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REALTA

Real Estate Agency

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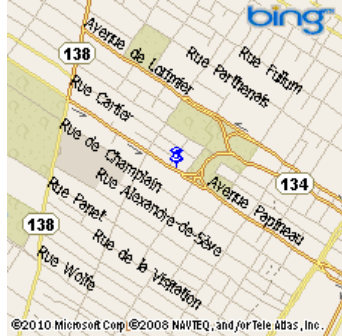
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REALTA
agence immobilière

MLS® No. 8383533 (Active)



\$1,129,000

**1861-1867 Av. Papineau
Ville-Marie (Montréal)
H2K 4J2**

Region Montréal
Neighbourhood Central
Near Lalonde
Body of Water

Property Type	Quadruplex	Year Built	1885
Property Use	Residential only	Expected Delivery Date	
Building Type	Semi-detached	Repossession	No
Total Number of Floors		Trade Possible	
Building Size	40 X 30 ft	Certificate of Location	Yes (2001)
Living Area		File Number	
Lot Size	40 X 80 ft	Possession Date	According to the leases
Lot Area	3,200.00 sqft	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre	1567353		
Zoning			

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2011	Municipal	\$3,445 (2010)	Electricity	
Lot	\$208,100	School	\$756 (2010)	Oil	
Building	\$229,100	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$437,200	Total	\$4,201	Total	

Annual Expenses					
Cable (TV)	\$1,128	Management/Administration	\$8,640	Phone	\$1,248
Total	\$11,016				

Monthly Revenues (residential) - 6 unit(s)					
Apt. No.	1861	End of Lease	2011-05-30	Included in Lease	Heating, Electricity, Hot water, Furnished
No. of Rooms	7	Effective Monthly Rent	\$2,640	Excluded in Lease	
No. of Bedrooms	4	Potential Monthly Rent			
No. Bath/PR	1+1	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			
Level	Room	Size	Floor Covering	Additional Information	
3	Living room	14.8 X 13.5 ft	Wood	fireplace	
3	Dining room	13.9 X 13.5 ft	Wood		
3	Kitchen	8.10 X 13.11 ft	Ceramic		
3	Master bedroom	10.8 X 13.7 ft	Carpet		
3	Bedroom	6.5 X 10.2 ft	Wood	office	

3	Bedroom	11.2 X 9.1 ft	Wood
3	Bedroom	9.1 X 14 ft	Wood
3	Bathroom	8 X 9.9 ft	Ceramic
3	Powder room	4 X 3 ft	Ceramic

Outdoor features

Size

Balcony	32 X 8 ft
Rooftop terrace	17 X 26 ft

Apt. No.	1863	End of Lease	2011-06-30	Included in Lease	Heating, Electricity, Hot water, Furnished
No. of Rooms	4	Effective Monthly Rent	\$1,600	Excluded in Lease	
No. of Bedrooms	1	Potential Monthly Rent			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Apt. No.	1865	End of Lease	2011-08-31	Included in Lease	Heating, Electricity, Hot water, Furnished
No. of Rooms	4	Effective Monthly Rent	\$1,700	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.	1867	End of Lease	2011-06-30	Included in Lease	Heating, Electricity, Hot water, Furnished
No. of Rooms	4	Effective Monthly Rent	\$1,500	Excluded in Lease	
No. of Bedrooms	1	Potential Monthly Rent			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Type	Total Number of Units	Tot. Eff. Monthly Rev.	Number of Vacant Units	Tot. Pot. Monthly Rev.
parking spaces	2	\$100	2	\$200

Effective Annual Gross Revenue (residential)	\$90,480 (2010-07-16)	Potential Annual Gross Revenue (residential)	\$2,400
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Grand Total of Annual Effective Gross Revenue	\$90,480	Grand Total of Annual Potential Gross Revenue	\$2,400
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Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation	Stone	Renovations	
Roofing	Elastomeric membrane	Pool	
Siding	Wood	Parking	Driveway (4)
Dividing Floor	Concrete	Driveway	Asphalt, Double width or more
Windows	PVC	Garage	
Window Type	Casement, Guillotine	Carport	
Energy/Heating	Geothermal	Lot	
Heating System	Radiant	Topography	
Floor Covering	Ceramic, Wood	Distinctive Features	
Basement	Crawl space	Water (access)	
Bathroom	Separate shower	View	
Washer/Dryer (installation)		Proximity	Bicycle path, Elementary school, Highway, Public transportation
Fireplace-Stove	Wood stove	Environmental Study	
Kitchen Cabinets	Wood	Energy efficiency	

Equipment/Services	Wall-mounted air conditioning, Intercom, Outside storage, Alarm system (connected)	Occupancy															
Inclusions All furnitures and appliances of the 4 apartments.																	
Exclusions																	
MLS® Remarks The best seats in town for the Montreal fireworks competition. Revenue property with large lit terrace featuring an outdoor shower and gas outlet for outdoor grill. Spectacular kitchen with large island serving as a workspace with built-in wine cellar. Fireplace centrally located in the heart of the apartment.																	
Addendum 100% turn-key for tenants: fully-furnished units complete with appliances, cable, Internet, telephone and heating. The owner employs an agency that handles everything: selecting tenants, showing the units, collecting rent, etc. The fees for these services are included in Management/Administration: <table border="0"> <thead> <tr> <th>Address</th> <th>Gross rent</th> <th>Net rent</th> </tr> </thead> <tbody> <tr> <td>1861 2640 2400</td> <td></td> <td></td> </tr> <tr> <td>1863 1600 1440</td> <td></td> <td></td> </tr> <tr> <td>1865 1700 1530</td> <td></td> <td></td> </tr> <tr> <td>1867 1500 1350</td> <td></td> <td></td> </tr> </tbody> </table> Building constructed in 1885. Entirely renovated and heated with geothermal heating. Radiant floor heating, no radiators in the apartments. Cement floors between each storey. Air exchanger, air conditioning, washer/dryer in each apartment. Large balconies at the rear of the building with locked storage for each apartment. 1861: Large apartment on two levels with access to rooftop terrace via magnificent wood staircase. Four parking spaces at the rear of the building; one is currently rented with one of the units. These spaces could be rented for \$100 each per month. Telephone cost is \$26/month per unit or \$104/month for the building. Cable and internet are \$94/month for the entire building.			Address	Gross rent	Net rent	1861 2640 2400			1863 1600 1440			1865 1700 1530			1867 1500 1350		
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Seller's Declaration	No																
Source REALTA, Real Estate Agency																	
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.																	