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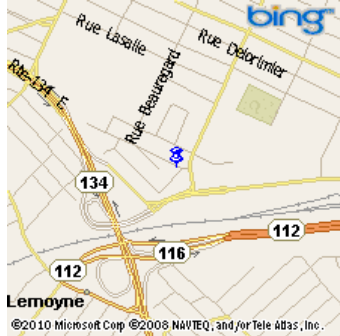
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MLS® No. 8263569 (Active)



Centris®



\$369,000

**1425-1429 Rue Girouard
Le Vieux-Longueuil (Longueuil)
J4K 5C4**

Region Montérégie
Neighbourhood East
Near Seguin
Body of Water

Property Type	Triplex	Year Built	1987
Property Use	Residential only	Expected Delivery Date	
Building Type	Semi-detached	Repossession	No
Total Number of Floors		Trade Possible	
Building Size	7 X 7 m irr	Certificate of Location	No
Living Area		File Number	
Lot Size	27.79 X 24.99 m irr	Possession Date	According to the leases
Lot Area	517.20 sqm	Deed of Sale Signature	2010-05-15
Québec Cadastre	2 119 979		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2010	Municipal	\$2,969 (2009)	Electricity	
Lot	\$69,500	School	\$621 (2009)	Oil	
Building	\$242,300	Infrastructure	Not issued	Gas	
		Business Taxes	Not issued		
		Water	Not issued		
		Other			
Total	\$311,800	Total	Not issued	Total	

Monthly Revenues (residential) - 3 unit(s)					
Apt. No.	1425	End of Lease	2010-07-01	Included in Lease	
No. of Rooms	5	Effective Monthly Rent	\$760	Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			
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Apt. No.	1427	End of Lease	2010-10-31	Included in Lease	
No. of Rooms	5	Effective Monthly Rent	\$560	Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			
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Apt. No.	1429	End of Lease	Homeowner	Included in Lease	
No. of Rooms	6	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	3	Potential Monthly Rent	\$1,100		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Effective Annual Gross Revenue (residential)	\$15,840 (2009-12-14)	Potential Annual Gross Revenue (residential)	\$13,200
Grand Total of Annual Effective Gross Revenue	\$15,840	Grand Total of Annual Potential Gross Revenue	\$13,200
Features			
Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation	Poured concrete	Renovations	
Roofing	Asphalt shingles	Pool	
Siding	Aluminum, Brick	Parking	Driveway (3)
Dividing Floor	Wood	Driveway	Asphalt, Double width or more
Windows	Aluminum, PVC	Garage	
Window Type	Sliding	Carport	
Energy/Heating	Electricity	Lot	Fenced, Landscaped
Heating System	Electric baseboard units	Topograpy	Flat
Floor Covering	Carpet, Ceramic, Wood	Distinctive Features	Street corner
Basement	6 feet and more, Finished basement	Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	Elementary school, Golf, High school, Highway, Hospital, Metro, Park, Public transportation
Fireplace-Stove		Environmental Study	
Kitchen Cabinets	Melamine		
Equipment/Services			
Inclusions			
Exclusions			
Effets personnel des locataires			
MLS® Remarks			
PRIX REDUIT! Magnifique triplex à vendre. Logement 6.5 disponible a l'acheteur. Vendeur motivée faites une offre!			
Seller's Declaration			
		Yes SD-58808	
The deeds are in the seller's possession since 2005			



Frontage

Centris®



Frontage

Centris®



Exterior

Centris®



Exterior

Centris®



Exterior

Centris®