



François Bissonnette, Chartered real estate agent

REALTA

Chartered real estate broker

1295, AVENUE VAN HORNE
OUTREMONT (QC) H2V 1K5

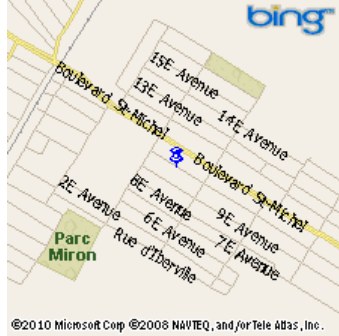
514-789-2889 / 514-789-2889

francois@realta.ca

http://www.realta.ca

REALTA[®]
courtier immobilier agréé

MLS® No. 8322866 (Active)



\$499,500

9082 10e Avenue
Villeray/Saint-Michel/Parc-Extension (Montréal)
H1Z 3C6

Region Montréal
Neighbourhood Saint-Michel
Near Legendre est
Body of Water

Property Type	Quadruplex	Year Built	1957
Property Use	Residential only	Expected Delivery Date	
Building Type	Attached	Repossession	No
Total Number of Floors	3	Trade Possible	
Building Size	25 X 36 ft	Certificate of Location	No
Living Area		File Number	
Lot Size	25 X 86 ft	Possession Date	30 days PP Accepted
Lot Area	2,150.00 sqft	Deed of Sale Signature	30 days PP/PR Accepted
Québec Cadastre	1 740 275		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2010	Municipal	\$2,242 (2010)	Electricity	
Lot	\$62,300	School	\$486 (2010)	Oil	
Building	\$142,700	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$205,000	Total	\$2,728	Total	

Monthly Revenues (residential) - 4 unit(s)					
Apt. No.	4	End of Lease	Vacant	Included in Lease	
No. of Rooms	4	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent	\$1,000		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			
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Apt. No.	3	End of Lease	2011-06-30	Included in Lease	
No. of Rooms	4	Effective Monthly Rent	\$600	Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			
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Apt. No.	2	End of Lease	2010-09-30	Included in Lease	
No. of Rooms	4	Effective Monthly Rent	\$650	Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Apt. No.	1	End of Lease	Vacant	Included in Lease
No. of Rooms	4	Effective Monthly Rent		
No. of Bedrooms	2	Potential Monthly Rent	\$850	Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
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Effective Annual Gross Revenue (residential)		\$15,000 (2010-03-26)	Potential Annual Gross Revenue (residential)	\$22,200

Grand Total of Annual Effective Gross Revenue	\$15,000	Grand Total of Annual Potential Gross Revenue	\$22,200
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Features			
Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation		Renovations	
Roofing	Asphalt and gravel	Pool	
Siding	Brick	Parking	Driveway (4)
Dividing Floor		Driveway	
Windows		Garage	
Window Type	Sliding	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Convection baseboards, Electric baseboard units	Topography	
Floor Covering	Ceramic, Wood	Distinctive Features	
Basement		Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	
Fireplace-Stove		Environmental Study	
Kitchen Cabinets			
Equipment/Services			

Inclusions

Exclusions
1 hot water tank rented

MLS® Remarks
Attractive and well-maintained building. Two vacant units (third floor and terrace level), all recently renovated with quality materials. Impressive workmanship, smart layout, recently-sanded wood floors. Turnkey, ideal for owner-occupied. Double occupancy. Parking in the rear.

Addendum
Additional information: Apartments 2 and 3 were updated a few years ago. Apartments 1 and 4 were recently and tastefully renovated. Recessed lighting, new windows and balcony doors, "outswing" front door. Numbered keypad lock for the main door (combination, no key). Wood floors sanded and protected with crystal-type surface coating. Possibility of good revenue or ideal for owner-occupied. Approximately 900 square feet per floor.

Seller's Declaration	No
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