

2238-2242-2250-2254 Schulz

8,450,000 \$

St-Jérôme

32 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	494,640 \$
TOTAL EXPENSES	137,860 \$
NET REVENUE	342,065 \$
GRM	17.08
NRM	24.70
MUNICIPAL EVALUATION	5,679,200 \$

COST PER UNIT

264,063 \$

CAPITALIZATION RATE

4.04 %

RETURN ON CASH FLOW

1.52 %

RETURN ON INVESTMENT

4.79 %

Highlights

- Four superbly located 8-plexes in Saint-Jérôme
- Recently built in 2014
- Close to all services and the Carrefour du Nord shopping center
- Large units of over 1,000 square feet
- Electric heating and hot water paid by tenants
- Dishwasher and washer/dryer hookups in all units
- 12 outdoor parking spaces per building (total of 48 spaces)
- Good potential for rent increases
- Possibility of advantageous CMHC MLI Select financing
- Incredible investment opportunity in a growing area!



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Residential

Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	0
2 bdrm	4 ½	8
3 bdrm	5 ½	24
4 bdrm +	6 ½+	0
Total Units	32	



Commercial

Commercial	0
Total Units	0



Parking

Parking	48
Garage	0
Storage	0
Total Spaces	48

General Information

Zoning	Residential
Cadastral	5115433
Building Type	Detached
Floor Nb.	3 1/2
Year Built	2014
Lot Area	3,690 m2
Building Area	
Stove	Tenants
Refrigerator	Tenants
Washer	Tenants
Dryer	Tenants
Elevator	Aucun
Wash/Dry Hookups	In all apartments
Dishwasher Hookups	In all apartments
Pool	None
Furnished	None
AC units	None
Basement	Apartments
Fireplace	None
Intercom	Yes

Location

Main Artery	boul. Lafontaine
Intersection	Lafontaine / Schulz
Shopping Center	Carrefour du Nord
Metro Station	St-Jérôme EXO train
Bus	
School	St-Jérôme Cegep
Hospital	St-Jérôme Hospital
Attraction	

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	2014
Windows	2014
Balconies	
Exterior Walls	
Electricity	100 AMP panels in the units
Plumbing	
Heating System	Electric heating paid by the tenants
Hot Water Tanks	Electric hot water paid by the tenants
Elevator	None
Garage	12 exterior parking spaces per building 48 parking total
Bathrooms	2014 construction
Kitchens	2014 construction
Certificate of Location	2014-2015
Environmental Report	Phase 1 - Qualilab - 2012-12

Notes

- Lot number: 2238 Schulz : 5115435 | 2242 Schulz : 4032156 | 2250 Schulz : 5115433 | 2254 Schulz : 4032155
- Zoning: H-4 (6 to 8 units) | Zone H-2060
- 2014 construction

*** This sale is made without any legal warranty of quality, on an "as is, where is" basis, at the buyer's own risks. ***

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RESIDENTIAL						
Type	Units	%	Avg	Annual \$		
Studio	1 ½	0	0%	0 \$	0 \$	0%
Alcove	2 ½	0	0%	0 \$	0 \$	0%
1 bdrm	3 ½	0	0%	0 \$	0 \$	0%
2 bdrm	4 ½	8	25%	1,263 \$	121,224 \$	25%
3 bdrm	5 ½	24	75%	1,282 \$	369,276 \$	75%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	5.25	32		1,277 \$	490,500 \$	

COMMERCIAL				
Type	Size	Units	Annual \$	\$/sq.ft
Commercial Space	0	0		
Total	0	0		

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	32	490,500 \$	99%	15,328 \$	
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	0	0 \$	0%	0 \$	
Revenue - Parking	48	4,140 \$	1%	129 \$	
Revenue - Laundry		0 \$	0%	0 \$	
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
GROSS POTENTIAL REVENUE		494,640 \$	100%		
Vacancies - Residential		14,715 \$	3.0%	460 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		479,925 \$			
EXPENSES					
Taxes - Municipal		64,718 \$	13.5%	2,022 \$	2025 invoices
Taxes - School		4,814 \$	1.0%	150 \$	2024-2025 invoices
Taxes - Water		0 \$	0.0%	0 \$	
Taxes - Garbages		0 \$	0.0%	0 \$	
Taxes - Special		0 \$	0.0%	0 \$	
Natural Gas		0 \$	0.0%	0 \$	
Electricity		1,970 \$	0.4%	62 \$	
Insurance		14,000 \$	2.9%	438 \$	
Lawn Care / Snow Removal		10,629 \$	2.2%	332 \$	
Garbage Removal		5,652 \$	1.2%	177 \$	
Elevator		0 \$	0.0%	0 \$	
Telephone / Intercom		0 \$	0.0%	0 \$	
Contract - Other		0 \$	0.0%	0 \$	
Contract - Other		0 \$	0.0%	0 \$	
Repairs & Maintenance		8,800 \$	1.8%	275 \$	CMHC normalized (excluding contracts)
Reserve - Appliances		0 \$	0.0%	0 \$	No appliances included
Superintendent - Janitor		6,880 \$	1.4%	215 \$	CMHC normalized
Administration		20,397 \$	4.3%	637 \$	CMHC normalized
Other Expense		0 \$	0.0%	0 \$	
TOTAL EXPENSES		137,860 \$	28.7%	4,308 \$	
NET REVENUE		342,065 \$	71.3%		

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FINANCING

CMHC MLI Select (50 pts)

Assumption

CMHC (regular)

LISTED PRICE

8,450,000 \$

8,450,000 \$

8,450,000 \$

1st MORTGAGE AMOUNT

6,350,000 \$ 75.1 %

4,800,000 \$ 56.8 %

5,400,000 \$ 63.9 %

CMHC MLI Select	
Lender	
Rate	3.85 %
Amortization	40
Term	5
Maturity Date	
Monthly Payment	25,831 \$
Interest Cost	241,344 \$
Capital Payment	68,624 \$
Annual Mortgage Cost	309,968 \$

CMHC MLI Select	
Lender	
Rate	3.85 %
Amortization	40
Term	5
Maturity Date	
Monthly Payment	19,526 \$
Interest Cost	182,433 \$
Capital Payment	51,873 \$
Annual Mortgage Cost	234,306 \$

CMHC (regular)	
Lender	
Rate	3.85 %
Amortization	40
Term	5
Maturity Date	
Monthly Payment	21,966 \$
Interest Cost	205,237 \$
Capital Payment	58,357 \$
Annual Mortgage Cost	263,595 \$

2nd MORTGAGE AMOUNT

0.0 %

865,229 \$ 10.2 %

0.0 %

Peoples Trust CMHC	
Lender	
Rate	4.80 %
Amortization	29.333
Term	5
Expiry Date	2030-05-01
Monthly Payment	4,561 \$
Interest Cost	40,821 \$
Capital Payment	13,916 \$
Annual Mortgage Cost	54,737 \$

Peoples Trust CMHC	
Lender	
Rate	4.80 %
Amortization	29.333
Term	5
Expiry Date	2030-05-01
Monthly Payment	0 \$
Interest Cost	0 \$
Capital Payment	0 \$
Annual Mortgage Cost	0 \$

Peoples Trust CMHC	
Lender	
Rate	4.80 %
Amortization	29.333
Term	5
Expiry Date	2030-05-01
Monthly Payment	0 \$
Interest Cost	0 \$
Capital Payment	0 \$
Annual Mortgage Cost	0 \$

CASH TO PURCHASE

2,100,000 \$ 24.9%

2,784,771 \$ 33.0%

3,050,000 \$ 36.1%

Debt Coverage	1.10
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Debt Coverage	1.18
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Debt Coverage	1.30
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Net Revenue	342,065 \$
Mortgage Annual Cost	309,968 \$
Cash Flow	32,097 \$
Capital Reimbursement	68,624 \$
Cash Flow + Capital	100,721 \$
Return on Cash Flow	1.52 %
Return on Investment	4.79 %

Net Revenue	342,065 \$
Mortgage Annual Cost	289,043 \$
Cash Flow	53,022 \$
Capital Reimbursement	65,789 \$
Cash Flow + Capital	118,811 \$
Return on Cash Flow	1.90 %
Return on Investment	4.26 %

Net Revenue	342,065 \$
Mortgage Annual Cost	263,595 \$
Cash Flow	78,471 \$
Capital Reimbursement	58,357 \$
Cash Flow + Capital	136,828 \$
Return on Cash Flow	2.57 %
Return on Investment	4.48 %

G.R.M.	17.08
N.R.M.	24.70
Cost per Unit	264,063 \$
Cap. Rate	4.04 %

G.R.M.	17.08
N.R.M.	24.70
Cost per Unit	264,063 \$
Cap. Rate	4.04 %

G.R.M.	17.08
N.R.M.	24.70
Cost per Unit	264,063 \$
Cap. Rate	4.04 %

Notes

- OPTION 1: 4 new CMHC MLI Select 50 points financings with energy efficiency.
- OPTION 2: 3 new CMHC MLI Select 50 points financings + Assumption of the existing Peoples Trust CMHC mortgage (2254 Schulz).
- OPTION 3: 4 new regular CMHC financings.

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Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
SS	2238	101	5.5	1,504 \$	1,650 \$	146 \$	1,070	1.41 \$	
SS	2238	102	4.5	1,203 \$	1,550 \$	347 \$	1,070	1.12 \$	
1	2238	201	5.5	1,251 \$	1,650 \$	399 \$	1,070	1.17 \$	
1	2238	202	4.5	1,456 \$	1,550 \$	94 \$	1,070	1.36 \$	
2	2238	301	5.5	1,394 \$	1,650 \$	256 \$	1,070	1.30 \$	
2	2238	302	4.5	1,035 \$	1,550 \$	515 \$	1,070	0.97 \$	
3	2238	401	5.5	1,495 \$	1,650 \$	155 \$	1,070	1.40 \$	
3	2238	402	4.5	1,475 \$	1,550 \$	75 \$	1,070	1.38 \$	
P	2238	Parking (12)	Parking	70 \$	240 \$	170 \$		0.00 \$	
SS	2242	101	5.5	1,252 \$	1,650 \$	398 \$	1,070	1.17 \$	
SS	2242	102	4.5	1,379 \$	1,550 \$	171 \$	1,070	1.29 \$	
1	2242	201	5.5	1,265 \$	1,650 \$	385 \$	1,070	1.18 \$	
1	2242	202	4.5	1,052 \$	1,550 \$	498 \$	1,070	0.98 \$	
2	2242	301	5.5	1,346 \$	1,650 \$	304 \$	1,070	1.26 \$	
2	2242	302	4.5	1,107 \$	1,550 \$	443 \$	1,070	1.03 \$	
3	2242	401	5.5	1,495 \$	1,650 \$	155 \$	1,070	1.40 \$	
3	2242	402	4.5	1,395 \$	1,550 \$	155 \$	1,070	1.30 \$	
P	2242	Parking (12)	Parking	40 \$	240 \$	200 \$		0.00 \$	
SS	2250	101	5.5	1,444 \$	1,650 \$	206 \$	1,070	1.35 \$	
SS	2250	102	5.5	1,405 \$	1,650 \$	245 \$	1,070	1.31 \$	
1	2250	201	5.5	1,108 \$	1,650 \$	542 \$	1,070	1.04 \$	
1	2250	202	5.5	1,114 \$	1,650 \$	536 \$	1,070	1.04 \$	
2	2250	301	5.5	1,160 \$	1,650 \$	490 \$	1,070	1.08 \$	
2	2250	302	5.5	1,102 \$	1,650 \$	548 \$	1,070	1.03 \$	
3	2250	401	5.5	1,475 \$	1,650 \$	175 \$	1,070	1.38 \$	
3	2250	402	5.5	1,108 \$	1,650 \$	542 \$	1,070	1.04 \$	
P	2250	Parking (12)	Parking	90 \$	240 \$	150 \$		0.00 \$	
SS	2254	101	5.5	1,110 \$	1,650 \$	540 \$	1,070	1.04 \$	
SS	2254	102	5.5	1,096 \$	1,650 \$	554 \$	1,070	1.02 \$	
1	2254	201	5.5	1,495 \$	1,650 \$	155 \$	1,070	1.40 \$	
1	2254	202	5.5	1,076 \$	1,650 \$	574 \$	1,070	1.01 \$	

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St-Jérôme

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Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
2	2254	301	5.5	1,120 \$	1,650 \$	530 \$	1,070	1.05 \$	
2	2254	302	5.5	1,368 \$	1,650 \$	282 \$	1,070	1.28 \$	
3	2254	401	5.5	1,450 \$	1,650 \$	200 \$	1,070	1.36 \$	
3	2254	402	5.5	1,140 \$	1,650 \$	510 \$	1,070	1.07 \$	
P	2254	Parking (12)	Parking	145 \$	240 \$	95 \$		0.00 \$	

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size	Average sq.ft	\$/sq.ft
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$			
RESIDENTIAL	32 Units	40,875 \$	490,500 \$	52,000 \$	624,000 \$	11,125 \$	133,500 \$	5.25	1,070	1.19 \$
OTHER REVENUES		345 \$	4,140 \$	960 \$	11,520 \$	615 \$	7,380 \$			
GRAND TOTAL		41,220 \$	494,640 \$	52,960 \$	635,520 \$	11,740 \$	140,880 \$			

Residential - Rent Roll Statistics

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St-Jérôme

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RESIDENTIAL

Type	Size	Units	Actual					Market Value			Difference Actual VS Market				
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$		
Studio	1 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Alcove	2 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
2 bdrm	4 ½	8	1,263 \$	1,035 \$	1,475 \$	10,102 \$	121,224 \$	1,550 \$	12,400 \$	148,800 \$	287 \$	2,298 \$	27,576 \$		
3 bdrm	5 ½	24	1,282 \$	1,076 \$	1,504 \$	30,773 \$	369,276 \$	1,650 \$	39,600 \$	475,200 \$	368 \$	8,827 \$	105,924 \$		
4 bdrm +	6 ½ +	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	5.25	32	1,277 \$			40,875 \$	490,500 \$	1,625 \$	52,000 \$	624,000 \$	348 \$	11,125 \$	133,500 \$		

AMENITIES

Type	Size	Units	Actual					Market Value			Difference Actual VS Market				
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$		
Garage		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Parking		4	86 \$	40 \$	145 \$	345 \$	4,140 \$	240 \$	960 \$	11,520 \$	154 \$	615 \$	7,380 \$		
Storage		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Laundry	W:	D:				0 \$	0 \$			0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL						345 \$	4,140 \$	960 \$	11,520 \$	615 \$	7,380 \$				

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
2238	8	1,352 \$	10,813 \$	129,756 \$
2242	8	1,286 \$	10,291 \$	123,492 \$
2250	8	1,240 \$	9,916 \$	118,992 \$
2254	8	1,232 \$	9,855 \$	118,260 \$
Total	32	1,277 \$	40,875 \$	490,500 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	8	1,227 \$	9,817 \$	117,804 \$
2	8	1,204 \$	9,632 \$	115,584 \$
3	8	1,379 \$	11,033 \$	132,396 \$
SS	8	1,299 \$	10,393 \$	124,716 \$
TOTAL	32	1,277 \$	40,875 \$	490,500 \$

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RESIDENTIAL RENT - \$ PER UNIT

Type	Size	Units	Avg Size	Actual			Market	Upside		
				Min	Max	Average	\$/unit	\$/unit	Monthly \$	Annual \$
Studio	1 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Alcove	2 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
2 bdrm	4 ½	8	1,070 sq.ft	1,035 \$	1,475 \$	1,263 \$	1,550 \$	287 \$	2,298 \$	27,576 \$
3 bdrm	5 ½	24	1,070 sq.ft	1,076 \$	1,504 \$	1,282 \$	1,650 \$	368 \$	8,827 \$	105,924 \$
4 bdrm +	6 ½ +	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	5.25	32	1,070 sq.ft			1,277 \$	1,625 \$	348 \$	11,125 \$	133,500 \$

RESIDENTIAL RENT - \$ PER SQUARE FOOT

Type	Size	Units	Avg Size	Actual			Market	Upside
				Min	Max	Average	\$/sq.ft	\$/sq.ft
Studio	1 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
Alcove	2 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
1 bdrm	3 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
2 bdrm	4 ½	8	1,070 sq.ft	0.97 \$	1.38 \$	1.18 \$	1.45 \$	0.27 \$
3 bdrm	5 ½	24	1,070 sq.ft	1.01 \$	1.41 \$	1.20 \$	1.54 \$	0.34 \$
4 bdrm +	6 ½ +	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
TOTAL	5.25	32	1,070 sq.ft			1.19 \$	1.52 \$	0.32 \$

THE LOCATION

2238-2242-2250-2254 SCHULZ



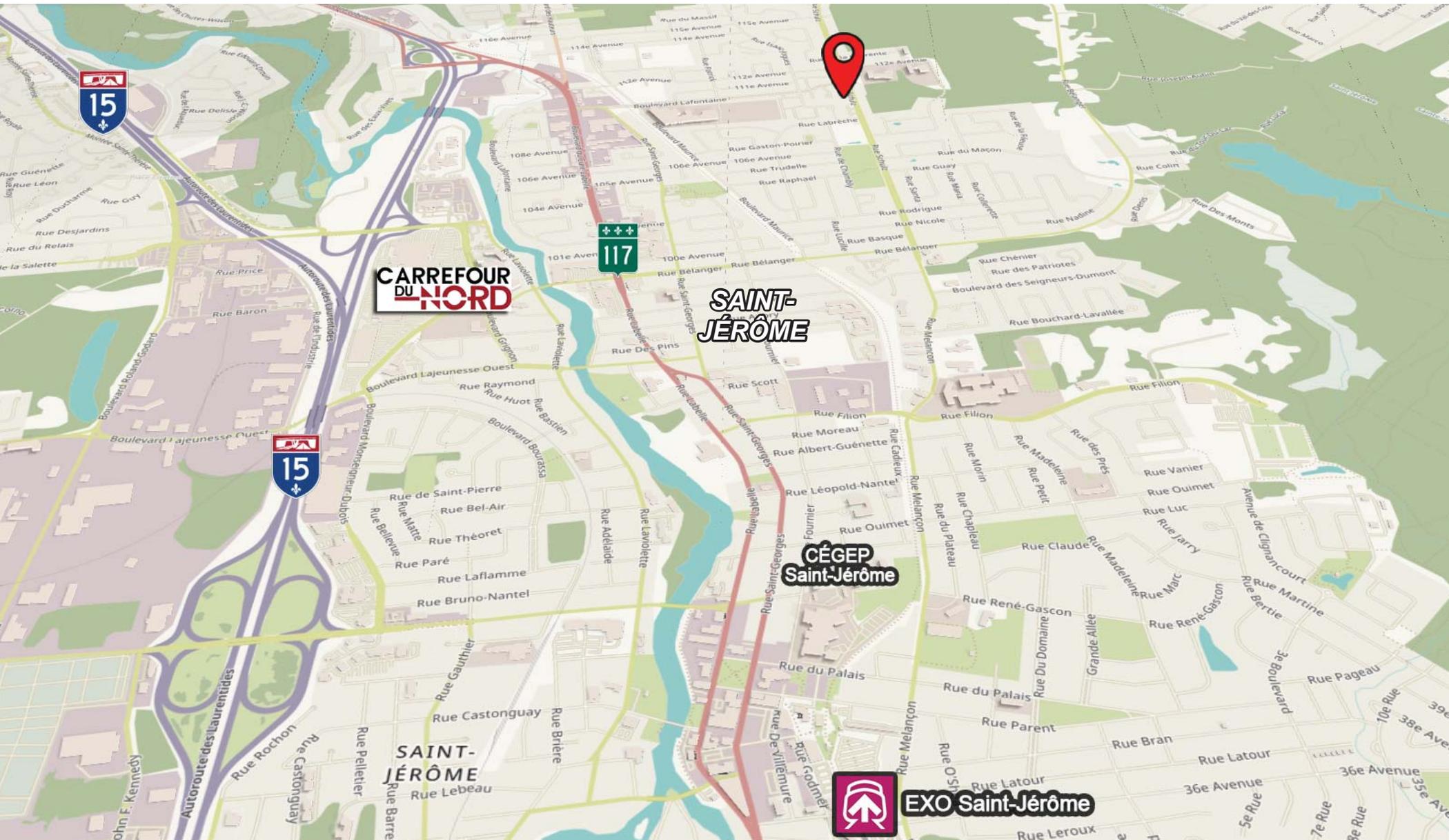
EXO Station
St-Jérôme
3.7 km
(~10 min.)



Highway 15
Exit 45
3.5 km
(~10 min.)



Carrefour
du Nord
3 km
(~8 min.)



THE LOCATION

2238-2242-2250-2254 SCHULZ



THE LOCATION

2238-2242-2250-2254 SCHULZ



ZONING

2238-2242-2250-2254 SCHULZ



GRILLE DES USAGES ET DES NORMES

Zone: H-2060

En vigueur

1- USAGES PERMIS			
CLASSES D'USAGES PERMISES	H-4	H-5	
USAGE SPECIFIQUEMENT PERMIS		(3)	
USAGE SPECIFIQUEMENT EXCLUS			
USAGE ADDITIONNEL	(1)	(1)	
2- STRUCTURES DU BÂTIMENTS			
ISOLÉE	X	X	
JUMELÉE			
CONTIGUE			
4- MARGES			
MARGE AVANT MIN	8.00	8.00	
MARGE LATÉRALE MIN	2.50	2.50	
MARGE LATÉRALE TOTALE MIN	6.00	6.00	
MARGE ARRIÈRE MIN	8.00	8.00	
5- DIMENSIONS DU BÂTIMENT			
BÂTIMENT LARGEUR MIN	10.00	10.00	
BÂTIMENT PROFONDEUR MIN	8.00	8.00	
BÂTIMENT SUPERFICIE MIN			
BÂTIMENT HAUTEUR ÉTAGE MIN	3	3	
BÂTIMENT HAUTEUR ÉTAGE MAX	3	3	
BÂTIMENT HAUTEUR MÈTRE MIN			
BÂTIMENT HAUTEUR MÈTRE MAX			
6- LOGEMENTS ET ÉTABLISSEMENTS			
NOMBRE LOGEMENT MIN	6	9	
NOMBRE LOGEMENT MAX	8	24	
NOMBRE ÉTABLISSEMENT MIN			
NOMBRE ÉTABLISSEMENT MAX			
7- TERRAIN INTÉRIEUR RÉGULIER			
TERRAIN LARGEUR MIN	18.00	30.00	
TERRAIN PROFONDEUR MIN	30.00	30.00	
TERRAIN SUPERFICIE MIN	540.00	900.00	
8- DISPOSITIONS SPÉCIFIQUES			
À L'USAGE	(2)		
À LA ZONE			
NOTES		AMENDEMENTS	
(1) Chapitre 5, section 3, sous-section 2 (2) Chapitre 12, section 4, sous-section 1 (3) 9819		No. RÉGL.	Date



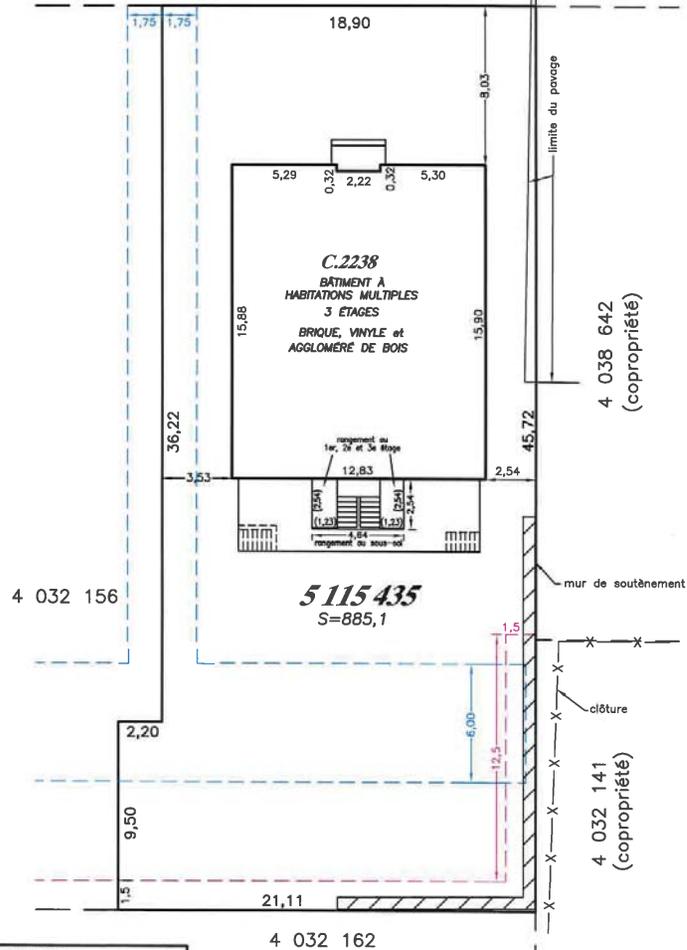
CERTIFICATE OF LOCATION

2238 SCHULZ

Le rapport accompagnant ce plan fait partie intégrante du présent certificat de localisation. Ce certificat de localisation a été préparé pour des fins de vente et d'hypothèque et il ne devra pas être utilisé ou invoqué pour d'autres fins sans l'autorisation écrite de la soussignée.

RUE SCHULZ

4 034 317



LÉGENDE

- - - Servitude réciproque de passage (no. inscr. 18 863 179)
- - - Servitude en faveur de Bell Canada et Hydro-Québec (no. inscr. 995 848)

Préparé et signé à Laval par:

ANDRÉANNE MASSON, arpenteure-géomètre

LEVÉ LE 23 novembre 2015



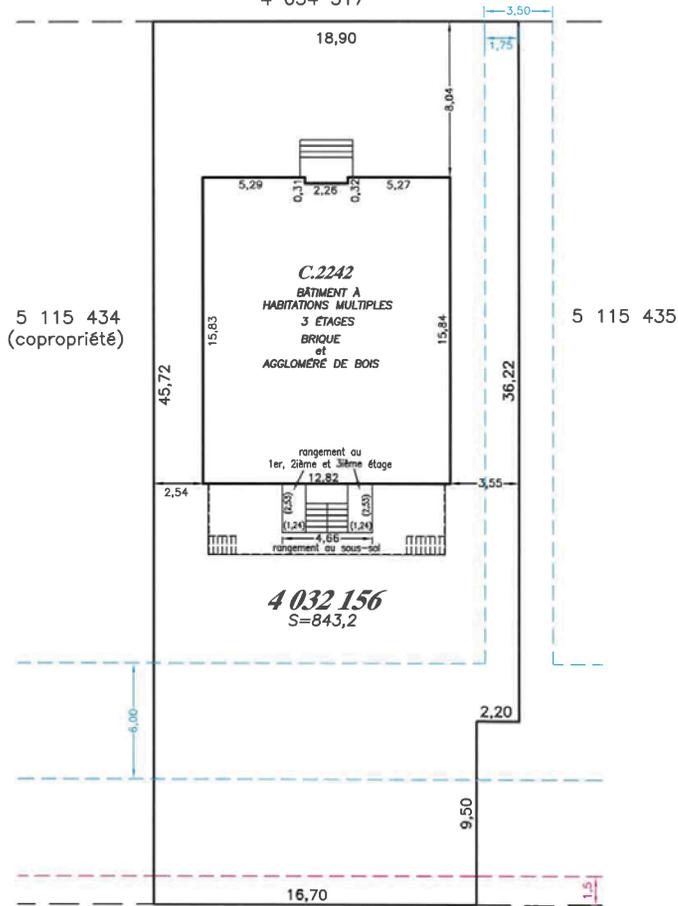
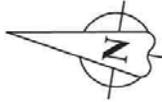
CERTIFICATE OF LOCATION

2242 SCHULZ

Le rapport accompagnant ce plan fait partie intégrante du présent certificat de localisation. Ce certificat de localisation a été préparé pour des fins de vente et d'hypothèque et il ne devra pas être utilisé ou invoqué pour d'autres fins sans l'autorisation écrite du soussigné.

RUE SCHULZ

4 034 317



4 032 156
S=843,2

4 032 162
(copropriété)

LÉGENDE

- Servitude réciproque de passage (no. inscr. 18 863 179)
- Servitude en faveur de Bell Canada et Hydro-Québec (no. inscr. 995 848)

Préparé et signé à Laval par:

GAÉTAN LAREAU, arpenteur-géomètre

LEVÉ LE 6 juillet 2015



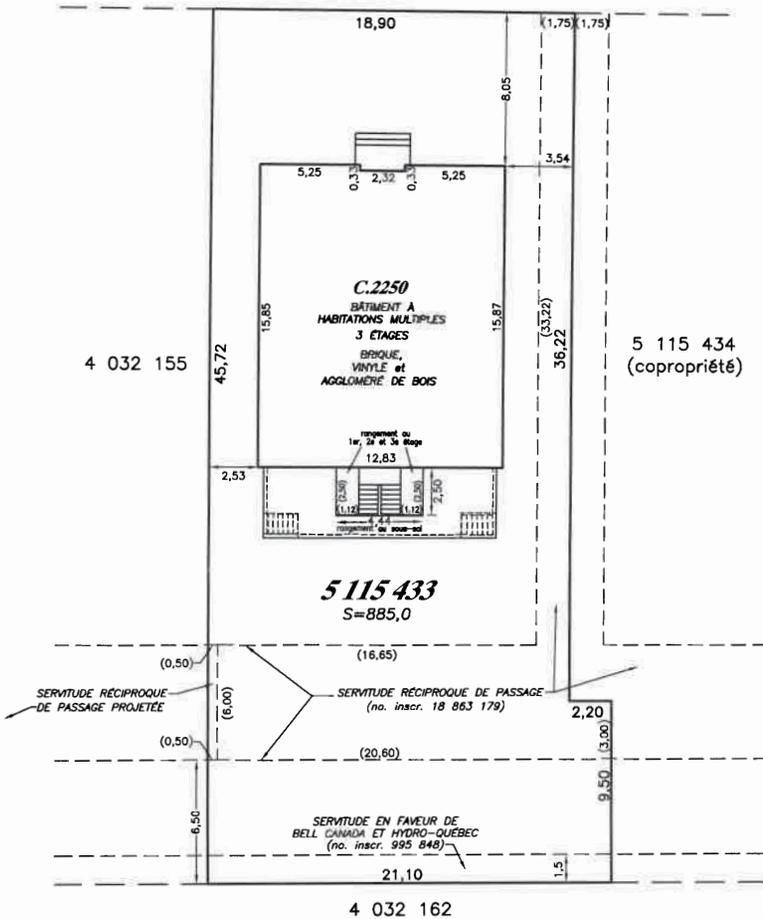
CERTIFICATE OF LOCATION

2250 SCHULZ

Le rapport accompagnant ce plan fait partie intégrante du présent certificat de localisation. Ce document a été préparé pour des fins de vente et d'hypothèque et il ne devra pas être utilisé ou invoqué pour d'autres fins sans l'autorisation écrite de la soussignée.

RUE SCHULZ

4 034 317



NOTE:

— Certains détails existants pourraient ne pas apparaître sur ce plan dû aux conditions d'enneigement sur le terrain à la date du relevé.

Préparé et signé à Laval par:

ANDRÉANNE MASSON, arpenteure-géomètre

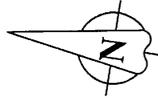
LEVÉ LE 19 janvier 2015



CERTIFICATE OF LOCATION

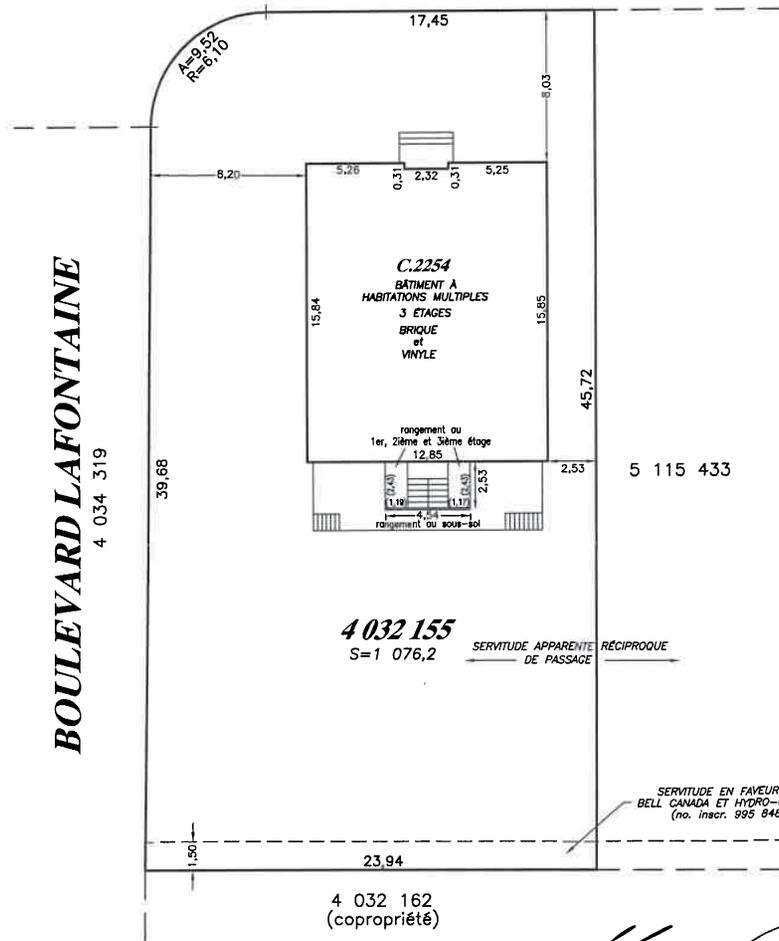
2254 SCHULZ

Le rapport accompagnant ce plan fait partie intégrante du présent certificat de localisation. Ce document a été préparé pour des fins de vente et d'hypothèque et il ne devra pas être utilisé ou invoqué pour d'autres fins sans l'autorisation écrite du soussigné.



RUE SCHULZ

4 034 317



4 032 155

S=1 076,2

SERVITUDE APPARENTE RÉCIPROQUE DE PASSAGE

5 115 433

SERVITUDE EN FAVEUR DE BELL CANADA ET HYDRO-QUÉBEC (no. inscr. 995 848)

4 032 162 (copropriété)

LEVÉ LE 11 juillet 2014

Préparé et signé à Laval par:

Gaétan Lareau
GAÉTAN LAREAU, arpenteur-géomètre

Les mesures sont prises sur les murs de fondation. Les mesures indiquées sur ce document sont en mètres (SI) 1 pied (mesure anglaise) = 0,3048 mètre.

Copie certifiée conforme:

le: 14 JUIL. 2014

Gaétan Lareau
arpenteur-géomètre



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DISCLOSURE

DISCLOSURE

This is not an offer or promise to sell that could bind the Seller to the buyer, but an invitation to submit promises to purchase.

This sale is made without any legal warranty of quality, on an “as is, where is” basis, at the buyer’s own risks.

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable, but has not been verified. No warranty or representation, express or implied, is made as to the condition of the immovable referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the Seller. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

EXCLUSIVE BROKER

IMMEUBLES GLORIA COMMERCIAL INC.’s (the “Agency”) services have been retained in exclusivity by the Seller towards the sale of the Property. Since the Agency is bound by a brokerage contract with the Seller, it does not represent or defend the buyer’s interests. The prospective buyer acknowledges having been informed that the Agency represents solely the interests of the Seller, but must treat the prospective buyer fairly, i.e. they shall provide objective information relevant to the transaction, notably regarding the rights and obligations of all parties to the transaction. The prospective buyer also acknowledges having been informed of his right to be represented by another real estate broker through a brokerage contract to purchase. The seller’s Agency shall not claim any remuneration or fees from the buyer. The remuneration of the Seller’s Agency shall be established in accordance with the brokerage contract signed by the Seller.

CONTACT US FOR MORE INFORMATION ABOUT THE PROPERTY.



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IMMEUBLES GLORIA
Real Estate Agency