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Centris No. 14052840 (Active)





\$289,900

9030-9032 Rue De Tilly Laval (Saint-François) H7A 3Z6

Laval Region

Neighbourhood

Near

Body of Water

Property Type	Duplex	Year Built	1990
Property Use	Residential only	Lot Assessment	\$68,000
Building Type	Semi-detached	Building Assessment	\$164,500
Total Number of Floors		Total Assessment	\$232,500 (2019)
Building Size	17 X 38 ft	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area	646 sqft	Trade possible	

38.1 X 17 ft **Certificate of Location** Yes (2008)

2,016.08 sqft File Number 1981053 Occupancy

According to the leases

Cadastre **Zoning** Residential **Deed of Sale Signature** 15 days PP Accepted

Monthly Revenues (residential) - 2 unit(s)

Apt. No. 9030 End of Lease 2020-06-30 Included in Lease

3 No. of Rooms Monthly Rent \$495

No. of Parking Spaces

No. of Bedrooms 1 **Rental Value Excluded in Lease**

No. Bath/PR 1+0 **Features**

9032 End of Lease 2020-06-30 Included in Lease Apt. No.

No. of Rooms 4 Monthly Rent \$1,100

No. of Bedrooms 2 **Rental Value Excluded in Lease**

No. Bath/PR 1+1 **Features**

Washer/Dryer (inst.) Yes No. of Parking Spaces

Annual Potential Gross Revenue \$19,140 (2019-12-31)

Features

Washer/Dryer (inst.) Yes

Lot Size

Lot Area

Sewage System Municipality **Loading Platform Water Supply** Municipality Rented Equip. (monthly)

Foundation Renovations Roofing Pool **Siding** Parkg (total)

Dividing Floor Driveway **Windows** Garage Carport **Window Type** Lot **Energy/Heating**

2020-01-16 at 11:05 pm Centris No. 14052840 - Page 1 of 5 **Heating System** Floor Covering **Basement Bathroom** Washer/Dryer (installation)

Fireplace-Stove **Kitchen Cabinets Equipment/Services**

Topography **Distinctive Features** Water (access) View

Proximity Environmental Study

Energy efficiency Occupancy

Inclusions

Furniture: 1 Dining Table-4 Chairs-3 Dressers-1 Sofa-1 Armchair -- 1 Bed. Appliance: cooker -- washer -- dryer -- Fridge All are in the apartment # 9032 De Tilly. The inclusions are given without a legal warranty of quality, at the risks and perils of the purchaser and must be in good working order.

Exclusions

Tenants' belongings and furniture

Sale with legal warranty

Seller's Declaration

Yes SD-37003

Notice of disclosure Yes Source

BASEL AHMED, Residential Real Estate Broker (Interest: Indirect)

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.

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Financial Summary

9030-9032 Rue De Tilly Laval (Saint-François) H7A 3Z6

Potential Gross Revenue (2019-12-31)		Residential	
Residential	\$19,140	Туре	Number
Commercial	4 12,112	3 ½	1
Parking/Garages		4 ½	1
Other		Total	2
Total	\$19,140		
Total	Ψ13,140	Commercial	
Vacancy Rate and Bad Debt		Туре	Number
Residential		Others	
Commercial			Number
Parking/Garages		Туре	Number
Other			
Total			
Effective Gross Revenue	\$19,140		
Operating Expenses			
Municipal Taxes (2019)	\$2,398		
School Taxes (2019)	\$360		
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	\$2,758		
Net Operating Revenue	\$16,382		

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Frontage



Living room



Kitchen



Dining room



Backyard



Living room



Kitchen



Master bedroom



Master bedroom



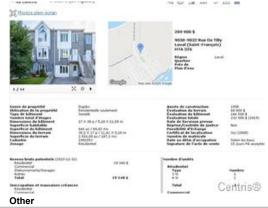
Bedroom



Master bedroom







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