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Centris No.

10247145 (Active)

http://www.futurimmo.ca

Property Use Residential only Lot Assessment \$396,800 building Type Detached Building Assessment \$740,600 Suilding Size 68.4 X 43 ft irr Expected Delivery Date \$1,137,400 (131.87%) Building Area Reposess./Judicial auth. No Suilding Area Reposess./Judicial auth. No Suilding Area 75.6 X 98.5 ft Certificate of Location Yes (2016) cot Size 75.6 X 98.5 ft Certificate of Location Yes (2016) cot Area 7,427.09 sqft File Number 30 days PP Accepted Coning Residential Deed of Sale Signature 30 days PP Accepted Adatsre 3651812 Occupancy 30 days PP Accepted Monthly Revenues (residential) - 3 unit(s) Vacant Included in Lease Outdoor parking (2), Water taxe Snow removal, Lawn, Indoor parking (2) Vat. No. 7887 End of Lease Vacant Included in Lease Heating. Internet, Electricity, Ho water, Furnished, Partially furnished No. of Bedrooms (al 3 Rental Value \$3,500 Excluded in Lease Heating. Internet, Stectricity, Ho water, Furnished, Partially furnished No. Bath/PR 2+1 Features<			Brossard	And And Second	Neighbourhood	nelin Montérégie Street names (L) Laffite	
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Ceramic SL Powder room 3 X 7 ft Ceramic	GF		9.9 X 8.5 ft				
	GF						
Primary bedroom 14.6 X 17.6 ft Wood	GL	Powder roor	m 3 X 7 ft				
	2	Primary bed	lroom 14.6 X 17.6 ft	Wood			

Wood

Wood

Wood

Size

Ceramic

Ceramic

22 X 21 ft

13.5 X 15 ft

10.2 X 12 ft

11.1 X 13.7 ft

15.2 X 20.2 ft

6.8 X 7.3 ft

Additional Space

Bedroom

Bedroom

Bathroom

Bathroom

Family room

2

2

2

BA1

BA1

Garage

Apt. No.	7889	End of Lease	2024-06-30	Included in Lease	Outdoor parking (2), Water taxes, Snow removal, Lawn, Indoor parking (0)
No. of Rooms No. of Bedroo	÷	Monthly Rent Rental Value	\$1,680	Excluded in Leas	e Heating, Shed, Internet,
	·				Electricity, Hot water, Furnished, Partially furnished
No. Bath/PR Washer/Dryer	1+1 (inst.)	Features No. of Parking Spaces	Int. : 0 Ext. : 2		
Level	Room	Size	Floor Coverin	g Addit	ional Information
GF	Living room				
GF GF	Dining room				
GF	Kitchen Powder roo	14.8 X 9.3 ft m 3 X 7.5 ft	Ceramic Ceramic		
2	Primary bed		-		
2	Bedroom	11.6 X 10.4 ft			
2	Bedroom	12.8 X 10.4 ft	1 2		
2	Bathroom	12.6 X 10.6 It	Ceramic		
			oranio		
Apt. No.	7885	End of Lease	Vacant	Included in Lease	Outdoor parking (1), Water taxes, Snow removal, Lawn, Indoor parking (0)
No. of Rooms No. of Bedroo		Monthly Rent Rental Value	\$1,500	Excluded in Leas	e Heating, Internet, Electricity, Hot water, Furnished, Partially furnished
No. Bath/PR Washer/Dryer	1+0 (inst.)	Features No. of Parking Spaces	Int. : 0 Ext. : 1		
Level	Room	Size	Floor Coverin	g Addit	ional Information
BA1	Living room	16.7 X 13.1 ft	Laminate floor		
BA1	Dining room		Laminate floor		
BA1	Kitchen	6.8 X 13.1 ft	Ceramic		
BA1	Primary bed				
BA1	Bedroom	10.8 X 12 ft	Laminate floor		
BA1	Bathroom	6.2 X 7.1 ft	Ceramic		
Annual Potent	tial Gross Rev	renue	\$80,160 (202	3-03-18)	
Features					
Sewage Syste	m	Municipality		ng Platform	
Water Supply		With water meter		d Equip. (monthly)	
Foundation		Poured concrete			Fenestration - 2022 (\$3,986), Basement - 2023 (\$58,500)
Roofing		Asphalt shingles	Pool	<i>4</i> 4 D	
Siding		Brick	-	· /	Driveway (4), Garage (2) Paving stone
Dividing Floor Windows		PVC	Drivev Garag	-	Built-in, Double width or more
Window Type		Casement, Sliding	Carpo		
Energy/Heatin	g	Electricity	Lot		Bordered by hedges, Landscaped
Heating Syste	-	Electric baseboard units,	Forced Topog		Flat
Floor Coverin	a	air	Dietin	ctive Features	
Basement	3	6 feet and more, Finished		(access)	
Bathroom		basement	View		

Washer/Dryer (installatio	n)	Proximity	Bicycle path, CEGEP, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM)
Fireplace-Stove Kitchen Cabinets Equipment/Services	Gas fireplace Central air conditioning, Wall-mounted air conditioning, Air exchange system, Central vacuum cleaner system installation, Outside storage, Alarm system, Wall-mounted heat pump	Environmental Study Energy efficiency Occupancy	
Mobility impaired access	ible		

Inclusions

Three central vacuum cleaners without accessories, wall-mounted air conditioning in unit 7885. inclusion are given without legal waranty

Exclusions

Broker - Remarks

Reduced price, motivated seller. Triplex, ideal for owner occupant, Free to the buyer, can be considered as a large cottage and two intergenerational. Very nice Triplex with 3 large units, two of which are available to the buyer, located in the heart of the Dix30 district, easy access to the highway and the Champlain bridge, close to all services and the REM station. More than 65,000\$ in renovation and painting cost in 2023

Addendum

More than 65,000\$ in renovation and painting cost in 2023

**Units 7887 and 7885 are vacant and available to the buyer

**Unit 7889 is rented until June 30, 2024 the rental amount is \$1680 per month from July 1, 2023

** The main unit (7887- vacant, fresh paint) is a large cottage with three large bedrooms upstairs, spacious main floor, large family room in the basement, double garage, two bathrooms, one powder room and kitchen patio overlooking the beautiful private backyard

**The unit (7889-rented) is also a cottage with three bedrooms upstairs, nice ground floor, a bathroom and a powder room. with a patio from the kitchen overlooking the beautiful private backyard

** The basement unit (7885-vacant) is a very nice ultra modern apartment, two bedrooms, open concept living room and kitchen, one bathroom.

this apartment was redone in 2023 at a cost of approximately \$60,000

The largemain dwelling is perfect for a large family, it includes

- -On the 2nd floor: 3 bedrooms, a bathroom, closet for washer / dryer.
- -On the ground floor: kitchen, dining room, dining area, sallon, powder room, propane fireplace.
- -In the basement: family room and bathroom.

-Double garage, heat pump, large concrete balcony, large backyard, shed and outdoor parking.

At the price of a house you benefit from two homes for rent that reduce your costs.

** Easy to visit welcome

Sale with legal warranty

Seller's Declaration

Yes SD-18111

Non-resident of Canada, In compliance with environmental protection laws

Source

FUTUR IMMO, 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

7885-7889 Rue Lemelin Brossard J4Y 0C1

Potential Gross Revenue (2024-03-17)	1	Residential	
Residential	\$80,160	Туре	Number
Commercial	. ,	6 1/2	1
Parking/Garages		8 1/2	1
Other		Other	1
Total	\$80,160	Total	3
Vacancy Rate and Bad Debt		Commercial	
Residential		Туре	Number
Commercial		Others	
Parking/Garages		Туре	Number
Other			
Total		Gross Income Multiplier	18.71²
		Price per door	\$499 967
Effective Gross Revenue	\$80,160	Price per room	\$59 996
		Coefficient comparison of number of rooms	8.33
Operating Expenses	¢7.000	Total number of rooms	25
Municipal Taxe (2023)	\$7,369		
School Taxe (2022)	\$950		
Infrastructure Taxe			
Business Taxe			
Water Taxe (2023)	\$643		
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance	\$3,454		
Cable (TV)			
Superintendent			
Sanitary Container	A /		
Snow Removal	\$1,322		
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn	\$609		
Advertising			
Security			
Recovery of expenses			
Total	\$14,347		
Net Operating Revenue	\$65,813		



Frontage



Dining room



Dinette



Overall view



Frontage



Kitchen



Living room



Overall view



Bathroom



Basement



Bathroom



Overall view



Bathroom



Family room



Overall view



Overall view



Kitchen



Bathroom



Primary bedroom



Overall view