



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

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	
Lot Size	38.1 X 17 ft	Certificate of Location	Yes (2008)
Lot Area	2,016.08 sqft	File Number	
Cadastre	1981053	Occupancy	According to the leases
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
No. of Rooms	3	Monthly Rent	\$495	
No. of Bedrooms	1	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

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

Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly)
Foundation		Renovations
Roofing		Pool
Siding		Parkg (total)
Dividing Floor		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating		Lot

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
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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
Shed and Tenants' belongings and furniture

Sale with legal warranty

Seller's Declaration Yes SD-37003

Source	Notice of disclosure	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

Potential Gross Revenue (2019-12-31)		Residential	
Residential	\$19,140	Type	Number
Commercial		3 ½	1
Parking/Garages		4 ½	1
Other		Total	2
Total	\$19,140	Commercial	
Vacancy Rate and Bad Debt		Type	Number
Residential		Others	
Commercial		Type	Number
Parking/Garages			
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		



Frontage



Backyard



Living room



Living room



Kitchen



Kitchen



Dining room



Master bedroom



Master bedroom



Master bedroom



Bedroom



Hall



Bathroom