



**Basel Ahmed**, Residential Real Estate Broker  
**BASEL AHMED**  
 Residential Real Estate Broker  
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**Centris No.** 14052840 (Active)



**\$289,900**

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

**Region** Laval

**Neighbourhood**

**Near**

**Body of Water**

<b>Property Type</b>	Duplex	<b>Year Built</b>	1990
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$68,000
<b>Building Type</b>	Semi-detached	<b>Building Assessment</b>	\$164,500
<b>Total Number of Floors</b>		<b>Total Assessment</b>	\$232,500 (2019)
<b>Building Size</b>	17 X 38 ft	<b>Expected Delivery Date</b>	
<b>Living Area</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>	646 sqft	<b>Trade possible</b>	
<b>Lot Size</b>	38.1 X 17 ft	<b>Certificate of Location</b>	Yes (2008)
<b>Lot Area</b>	2,016.08 sqft	<b>File Number</b>	
<b>Cadastre</b>	1981053	<b>Occupancy</b>	According to the leases
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	15 days PP Accepted

### Monthly Revenues (residential) - 2 unit(s)

<b>Apt. No.</b>	9030	<b>End of Lease</b>	2020-06-30	<b>Included in Lease</b>
<b>No. of Rooms</b>	3	<b>Monthly Rent</b>	\$495	
<b>No. of Bedrooms</b>	1	<b>Rental Value</b>		<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	1+0	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>		

<b>Apt. No.</b>	9032	<b>End of Lease</b>	2020-06-30	<b>Included in Lease</b>
<b>No. of Rooms</b>	4	<b>Monthly Rent</b>	\$1,100	
<b>No. of Bedrooms</b>	2	<b>Rental Value</b>		<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	1+1	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>		

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

### Features

<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>Parkg (total)</b>
<b>Dividing Floor</b>		<b>Driveway</b>
<b>Windows</b>		<b>Garage</b>
<b>Window Type</b>		<b>Carport</b>
<b>Energy/Heating</b>		<b>Lot</b>

<b>Heating System</b> <b>Floor Covering</b> <b>Basement</b> <b>Bathroom</b> <b>Washer/Dryer (installation)</b> <b>Fireplace-Stove</b> <b>Kitchen Cabinets</b> <b>Equipment/Services</b>	<b>Topography</b> <b>Distinctive Features</b> <b>Water (access)</b> <b>View</b> <b>Proximity</b> <b>Environmental Study</b> <b>Energy efficiency</b> <b>Occupancy</b>
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**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

<b>Source</b>	<b>Notice of disclosure</b>	Yes
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.

# Financial Summary

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

<b>Potential Gross Revenue (2019-12-31)</b>		<b>Residential</b>	
Residential	\$19,140	<b>Type</b>	<b>Number</b>
Commercial		3 ½	1
Parking/Garages		4 ½	1
Other		<b>Total</b>	<b>2</b>
<b>Total</b>	<b>\$19,140</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>\$19,140</b>		
<b>Operating Expenses</b>			
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			
<b>Total</b>	<b>\$2,758</b>		
<b>Net Operating Revenue</b>	<b>\$16,382</b>		



Frontage



Backyard



Living room



Living room



Kitchen



Kitchen



Dining room



Master bedroom



Master bedroom



Master bedroom



Bedroom



Hall



Bathroom

289 900 \$

9030-9032 Rue Du Tilly  
Laval (Quartier François)  
H1A 3T6

Région: Laval  
Quartier: Laval  
Proximité de: Parc de l'Érable

<b>Cadre de propriété</b>	Double	<b>Année de construction</b>	1990
Détails de la propriété	Évaluation de l'assureur	Évaluation du terrain	48 000 \$
Type de bâtiment	Semi-dépendant	Évaluation du bâtiment	104 000 \$
Nombre total d'étages	2	Évaluation totale	232 000 \$ (2019)
Dimensions du bâtiment	17 x 38 p / 5,28 x 9,18 m	État de l'écran par rapport à l'entretien de l'écran	Non
Superficie habitable	646 sq. ft. / 60,22 m <sup>2</sup>	Proximité d'échange	Oui (2000)
Superficie de bâtiment	866 sq. ft. / 80,22 m <sup>2</sup>	Certifié et de son état	Non
Dimensions du terrain	2 018,39 sq. ft. / 187,3 m <sup>2</sup>	Nombre de matériaux	1
Superficie du terrain	2 000,00	État ou état d'occupation	Selon les lois
Usage	Résidentiel	Signature de l'acte de vente	\$5,000 PA accepté

Revenu brut potentiel (2019-2020)

Royalties	20 000 \$
Entretien/Propriété	
Autres	
<b>Total</b>	<b>20 000 \$</b>

Détails de la propriété et des caractéristiques

Statut	Commercial
Statut	Commercial

Nombre d'unités

Statut	Commercial	Nombre
Type		1
État		1
<b>Total</b>	<b>Commercial</b>	<b>1</b>

Other