

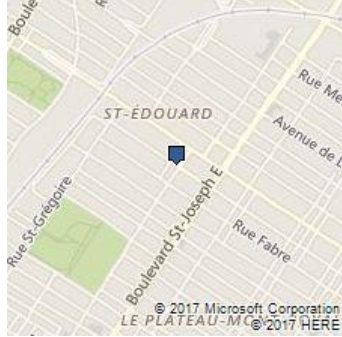


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**Centris® No. 25872134 (Active)**



**\$1,380,000**

**5112-5118 Rue Marquette**  
**Le Plateau-Mont-Royal (Montréal)**  
**H2J 3Z3**  
**Region** Montréal  
**Neighbourhood** Le Plateau-Mont-Royal  
**Near**  
**Body of Water**

<b>Property Type</b>	Quadruplex	<b>Year Built</b>	1986
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$342,200
<b>Building Type</b>	Detached	<b>Building Assessment</b>	\$579,700
<b>Total Number of Floors</b>	3	<b>Total Assessment</b>	\$921,900 (2016)
<b>Building Size</b>	35 X 39 ft	<b>Expected Delivery Date</b>	
<b>Living Area</b>	3,768 sqft	<b>Repossession</b>	
<b>Building Area</b>	941 sqft	<b>Trade possible</b>	
<b>Lot Size</b>	35 X 76 ft	<b>Certificate of Location</b>	No
<b>Lot Area</b>	3,768 sqft	<b>File Number</b>	
<b>Cadastre</b>	1193776	<b>Occupancy</b>	30 days PP Accepted
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	30 days PP Accepted

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

<b>Apt. No.</b>	5112	<b>End of Lease</b>	2017-08-31	<b>Included in Lease</b>
<b>No. of Rooms</b>	5	<b>Monthly Rent</b>	\$1,900	
<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>		<b>No. of Parking Spaces</b>		

<b>Apt. No.</b>	5114	<b>End of Lease</b>	2017-08-31	<b>Included in Lease</b>
<b>No. of Rooms</b>	5	<b>Monthly Rent</b>	\$2,200	
<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>		<b>No. of Parking Spaces</b>		

<b>Apt. No.</b>	5116	<b>End of Lease</b>	2017-08-31	<b>Included in Lease</b>
<b>No. of Rooms</b>	5	<b>Monthly Rent</b>	\$2,200	
<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>		<b>No. of Parking Spaces</b>		

<b>Apt. No.</b>	5118	<b>End of Lease</b>	2017-08-31	<b>Included in Lease</b>
<b>No. of Rooms</b>	5	<b>Monthly Rent</b>	\$2,050	
<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>		<b>No. of Parking Spaces</b>
<b>Annual Potential Gross Revenue</b>		\$100,200 (2017-01-19)

<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>		<b>Parking</b>	Driveway (1)
<b>Dividing Floor</b>		<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>		<b>Topograpy</b>	
<b>Floor Covering</b>		<b>Distinctive Features</b>	
<b>Basement</b>		<b>Water (access)</b>	
<b>Bathroom</b>		<b>View</b>	
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>	Bicycle path, CEGEP, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University
<b>Fireplace-Stove</b>		<b>Environmental Study</b>	
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>	
<b>Equipment/Services</b>		<b>Occupancy</b>	

**Inclusions**

**Exclusions**

**Broker - Remarks**  
 4-plex detaché en vente à l'intersection de la rue marquette et rue laurier. 4 appartements avec 4 chambres et 2 salles de bains chacune, mesurant environ 1250 pieds carrés. Fenêtres sur les 4 côtés. 7 des 8 salles de bains rénovées au cours des deux dernières années. Cuisines rénovées au cours des deux dernières années. Toiture refaite en 2015.

**Addendum**  
 Entièrement loué avec un revenu brut d'environ 100k\$ / an (net 71732.40\$). Tout électrique.  
  
 5118 stationnement 75\$/mois  
 comptable stationnement 40\$/mois  
  
 Prix négociable et occupation flexible

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

**Seller's Declaration** Yes SD-50037

**Source**  
 GROUPE SUTTON SUR L'ÎLE INC., 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

5112-5118 Rue Marquette Le Plateau-Mont-Royal (Montréal) H2J 3Z3

<b>Potential Gross Revenue (2017-01-19)</b>			
Residential	\$100,200	<b>Residential</b>	
Commercial		<b>Type</b>	<b>Number</b>
Parking/Garages		5 ½	4
Other		<b>Total</b>	<b>4</b>
<b>Total</b>	<b>\$100,200</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			
Other			
<b>Total</b>			
<b>Effective Gross Revenue</b>	<b>\$100,200</b>		
<b>Operating Expenses</b>			
Municipal Taxes (2016)	\$8,674		
School Taxes (2016)	\$1,824		
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			
<b>Total</b>	<b>\$10,498</b>		
<b>Net Operating Revenue</b>	<b>\$89,702</b>		