

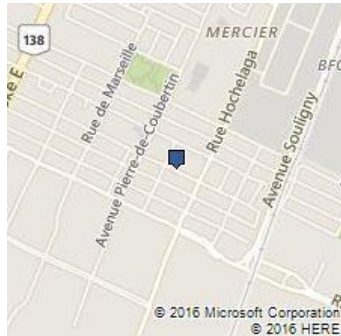


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**Centris® No. 12218940 (Active)**



**\$590,000**

**2588-2594 Rue Louis-Veuillot  
 Mercier/Hochelaga-Maisonneuve (Montréal)  
 H1N 2P2**

**Region** Montréal  
**Neighbourhood** Mercier  
**Near**  
**Body of Water**

<b>Property Type</b>	Quadruplex	<b>Year Built</b>	1953
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$195,000
<b>Building Type</b>	Detached	<b>Building Assessment</b>	\$317,300
<b>Total Number of Floors</b>	2	<b>Total Assessment</b>	\$512,300 (2016)
<b>Building Size</b>	35 X 32 ft irr	<b>Expected Delivery Date</b>	
<b>Living Area</b>		<b>Repossession</b>	
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>	50 X 84 ft	<b>Certificate of Location</b>	Yes (2010)
<b>Lot Area</b>	4,200 sqft	<b>File Number</b>	01487 7096 14 9000
<b>Cadastre</b>	1361877 de Cadastre du Quebec	<b>Occupancy</b>	According to the leases
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	30 days PP Accepted

**Monthly Revenues (residential) - 4 unit(s)**

<b>Apt. No.</b>	2590	<b>End of Lease</b>	2016-08-30	<b>Included in Lease</b>
<b>No. of Rooms</b>	5	<b>Monthly Rent</b>	\$1,150	
<b>No. of Bedrooms</b>	3	<b>Rental Value</b>		<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	1+0	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>		

<b>Apt. No.</b>	2588	<b>End of Lease</b>	2017-06-30	<b>Included in Lease</b>
<b>No. of Rooms</b>	5	<b>Monthly Rent</b>	\$675	
<b>No. of Bedrooms</b>	2	<b>Rental Value</b>		<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	1+1	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>		

<b>Apt. No.</b>	2592	<b>End of Lease</b>	2017-06-30	<b>Included in Lease</b>
<b>No. of Rooms</b>	3	<b>Monthly Rent</b>	\$460	
<b>No. of Bedrooms</b>	1	<b>Rental Value</b>		<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	1+0	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>		

<b>Apt. No.</b>	2594	<b>End of Lease</b>	2017-06-30	<b>Included in Lease</b>
<b>No. of Rooms</b>	3	<b>Monthly Rent</b>	\$590	
<b>No. of Bedrooms</b>	1	<b>Rental Value</b>		<b>Excluded in Lease</b>

<b>No. Bath/PR</b>	1+0	<b>Features</b>
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>
<b>Annual Potential Gross Revenue</b>		\$34,500 (2016-05-22)

<b>Other monthly revenues - 1 unit(s)</b>					
<b>Type</b>	<b>Total Number of Units</b>	<b>Number of Occupied Units</b>	<b>Monthly Revenue from Occupied Units</b>	<b>Number of Vacant Units</b>	<b>Monthly Revenue from Vacant Units</b>
Parking/Garages	1	1	\$100		
<b>Annual Potential Gross Revenue</b>			\$1,200 (2016-05-22)		

<b>Features</b>					
<b>Sewage System</b>	Municipality	<b>Loading Platform</b>			
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>			
<b>Foundation</b>		<b>Renovations</b>			
<b>Roofing</b>		<b>Pool</b>			
<b>Siding</b>	Brick	<b>Parking</b>	Garage (1)		
<b>Dividing Floor</b>		<b>Driveway</b>			
<b>Windows</b>		<b>Garage</b>	Detached		
<b>Window Type</b>		<b>Carport</b>			
<b>Energy/Heating</b>	Electricity	<b>Lot</b>			
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>			
<b>Floor Covering</b>		<b>Distinctive Features</b>			
<b>Basement</b>	6 feet and more, Finished basement	<b>Water (access)</b>			
<b>Bathroom</b>		<b>View</b>			
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>	Elementary school, High school, Metro		
<b>Fireplace-Stove</b>		<b>Environmental Study</b>			
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>			
<b>Equipment/Services</b>		<b>Occupancy</b>			

<b>Inclusions</b>
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<b>Exclusions</b>
3 chauffe-eau à location (438\$/ an)

<b>Broker - Remarks</b>
Detached 4-plex, four sides brick, with a garage, well maintained over the years, 15 min walk et metro stations Cadillac or Assomption. Revenue \$ 35,700 / year. 1x 1x 6 1/2 + 1/2 + 4 2x 3 1/2 , electric heating paid by tenants . Good purchase for an investor or homeowner.

<b>Addendum</b>
Major renovations made since 2010: -2013 : Replacement of all galvanic pipes in all apartments -2012 : Primary electrical input , -2011 : Brick front wall , -2014 : Join bricks 2 sides and back, -2010-2014 : Renovated kitchens in # 2588 , # 2590.2594 , renovated bathrooms in # 2588 , # 2592, # 2594

<b>Seller's Declaration</b>	Yes SD-91423
The deeds are in the seller's possession since 2010	

<b>Source</b>	<b>Notice of disclosure</b>	Yes
GROUPE SUTTON-ACTUEL INC., Real Estate Agency (Interest: Direct)		

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.

## Financial Summary

2588-2594 Rue Louis-Veuillot Mercier/Hochelaga-Maisonneuve (Montréal) H1N 2P2

<b>Potential Gross Revenue (2016-05-22)</b>		<b>Residential</b>	
Residential	\$34,500	<b>Type</b>	<b>Number</b>
Commercial		3 ½	2
Parking/Garages	\$1,200	5 ½	2
Other		<b>Total</b>	<b>4</b>
<b>Total</b>	<b>\$35,700</b>	<b>Commercial</b>	
<b>Vacancy Rate and Bad Debt</b>		<b>Type</b>	<b>Number</b>
Residential		<b>Others</b>	
Commercial		<b>Type</b>	<b>Number</b>
Parking/Garages		Parking/Garages	1
Other			
<b>Total</b>			
<b>Effective Gross Revenue</b>	<b>\$35,700</b>		
<b>Operating Expenses</b>			
Municipal Taxes (2016)	\$4,474		
School Taxes (2016)	\$907		
Infrastructure Taxes			
Business Taxes			
Water Taxes			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance			
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)	\$438		
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
<b>Total</b>	<b>\$5,819</b>		
<b>Net Operating Revenue</b>	<b>\$29,881</b>		



Frontage



Living room



Master bedroom



Bedroom



Bedroom



Kitchen



Bathroom



Overall view



Dining room



Kitchen



Basement



Basement



Basement



Basement



Bedroom



Basement



**Patio**



**Backyard**