



David Baruk Haziza, Real Estate Broker

GROUPE IMMOBILIER LONDONO INC.

Real Estate Agency

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Westmount (QC) H3Z 1C2

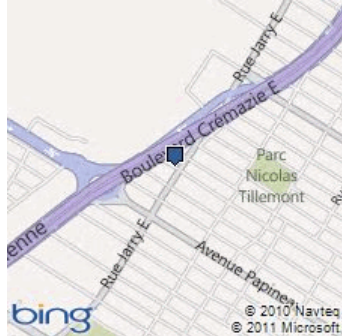
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MLS® No. 8651964 (Active)



\$389,000

**7377-7379 Rue de Bordeaux
Villeray/Saint-Michel/Parc-Extension (Montréal)
H2E 2N5**

Region Montréal
Neighbourhood Villeray
Near Everest
Body of Water

Property Type	Duplex	Year Built	1932
Property Use	Residential only	Expected Delivery Date	
Building Type	Attached	Repossession	No
Total Number of Floors	2	Trade Possible	
Building Size	7.62 X 25.6 m	Certificate of Location	Yes (1994)
Living Area		File Number	
Lot Size		Possession Date	60 days PP Accepted
Lot Area		Deed of Sale Signature	60 days PP/PR Accepted
Québec Cadastre	3791655		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2011	Municipal	\$2,590 (2011)	Electricity	
Lot	\$103,400	School	\$559 (2011)	Oil	
Building	\$225,000	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$328,400	Total	\$3,149	Total	

Monthly Revenues (residential) - 2 unit(s)					
Apt. No.	7377	End of Lease	Homeowner	Included in Lease	
No. of Rooms	6	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	3	Potential Monthly Rent	\$1,000		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			

Apt. No.	7379	End of Lease	2012-06-30	Included in Lease	
No. of Rooms	6	Effective Monthly Rent	\$550	Excluded in Lease	
No. of Bedrooms	3	Potential Monthly Rent			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			

Effective Annual Gross Revenue (residential)		\$6,600 (2011-07-01)	Potential Annual Gross Revenue (residential)	\$12,000	

Grand Total of Annual Effective Gross Revenue	\$6,600	Grand Total of Annual Potential Gross Revenue	\$12,000
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Features			
Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation		Renovations	
Roofing		Pool	
Siding		Parking	Garage (1)
Dividing Floor		Driveway	Concrete
Windows		Garage	Attached
Window Type		Carport	
Energy/Heating	Natural gas	Lot	
Heating System		Topograpy	
Floor Covering	Wood	Distinctive Features	
Basement	6 feet and more	Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Equipment/Services		Occupancy	

Inclusions

Exclusions

Seller's Declaration	Yes SD-23614
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Source	GROUPE IMMOBILIER LONDONO INC., Real Estate Agency
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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.