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
Effective Annual Gross Revenue (residential)			Potential Annual Gross Revenue (residential)		
			\$7,800		

Grand Total of Annual Effective Gross Revenue	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		Topograpy
Floor Covering		Distinctive Features
Basement		Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		Environmental Study
Kitchen Cabinets		
Equipment/Services		

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

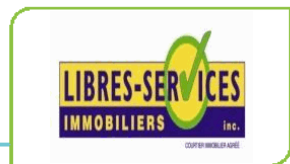
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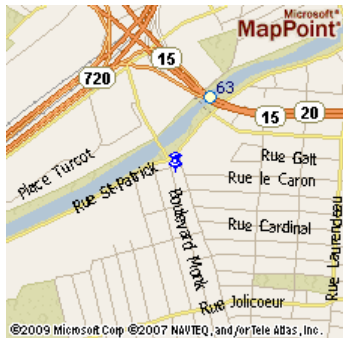


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MLS® No. 8096987 (Active)



\$199,900

**5654-5656 Boul. Monk
 Le Sud-Ouest (Montréal)
 H4E 3G8**

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

Property Type	Duplex	Year Built	Unknown
Property Use	Residential only	Expected Delivery Date	
Building Type	Attached	Repossession	Yes
Total Number of Floors	2	Trade Possible	
Building Size	25 X 53 ft	Certificate of Location	No
Living Area		File Number	
Lot Size	25 X 119 ft	Possession Date	According to the Lease
Lot Area	2,970.00 sqft	Deed of Sale Signature	30 days PP/PR Accepted
Québec Cadastre	1243271		
Zoning	Residential		

Municipal Assessment		Taxes (annual)	Energy (annual)
Year	2009	Municipal	Not issued
Lot	\$69,100	School	Not issued
Building	\$130,700	Infrastructure	
		Business Taxes	
		Water	
Total	\$199,800	Total	Not issued

Monthly Revenues (residential) - 2 unit(s)			
Apt. No.	5654	End of Lease	2009-06-30
No. of Rooms	6	Effective Monthly Rent	\$501
No. of Bedrooms	3	Potential Monthly Rent	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	
<hr/>			
Apt. No.	5656	End of Lease	2009-06-30
No. of Rooms	6	Effective Monthly Rent	\$420
No. of Bedrooms	3	Potential Monthly Rent	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	
<hr/>			
Effective Annual Gross Revenue (residential)	\$11,052	Potential Annual Gross Revenue (residential)	
	(2009-02-02)		

Grand Total of Annual Effective Gross Revenue	\$11,052	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		Parking	Driveway (1), Garage (1)
Dividing Floor		Driveway	
Windows		Garage	Detached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topograpy	
Floor Covering		Distinctive Features	
Basement	Crawl space	Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	Bicycle path, CEGEP, Elementary school, High school, Highway, Hospital, Park, Public transportation, University
Fireplace-Stove		Environmental Study	
Kitchen Cabinets			
Equipment/Services			

Inclusions

Exclusions

MLS® Remarks
REPRISEREPRISE**REPRISE**REPRISE**REPRISE**REPRISE**REPRISE**REPRISE*****Tout près du Canal Lachine , du centre ville de Montreal et de toutes ses activités,Bon investissement pour premier acheteur.Les locataires sont la depuis longtemps .Vendu sans garantie légale .Certificat de localisation au frais de l'acheteur SVP 24H AVIS POUR VISITER

Seller's Declaration	No
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Frontage



Hall



Living room



Kitchen



Bedroom



Backyard



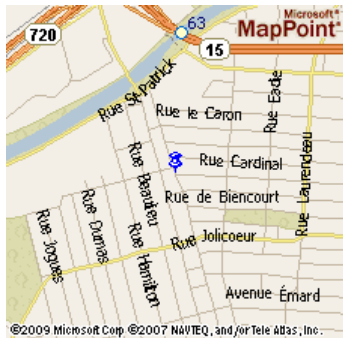


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MLS® No. 8109611 (Active)



\$179,900

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

Region Montréal
Neighbourhood Saint-Paul/Émard
Near HADLY
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		Certificate of Location	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	\$1,528 (2009)	Electricity	
Lot	\$46,500	School	\$329 (2008)	Oil	
Building	\$102,400	Infrastructure	Not issued	Gas	
		Business Taxes	Not issued		
		Water	Not issued		
		Other taxes			
Total	\$148,900	Total	Not issued	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		Renovations
Roofing		Pool
Siding	Brick	Parking
Dividing Floor		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating	Electricity	Lot
Heating System	Electric baseboard units	Topography
Floor Covering		Distinctive Features
Basement	6 feet and more	Water (access)

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

View
Proximity
Environmental Study

Inclusions

AS IS

Exclusions

AS IS

MLS® Remarks

REPOSSESSIONSOLD WITH NO LEGAL WARRANTY OF QUALITY AT THE BUYERS RISK AND PERIL***

Seller's Declaration

No



Frontage



Backyard



Bathroom



Hall



Kitchen



Bathroom



Bedroom



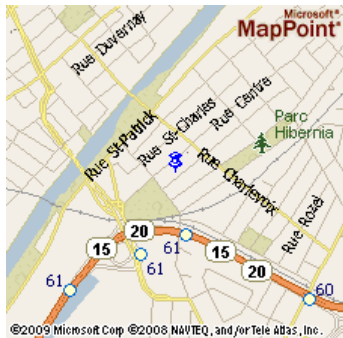


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MLS® No. 8109873 (Active)



\$179,000

**2746-2748 Rue de Châteauguay
 Le Sud-Ouest (Montréal)
 H3K 1L4**

Region Montréal
Neighbourhood Pointe-Saint-Charles
Near Charlevoix
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	19.45 X 35 ft	Certificate of Location	No
Living Area		File Number	
Lot Size	19.45 X 77.49 ft	Possession Date	20 days PP Accepted
Lot Area	1,506.00 sqft	Deed of Sale Signature	20 days PP/PR Accepted
Québec Cadastre	1 380 860		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	Not issued	Electricity	
Lot	\$31,500	School	\$273 (2008)	Oil	
Building	\$91,600	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$123,100	Total	Not issued	Total	

Monthly Revenues (residential) - 2 unit(s)					
Apt. No.	2746	End of Lease	Vacant	Included in Lease	
No. of Rooms	4	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent	\$650		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Apt. No.	2748	End of Lease	Vacant	Included in Lease	
No. of Rooms	2	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	1	Potential Monthly Rent	\$700		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Effective Annual Gross Revenue (residential)		Potential Annual Gross Revenue (residential)		\$16,200	

Grand Total of Annual Effective Gross Revenue

Grand Total of Annual Potential Gross Revenue

\$16,200

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation		Renovations	
Roofing	Asphalt and gravel	Pool	
Siding	Brick	Parking	
Dividing Floor	Wood	Driveway	
Windows	Aluminum	Garage	
Window Type	Guillotine	Carport	
Energy/Heating	Electricity	Lot	Fenced
Heating System	Electric baseboard units	Topograpy	
Floor Covering	Linoleum	Distinctive Features	
Basement	Crawl space	Water (access)	
Bathroom		View	
Washer/Dryer (installation)	Bathroom (1st level/Ground floor)	Proximity	Public transportation
Fireplace-Stove		Environmental Study	
Kitchen Cabinets	Wood		
Equipment/Services			

Inclusions

LE DÉPÔT DE 10% DU PRIX OFFERT SERA NON-REMBOURSABLE APRÈS LA CONFIRMATION DU PRÊT (FINANCEMENT). LES TITRES ET LES DOCUMENTS EN POSSESSION SERONT REMIS AU MOMENT DE LA VENTE. Le 2746-100 Amp. avec disjoncteurs.

Exclusions

Certificat de Localisation aux frais de L'acheteur

MLS® Remarks

"REPRISE" Duplex nécessite rénovations et qui peut être transformé en cottage. Près du marché Atwater, Métro Charlevoix et du Vieux-Montréal. Vente sans garantie légale. Servitude de vues enregistrée n. 3732547; servitude de passage enregistré n. 1380861. Cheque visé (10%) L'ordre "L'Étude Paquette & Associés, huissiers en Justice en fidéicommiss

Seller's Declaration

Yes

Other seller's declaration



Frontage



Frontage



Frontage



Backyard

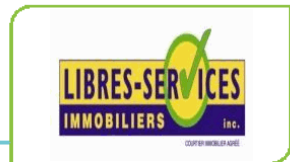


Exterior



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MLS® No. 8115255 (Active)



\$179,000

**6074-6076 Rue Mazarin
 Le Sud-Ouest (Montréal)
 H4E 2X2**

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

Property Type	Duplex	Year Built	Unknown
Property Use	Residential only	Expected Delivery Date	
Building Type	Attached	Repossession	Yes
Total Number of Floors	2	Trade Possible	
Building Size	6.38 X 6.72 m	Certificate of Location	Yes (2005)
Living Area	43.00 sqm	File Number	
Lot Size	7.62 X 22.5 m	Possession Date	According to the Lease
Lot Area	171.40 sqm	Deed of Sale Signature	120 days PP/PR Accepted
Québec Cadastre	2536520		
Zoning	Residential		

Municipal Assessment		Taxes (annual)	Energy (annual)
Year	2009	Municipal	Not issued
Lot	\$42,900	School	Not issued
Building	\$119,600	Infrastructure	
		Business Taxes	
		Water	
Total	\$162,500	Total	Not issued

Monthly Revenues (residential) - 2 unit(s)			
Apt. No.	6076	End of Lease	2009-06-30
No. of Rooms	4	Effective Monthly Rent	\$450
No. of Bedrooms	2	Potential Monthly Rent	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	
<hr/>			
Apt. No.	6074	End of Lease	Vacant
No. of Rooms	4	Effective Monthly Rent	
No. of Bedrooms	2	Potential Monthly Rent	\$450
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	
<hr/>			
Effective Annual Gross Revenue (residential)		\$5,400 (2009-03-04)	Potential Annual Gross Revenue (residential) \$5,400

Grand Total of Annual Effective Gross Revenue

\$5,400

Grand Total of Annual Potential Gross Revenue

\$5,400

Features

Sewage System

Municipality

Water Supply

Municipality

Foundation

Roofing

Siding

Brick

Dividing Floor

Windows

Window Type

Energy/Heating

Electricity

Heating System

Floor Covering

Basement

Crawl space

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

Exclusions

MLS® Remarks

Duplex, propriété reprise de finance. Logement du haut disponible immédiatement. Photos, dimensions et précisions à venir.

Seller's Declaration

Yes

Other seller's declaration



Frontage



Exterior



Kitchen



Living room



Bedroom



Bathroom

