



Olga Ouspenski Immobilier Inc.
 Business corporation owned by a Real Estate Broker
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Centris® No. 21274413 (Sold Nb. of Days 98)



\$630,000

6316 24e Avenue
Rosemont/La Petite-Patrie (Montréal)
H1T 3M5

Region Montréal
Neighbourhood New Rosemont
Nearest
Body of Water

Property Type	Other	Year Built	1956
Property Use	Residential only	Lot Assessment	\$144,800
Building Type	Attached	Building Assessment	\$346,800
Total Number of Floors	2	Total Assessment	\$491,600 (2015)
Building Size		Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	25 X 82 ft	Certificate of Location	No
Lot Area	2,050.52 sqft	File Number	
Cadastre	2785797	Occupancy	According to the leases
Zoning		Deed of Sale Signature	30 days PP Accepted
		Date of Sale	2018-05-28

Monthly Revenues (residential) - 6 units

Apt. No.	1	End of Lease	2018-06-30	Included in Lease	Partially furnished
No. of Rooms	3	Monthly Rent	\$595	Excluded in Lease	
No. of Bedrooms	1	Rental Value			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			

Apt. No.	2	End of Lease	2018-06-30	Included in Lease	Partially furnished
No. of Rooms	3	Monthly Rent	\$500	Excluded in Lease	
No. of Bedrooms	1	Rental Value			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			

Apt. No.	3	End of Lease	2018-06-30	Included in Lease	
No. of Rooms	3	Monthly Rent	\$595	Excluded in Lease	
No. of Bedrooms	1	Rental Value			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			

Apt. No.	4	End of Lease	2018-06-30	Included in Lease	Partially furnished
No. of Rooms	3	Monthly Rent	\$540	Excluded in Lease	
No. of Bedrooms	1	Rental Value			

No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
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Apt. No.	5	End of Lease	2018-06-30	Included in Lease
No. of Rooms	3	Monthly Rent	\$550	
No. of Bedrooms	1	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
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Apt. No.	6	End of Lease	2018-06-30	Included in Lease Partially furnished
No. of Rooms	3	Monthly Rent	\$580	
No. of Bedrooms	1	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
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Annual Potential Gross Revenue			\$39,780	(2018-02-20)

Features		
Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly)
Foundation		Renovations
Roofing		Pool
Siding		Parking
Dividing Floor		Driveway
Windows		Garage
Window Type	Sliding	Carport
Energy/Heating	Electricity	Lot
Heating System	Electric baseboard units	Topography
Floor Covering	Linoleum, Other	Distinctive Features
Basement		Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		Environmental Study
Kitchen Cabinets		Energy efficiency
Equipment/Services		Occupancy

Inclusions

Exclusions
Effets des locataires

Broker - Remarks
6 logements 3 1/2 variant de 500 à 595\$ mensuellement. Facilité de location et présentement tout les logements sont loués. Toiture refaite en 2010. Possibilité de visiter 1 ou logements.

Addendum
Great neighborhood, 3 1/2 Apartment for rent.on ground floor - Clean and quiet in Rosemont on 24th Avenue between Beaubien and Bellechasse. Big Kitchen with access to backyard. Close to laundrymat, highway, metro, Cegep, EMICA, Rosemont Technology Center, Cardiology Institute, Botanical Gardens and Olympic Stadium.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration Yes SD-85348

Source
KELLER WILLIAMS URBAIN, 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.

Financial Summary

6316 24e Avenue Rosemont/La Petite-Patrie (Montréal) H1T 3M5

Potential Gross Revenue (2018-02-20)		Residential	
Residential	\$39,780	Type	Number
Commercial		3 ½	6
Parking/Garages		Total	6
Other		Commercial	
Total	\$39,780	Type	Number
Vacancy Rate and Bad Debt		Others	
Residential		Type	Number
Commercial			
Parking/Garages			
Other			
Total			
Effective Gross Revenue	\$39,780		
Operating Expenses			
Municipal Taxes (2018)	\$4,088		
School Taxes (2017)	\$809		
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)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$4,897		
Net Operating Revenue	\$34,883		



Frontage



Living room



Living room



Bedroom



Bedroom



Bedroom



Kitchen



Kitchen



Kitchen



Kitchen



Bathroom



Back facade



Back facade



Back facade