



Zuo Xing Ye, Certified Real Estate Broker

ROYAL LEPAGE DU QUARTIER H.Y.

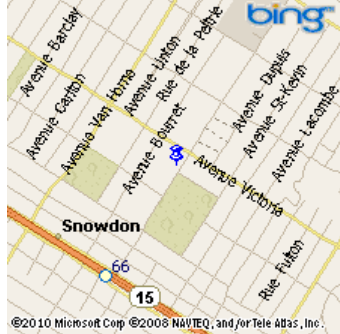
Real Estate Agency

6322, Jean-Talon Est
Montréal (QC) H1S 1M8

514-833-1993 / 514-353-8770

chinaagent2005@hotmail.com

MLS® No. 8395864 (Active)



\$1,980,000

**4855 Ch. de la Côte-Ste-Catherine
Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)
H3W 1M4**

Region Montréal
Neighbourhood Côte-des-Neiges
Near Beaucourt
Body of Water

Property Type	18	Year Built	1944
Property Use	Residential only	Expected Delivery Date	
Building Type	Detached	Repossession	No
Total Number of Floors		Trade Possible	
Building Size	18.29 X 24.08 m	Certificate of Location	Yes (2005)
Living Area		File Number	
Lot Size	24.39 X 38.95 m	Possession Date	According to the leases
Lot Area	951.90 sqm	Deed of Sale Signature	30 days PP/PR Accepted
Québec Cadastre	2650231		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2010	Municipal	\$11,022 (2010)	Electricity	\$962
Lot	\$333,200	School	\$2,236 (2010)	Oil	
Building	\$604,700	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$937,900	Total	\$13,258	Total	\$962

Annual Expenses	
Insurance	\$10,900
Total	\$10,900

Monthly Revenues (residential) - 19 unit(s)			
Apt. No.	1	End of Lease	2010-10-31
No. of Rooms	4	Effective Monthly Rent	\$670
No. of Bedrooms	2	Potential Monthly Rent	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	
<hr/>			
Apt. No.	2	End of Lease	2011-03-31
No. of Rooms	3	Effective Monthly Rent	\$490
No. of Bedrooms	2	Potential Monthly Rent	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	

Apt. No.	3	End of Lease	2011-06-30	Included in Lease
No. of Rooms	4	Effective Monthly Rent	\$700	
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
<hr/>				
Apt. No.	4	End of Lease	2011-06-30	Included in Lease
No. of Rooms	4	Effective Monthly Rent	\$586	
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
<hr/>				
Apt. No.	5	End of Lease	2011-06-30	Included in Lease
No. of Rooms	3	Effective Monthly Rent	\$525	
No. of Bedrooms	1	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
<hr/>				
Apt. No.	6	End of Lease	2011-06-30	Included in Lease
No. of Rooms	4	Effective Monthly Rent	\$485	
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
<hr/>				
Apt. No.	7	End of Lease	2011-06-30	Included in Lease
No. of Rooms	3	Effective Monthly Rent	\$515	
No. of Bedrooms	1	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
<hr/>				
Apt. No.	8	End of Lease	Vacant	Included in Lease
No. of Rooms	4	Effective Monthly Rent		
No. of Bedrooms	2	Potential Monthly Rent	\$800	Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
<hr/>				
Apt. No.	9	End of Lease	2011-08-31	Included in Lease
No. of Rooms	4	Effective Monthly Rent	\$601	
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
<hr/>				
Apt. No.	10	End of Lease	2011-09-30	Included in Lease
No. of Rooms	3	Effective Monthly Rent	\$535	
No. of Bedrooms	1	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
<hr/>				
Apt. No.	11	End of Lease	2011-06-30	Included in Lease
No. of Rooms	3	Effective Monthly Rent	\$490	
No. of Bedrooms	1	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
<hr/>				
Apt. No.	12	End of Lease	2011-06-30	Included in Lease
No. of Rooms	3	Effective Monthly Rent	\$545	
No. of Bedrooms	1	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Apt. No.	14	End of Lease	2011-06-30	Included in Lease
No. of Rooms	4	Effective Monthly Rent	\$630	
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Apt. No.	15	End of Lease	2011-06-30	Included in Lease
No. of Rooms	4	Effective Monthly Rent	\$800	
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Apt. No.	16	End of Lease	2011-06-30	Included in Lease
No. of Rooms	3	Effective Monthly Rent	\$510	
No. of Bedrooms	1	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Apt. No.	17	End of Lease	2011-06-30	Included in Lease
No. of Rooms	4	Effective Monthly Rent	\$707	
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Apt. No.	18	End of Lease	2011-06-30	Included in Lease
No. of Rooms	3	Effective Monthly Rent	\$476	
No. of Bedrooms	1	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Apt. No.	19	End of Lease	2011-06-30	Included in Lease
No. of Rooms	4	Effective Monthly Rent	\$800	
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Type	Total Number of Units	Tot. Eff. Monthly Rev.	Number of Vacant Units	Tot. Pot. Monthly Rev.
Laundry	1	\$200		

Effective Annual Gross Revenue (residential)	\$123,180 (2010-08-13)	Potential Annual Gross Revenue (residential)	\$9,600
---	------------------------	---	---------

Grand Total of Annual Effective Gross Revenue	\$123,180	Grand Total of Annual Potential Gross Revenue	\$9,600
--	-----------	--	---------

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation	Poured concrete	Renovations	
Roofing	Asphalt and gravel	Pool	
Siding	Brick	Parking	Garage (4)
Dividing Floor		Driveway	Asphalt
Windows	Aluminum	Garage	Attached, Built-in
Window Type	Sliding	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Floor Covering		Distinctive Features	
Basement	Finished basement	Water (access)	

Bathroom Washer/Dryer (installation) Fireplace-Stove Kitchen Cabinets Equipment/Services	View Proximity CEGEP, High school, Highway, Hospital, Metro, Park, Public transportation, University Environmental Study Energy efficiency Occupancy
Inclusions According to leases	
Exclusions	
MLS® Remarks Excellent location and perfect conditions!3' walk to Cote Ste Catherine Metro,facing Park,1' to highway 15;walking distance to College Notre Dame,jewish Hospital,CLSC,University de Montreal,College Brebeuf etc.Very clean building,roof about 10 ys,heating electricity(5ys new),tenant pays heating.All good tenants,great investment!	
Seller's Declaration	No
Source ROYAL LEPAGE DU QUARTIER H.Y., 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.	



Frontage



Frontage



Other



Other



Living room



Bedroom



Laundry room



Kitchen



Kitchen



Bathroom



Other



Other



Other