



François Bissonnette, Chartered real estate agent

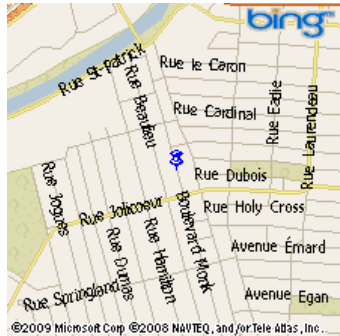
REALTA

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REALTA
courtier immobilier agréé

MLS® No. 8202309 (Active)



\$1,449,000

**6101-6145 Boul. Monk
Le Sud-Ouest (Montréal)
H4E 3H5**

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

Property Type	Multiplex	Year Built	1955
Property Use	Residential and commercial	Expected Delivery Date	
Building Type	Semi-detached	Repossession	No
Total Number of Floors	3	Trade Possible	
Building Size	78 X 77 ft	Certificate of Location	Yes (1989)
Living Area		File Number	
Lot Size	78 X 77 ft	Possession Date	30 days PP Accepted
Lot Area	6,006.00 sqft	Deed of Sale Signature	27 days PP/PR Accepted
Québec Cadastre	1243167		
Zoning	Residential, Commercial		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2009	Municipal	\$28,567 (2009)	Electricity	\$485
Lot	\$140,700	School	\$2,557 (2009)	Oil	
Building	\$899,300	Infrastructure		Gas	\$5,983
		Business Taxes			
		Water			
Total	\$1,040,000	Total	\$31,124	Total	\$6,468

Monthly Revenues (residential) - 10 unit(s)

Apt. No.	2401	End of Lease	2010-06-30	Included in Lease
No. of Rooms	6	Effective Monthly Rent	\$600	
No. of Bedrooms	4	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Apt. No.	2403	End of Lease	2010-06-30	Included in Lease
No. of Rooms	6	Effective Monthly Rent	\$580	
No. of Bedrooms	4	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Apt. No.	2405	End of Lease	2010-06-30	Included in Lease
No. of Rooms	4	Effective Monthly Rent	\$500	
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease

No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
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Apt. No.	2407	End of Lease	2010-06-30	Included in Lease
No. of Rooms	5	Effective Monthly Rent	\$450	
No. of Bedrooms	3	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
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Apt. No.	2409	End of Lease	2010-06-30	Included in Lease
No. of Rooms	4	Effective Monthly Rent	\$480	
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
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Apt. No.	2411	End of Lease	2010-06-30	Included in Lease
No. of Rooms	4	Effective Monthly Rent	\$425	
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
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Apt. No.	6101	End of Lease	2010-06-30	Included in Lease
No. of Rooms	4	Effective Monthly Rent	\$450	
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
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Apt. No.	6103	End of Lease	2010-06-30	Included in Lease
No. of Rooms	4	Effective Monthly Rent	\$460	
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
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Apt. No.	6105	End of Lease	2010-06-30	Included in Lease
No. of Rooms	4	Effective Monthly Rent	\$450	
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
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Apt. No.	6107	End of Lease	2010-06-30	Included in Lease
No. of Rooms	4	Effective Monthly Rent	\$500	
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
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Effective Annual Gross Revenue		\$58,740	Potential Annual Gross Revenue	
(residential)		(2009-08-11)	(residential)	

Monthly revenues (commercial, industrial and office) - 2 unit(s)

Type	Commercial	Effective Monthly Rent	\$3,000	Included in Lease
Unit Number	6145	Type of Lease	Net	
Firm Name		Potential Monthly Rent		Excluded in Lease
Area	2,000 sqft	Renewal Option		
Lease	2009-06-15 to 2014-06-15	Block Sale		
Type	Commercial	Effective Monthly Rent		Included in Lease
Unit Number	6125	Type of Lease		
Firm Name		Potential Monthly Rent	\$3,500	Excluded in Lease
Area	4,000 sqft	Renewal Option		
Lease	Vacant	Block Sale		
Effective Annual Gross Revenue (CIOW)		\$36,000	Potential Annual Gross Revenue (CIOW)	\$42,000

Grand Total of Annual Effective Gross Revenue	\$94,740	Grand Total of Annual Potential Gross Revenue	\$42,000
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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	
Dividing Floor		Driveway	
Windows	Aluminum	Garage	
Window Type	Sliding	Carport	
Energy/Heating	Natural gas	Lot	
Heating System	Hot water	Topography	
Floor Covering		Distinctive Features	
Basement	6 feet and more	Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	Bicycle path, Elementary school, High school, Metro, Public transportation
Fireplace-Stove		Environmental Study	
Kitchen Cabinets			
Equipment/Services			

Inclusions
Refer to leases.

Exclusions
Refer to leases.

MLS® Remarks
Residential and commercial building: 10 residential and 2 commercial units, one of which is rented by SuperClub Vidéotron. One commercial unit available to the buyer. Many renovations done over the years. Don't miss this investment opportunity!

Seller's Declaration	No
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