

## July 2010 - Multiplexes for sale in Montreal - 6 - 9 units (mortgage rate 4%, 30 years)

Juillet 2010 - Multiplexes à vendre à Montréal - 6-9 unités et plus (Taux hypothécaire 4%, 30 années)

#	Area	Asking Price	Resid. Units	Comm. Units	Potential Income Year	Times income asking price	Expenses & Taxes	30% Down Payment	Year Payment	Mortgage + taxes - downpayment	Year Balance	Year Return	Year Cap Rate	Coments
4	Ahuntsic	\$479,000	6	0	\$32,940	14.5	4599	\$143,700	\$21,600	\$335,300	\$6,741	4.7%	5.9%	Incomplete expenses
13	Anjou	\$675,000	6	0	\$41,520	16.3	4771	\$202,500	\$30,438	\$472,500	\$6,311	3.1%	5.4%	Incomplete expenses
16	CDN/NDG	\$899,000	6	0	\$72,000	12.5	10396	\$269,700	\$40,539	\$629,300	\$21,065	7.8%	6.9%	0
17	CDN/NDG	\$2,600,000	6	11	\$239,568	10.9	64927	\$780,000	\$117,242	\$1,820,000	\$57,399	7.4%	6.7%	0
20	CDN/NDG	\$895,000	6	0	\$18,840	47.5	9446	\$268,500	\$40,358	\$626,500	-\$30,964	-11.5%	1.0%	Incomplete expenses
27	CDN/NDG	\$579,000	6	0	\$44,352	13.1	6264	\$173,700	\$26,109	\$405,300	\$11,979	6.9%	6.6%	0
43	Lachine	\$540,000	6	0	\$40,140	13.5	5070	\$162,000	\$24,350	\$378,000	\$10,720	6.6%	6.5%	Incomplete expenses
52	Lachine	\$799,000	6	0	\$48,000	16.6	6317	\$239,700	\$36,029	\$559,300	\$5,654	2.4%	5.2%	Incomplete expenses
53	LaSalle	\$599,000	6	0	\$38,400	15.6	5069	\$179,700	\$27,011	\$419,300	\$6,320	3.5%	5.6%	0
55	Le Plateau M Royal	\$3,250,000	6	3	\$261,264	12.4	57275	\$975,000	\$146,552	\$2,275,000	\$57,437	5.9%	6.3%	0
56	Le Plateau M Royal	\$599,000	6	0	\$33,960	17.6	5261	\$179,700	\$27,011	\$419,300	\$1,688	0.9%	4.8%	0
58	Le Plateau M Royal	\$789,000	6	0	\$48,444	16.3	5600	\$236,700	\$35,578	\$552,300	\$7,266	3.1%	5.4%	0
61	Le Plateau M Royal	\$742,000	6	0	\$31,320	23.7	5407	\$222,600	\$33,459	\$519,400	-\$7,546	-3.4%	3.5%	0
70	Le Sud Ouest	\$529,000	6	0	\$37,752	14.0	6721	\$158,700	\$23,854	\$370,300	\$7,177	4.5%	5.9%	0
71	Le Sud Ouest	\$599,000	6	0	\$30,036	19.9	3112	\$179,700	\$27,011	\$419,300	-\$87	0.0%	4.5%	Incomplete expenses
73	Le Sud Ouest	\$482,000	6	0	\$36,480	13.2	3731	\$144,600	\$21,735	\$337,400	\$11,014	7.6%	6.8%	0
74	Le Sud Ouest	\$423,800	6	0	\$35,700	11.9	4701	\$127,140	\$19,110	\$296,660	\$11,889	9.4%	7.3%	Incomplete expenses
77	Le Sud Ouest	\$720,000	6	2	\$43,140	16.7	18604	\$216,000	\$32,467	\$504,000	-\$7,931	-3.7%	3.4%	0
81	Le Sud Ouest	\$890,000	6	0	\$52,680	16.9	7188	\$267,000	\$40,133	\$623,000	\$5,359	2.0%	5.1%	Incomplete expenses
83	Le Sud Ouest	\$749,000	6	0	\$41,220	18.2	7275	\$224,700	\$33,775	\$524,300	\$170	0.1%	4.5%	0
84	Le Sud Ouest	\$749,000	6	0	\$40,500	18.5	6952	\$224,700	\$33,775	\$524,300	-\$227	-0.1%	4.5%	0
88	Mercier/Hochelaga	\$490,000	6	0	\$37,380	13.1	4797	\$147,000	\$22,096	\$343,000	\$10,487	7.1%	6.6%	0
90	Mercier/Hochelaga	\$475,000	6	0	\$33,180	14.3	3404	\$142,500	\$21,419	\$332,500	\$8,357	5.9%	6.3%	Incomplete expenses
93	Mercier/Hochelaga	\$599,000	6	0	\$48,360	12.4	5262	\$179,700	\$27,011	\$419,300	\$16,087	9.0%	7.2%	Incomplete expenses
98	Mercier/Hochelaga	\$545,000	6	0	\$42,840	12.7	5416	\$163,500	\$24,576	\$381,500	\$12,848	7.9%	6.9%	Incomplete expenses
99	Mercier/Hochelaga	\$499,000	6	0	\$30,816	16.2	4509	\$149,700	\$22,501	\$349,300	\$3,806	2.5%	5.3%	Incomplete expenses
103	Mercier/Hochelaga	\$379,000	6	0	\$25,500	14.9	3898	\$113,700	\$17,090	\$265,300	\$4,512	4.0%	5.7%	0
105	Mercier/Hochelaga	\$599,000	6	0	\$48,192	12.4	5290	\$179,700	\$27,011	\$419,300	\$15,891	8.8%	7.2%	Incomplete expenses
109	Mercier/Hochelaga	\$879,000	6	4	\$90,252	9.7	12819	\$263,700	\$39,637	\$615,300	\$37,796	14.3%	8.8%	0
122	Montréal Nord	\$599,000	6	0	\$35,196	17.0	7820	\$179,700	\$27,011	\$419,300	\$365	0.2%	4.6%	0

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#	Area	Asking Price	Resid. Units	Comm. Units	Potential Income Year	Times income asking price	Expenses & Taxes	30% Down Payment	Year Payment	Mortgage + taxes - downpayment	Year Balance	Year Return	Cap Rate	Coments
125	Montréal Nord	\$395,000	6	0	\$27,276	14.5	4105	\$118,500	\$17,812	\$276,500	\$5,359	4.5%	5.9%	Incomplete expenses
126	Montréal Nord	\$395,000	6	0	\$31,152	12.7	3922	\$118,500	\$17,812	\$276,500	\$9,418	7.9%	6.9%	Incomplete expenses
127	Montréal Nord	\$474,900	6	0	\$20,700	22.9	7124	\$142,470	\$21,415	\$332,430	-\$7,839	-5.5%	2.9%	0
149	Montréal Nord	\$789,000	6	0	\$52,080	15.1	8145	\$236,700	\$35,578	\$552,300	\$8,357	3.5%	5.6%	Incomplete expenses
151	Montréal Nord	\$339,500	6	0	\$12,636	26.9	4501	\$101,850	\$15,309	\$237,650	-\$7,174	-7.0%	2.4%	0
164	Montréal Nord	\$499,000	6	0	\$43,440	11.5	4250	\$149,700	\$22,501	\$349,300	\$16,689	11.1%	7.9%	Incomplete expenses
166	Montréal Nord	\$439,000	6	0	\$39,000	11.3	4292	\$131,700	\$19,796	\$307,300	\$14,912	11.3%	7.9%	Incomplete expenses
176	RDP/PAT	\$450,000	6	0	\$38,460	11.7	4112	\$135,000	\$20,292	\$315,000	\$14,056	10.4%	7.6%	Incomplete expenses
177	RDP/PAT	\$439,900	6	0	\$32,760	13.4	5335	\$131,970	\$19,836	\$307,930	\$7,589	5.8%	6.2%	0
181	RDP/PAT	\$780,000	6	0	\$32,388	24.1	5507	\$234,000	\$35,173	\$546,000	-\$8,292	-3.5%	3.4%	0
182	RDP/PAT	\$599,900	6	0	\$54,000	11.1	10660	\$179,970	\$27,051	\$419,930	\$16,289	9.1%	7.2%	0
183	RDP/PAT	\$664,000	6	0	\$43,620	15.2	10510	\$199,200	\$29,942	\$464,800	\$3,168	1.6%	5.0%	0
186	RDP/PAT	\$599,000	6	0	\$41,340	14.5	7535	\$179,700	\$27,011	\$419,300	\$6,794	3.8%	5.6%	0
187	RDP/PAT	\$719,000	6	0	\$46,320	15.5	5257	\$215,700	\$32,422	\$503,300	\$8,641	4.0%	5.7%	0
189	RDP/PAT	\$369,000	6	0	\$32,952	11.2	4444	\$110,700	\$16,639	\$258,300	\$11,869	10.7%	7.7%	0
191	Rosemont	\$580,000	6	0	\$32,328	17.9	8416	\$174,000	\$26,154	\$406,000	-\$2,242	-1.3%	4.1%	0
192	Rosemont	\$811,000	6	0	\$57,936	14.0	12869	\$243,300	\$36,570	\$567,700	\$8,497	3.5%	5.6%	0
194	Rosemont	\$649,000	6	0	\$46,452	14.0	6792	\$194,700	\$29,265	\$454,300	\$10,395	5.3%	6.1%	0
199	Rosemont	\$469,000	6	0	\$33,660	13.9	5595	\$140,700	\$21,149	\$328,300	\$6,916	4.9%	6.0%	0
202	Rosemont	\$599,000	6	0	\$43,500	13.8	5391	\$179,700	\$27,011	\$419,300	\$11,098	6.2%	6.4%	0
205	Rosemont	\$620,000	6	0	\$42,480	14.6	5675	\$186,000	\$27,958	\$434,000	\$8,847	4.8%	5.9%	Incomplete expenses
211	Rosemont	\$569,000	6	0	\$21,960	25.9	4606	\$170,700	\$25,658	\$398,300	-\$8,304	-4.9%	3.0%	Incomplete expenses
214	S Léonard	\$749,000	6	0	\$51,300	14.6	12094	\$224,700	\$33,775	\$524,300	\$5,431	2.4%	5.2%	0
216	S Léonard	\$1,150,000	6	0	\$39,120	29.4	10198	\$345,000	\$51,857	\$805,000	-\$22,935	-6.6%	2.5%	0
218	Verdun/Île Soeurs	\$539,000	6	0	\$42,264	12.8	5490	\$161,700	\$24,305	\$377,300	\$12,469	7.7%	6.8%	0
219	Verdun/Île Soeurs	\$688,888	6	0	\$30,000	23.0	5503	\$206,666	\$31,064	\$482,222	-\$6,567	-3.2%	3.6%	0
220	Verdun/Île Soeurs	\$408,000	6	0	\$32,484	12.6	4387	\$122,400	\$18,398	\$285,600	\$9,699	7.9%	6.9%	Incomplete expenses
221	Verdun/Île Soeurs	\$1,095,000	6	2	\$95,712	11.4	19861	\$328,500	\$49,377	\$766,500	\$26,474	8.1%	6.9%	0
225	Verdun/Île Soeurs	\$680,000	6	0	\$51,024	13.3	6323	\$204,000	\$30,663	\$476,000	\$14,038	6.9%	6.6%	0
233	Ville Marie	\$839,000	6	0	\$35,220	23.8	5135	\$251,700	\$37,833	\$587,300	-\$7,748	-3.1%	3.6%	Incomplete expenses

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235	Ville Marie	\$799,900	6	0	\$51,180	15.6	5269	\$239,970	\$36,070	\$559,930	\$9,841	4.1%	5.7%	Incomplete expenses
236	Ville Marie	\$599,000	6	0	\$40,560	14.8	4847	\$179,700	\$27,011	\$419,300	\$8,702	4.8%	6.0%	0
241	Ville Marie	\$1,675,000	6	0	\$32,700	51.2	28486	\$502,500	\$75,531	\$1,172,500	-\$71,317	-14.2%	0.3%	0
243	Ville Marie	\$2,200,000	6	0	\$97,200	22.6	37246	\$660,000	\$99,205	\$1,540,000	-\$39,251	-5.9%	2.7%	0
250	Villeray/S Michel	\$486,000	6	0	\$34,836	14.0	7955	\$145,800	\$21,915	\$340,200	\$4,966	3.4%	5.5%	0
251	Villeray/S Michel	\$419,000	6	0	\$33,300	12.6	9406	\$125,700	\$18,894	\$293,300	\$5,000	4.0%	5.7%	0
252	Villeray/S Michel	\$439,000	6	0	\$28,140	15.6	8781	\$131,700	\$19,796	\$307,300	-\$437	-0.3%	4.4%	0
261	Villeray/S Michel	\$675,900	6	0	\$42,000	16.1	5558	\$202,770	\$30,478	\$473,130	\$5,964	2.9%	5.4%	Incomplete expenses
262	Villeray/S Michel	\$679,000	6	0	\$51,120	13.3	9953	\$203,700	\$30,618	\$475,300	\$10,549	5.2%	6.1%	0
264	Villeray/S Michel	\$425,000	6	0	\$31,740	13.4	5689	\$127,500	\$19,165	\$297,500	\$6,886	5.4%	6.1%	0
267	Villeray/S Michel	\$439,000	6	0	\$33,120	13.3	8081	\$131,700	\$19,796	\$307,300	\$5,243	4.0%	5.7%	0
277	Villeray/S Michel	\$1,299,000	6	1	\$121,140	10.7	37320	\$389,700	\$58,576	\$909,300	\$25,244	6.5%	6.5%	0
279	Villeray/S Michel	\$469,000	6	1	\$50,940	9.2	16717	\$140,700	\$21,149	\$328,300	\$13,074	9.3%	7.3%	0
3	Ahuntsic	\$765,000	7	0	\$57,120	13.4	10500	\$229,500	\$34,496	\$535,500	\$12,124	5.3%	6.1%	0
28	CDN/NDG	\$819,000	7	0	\$53,940	15.2	9845	\$245,700	\$36,931	\$573,300	\$7,164	2.9%	5.4%	0
30	CDN/NDG	\$1,495,000	7	5	\$134,916	11.1	41939	\$448,500	\$67,414	\$1,046,500	\$25,563	5.7%	6.2%	0
44	Lachine	\$989,000	7	2	\$64,440	15.3	4046	\$296,700	\$44,597	\$692,300	\$15,797	5.3%	6.1%	Incomplete expenses
64	Le Plateau M Royal	\$1,300,000	7	1	\$85,140	15.3	23842	\$390,000	\$58,621	\$910,000	\$2,677	0.7%	4.7%	0
92	Mercier/Hochelaga	\$599,000	7	0	\$60,960	9.8	3827	\$179,700	\$27,011	\$419,300	\$30,122	16.8%	9.5%	Incomplete expenses
104	Mercier/Hochelaga	\$429,000	7	0	\$35,040	12.2	4930	\$128,700	\$19,345	\$300,300	\$10,765	8.4%	7.0%	0
108	Mercier/Hochelaga	\$849,000	7	0	\$49,200	17.3	16600	\$254,700	\$38,284	\$594,300	-\$5,684	-2.2%	3.8%	Incomplete expenses
130	Montréal Nord	\$525,000	7	0	\$44,820	11.7	12106	\$157,500	\$23,674	\$367,500	\$9,040	5.7%	6.2%	0
131	Montréal Nord	\$479,000	7	0	\$41,340	11.6	18260	\$143,700	\$21,600	\$335,300	\$1,480	1.0%	4.8%	0
132	Montréal Nord	\$530,000	7	0	\$44,820	11.8	9194	\$159,000	\$23,899	\$371,000	\$11,727	7.4%	6.7%	0
134	Montréal Nord	\$530,000	7	0	\$48,228	11.0	8777	\$159,000	\$23,899	\$371,000	\$15,552	9.8%	7.4%	0
135	Montréal Nord	\$625,000	7	0	\$42,540	14.7	10509	\$187,500	\$28,183	\$437,500	\$3,848	2.1%	5.1%	0
137	Montréal Nord	\$519,000	7	0	\$40,440	12.8	9675	\$155,700	\$23,403	\$363,300	\$7,362	4.7%	5.9%	0
138	Montréal Nord	\$650,000	7	0	\$54,120	12.0	9073	\$195,000	\$29,310	\$455,000	\$15,737	8.1%	6.9%	0
139	Montréal Nord	\$589,000	7	0	\$48,720	12.1	7846	\$176,700	\$26,560	\$412,300	\$14,314	8.1%	6.9%	0
140	Montréal Nord	\$515,000	7	0	\$43,800	11.8	7825	\$154,500	\$23,223	\$360,500	\$12,752	8.3%	7.0%	0

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#	Area	Asking Price	Resid. Units	Comm. Units	Potential Income Year	Times income asking price	Expenses & Taxes	30% Down Payment	Year Payment	Mortgage + taxes - downpayment	Year Balance	Year Return	Cap Rate	Coments
144	Montréal Nord	\$495,000	7	0	\$32,280	15.3	8525	\$148,500	\$22,321	\$346,500	\$1,434	1.0%	4.8%	0
148	Montréal Nord	\$529,000	7	0	\$47,304	11.2	4899	\$158,700	\$23,854	\$370,300	\$18,551	11.7%	8.0%	Incomplete expenses
167	Montréal Nord	\$486,900	7	0	\$49,560	9.8	13028	\$146,070	\$21,956	\$340,830	\$14,576	10.0%	7.5%	0
178	RDP/PAT	\$589,000	7	0	\$39,720	14.8	10828	\$176,700	\$26,560	\$412,300	\$2,332	1.3%	4.9%	0
179	RDP/PAT	\$599,000	7	0	\$47,220	12.7	11562	\$179,700	\$27,011	\$419,300	\$8,647	4.8%	6.0%	0
190	RDP/PAT	\$339,000	7	0	\$25,260	13.4	4802	\$101,700	\$15,287	\$237,300	\$5,171	5.1%	6.0%	0
195	Rosemont	\$799,000	7	0	\$56,520	14.1	12201	\$239,700	\$36,029	\$559,300	\$8,290	3.5%	5.5%	0
196	Rosemont	\$495,000	7	2	\$51,300	9.6	16996	\$148,500	\$22,321	\$346,500	\$11,983	8.1%	6.9%	0
203	Rosemont	\$599,900	7	0	\$49,260	12.2	7418	\$179,970	\$27,051	\$419,930	\$14,791	8.2%	7.0%	0
207	Rosemont	\$599,000	7	0	\$49,500	12.1	15096	\$179,700	\$27,011	\$419,300	\$7,393	4.1%	5.7%	0
217	S Léonard	\$895,000	7	0	\$48,300	18.5	8158	\$268,500	\$40,358	\$626,500	-\$216	-0.1%	4.5%	0
238	Ville Marie	\$699,900	7	0	\$51,540	13.6	5616	\$209,970	\$31,561	\$489,930	\$14,363	6.8%	6.6%	0
280	Villeray/S Michel	\$489,000	7	0	\$43,620	11.2	8280	\$146,700	\$22,050	\$342,300	\$13,290	9.1%	7.2%	0
2	Ahuntsic	\$899,000	8	0	\$62,700	14.3	8713	\$269,700	\$40,539	\$629,300	\$13,448	5.0%	6.0%	0
14	Anjou	\$689,000	8	0	\$62,280	11.1	12697	\$206,700	\$31,069	\$482,300	\$18,514	9.0%	7.2%	0
15	Anjou	\$699,900	8	0	\$55,620	12.6	7579	\$209,970	\$31,561	\$489,930	\$16,480	7.8%	6.9%	0
18	CDN/NDG	\$950,000	8	1	\$100,080	9.5	41326	\$285,000	\$42,838	\$665,000	\$15,916	5.6%	6.2%	0
19	CDN/NDG	\$799,000	8	0	\$59,220	13.5	10283	\$239,700	\$36,029	\$559,300	\$12,908	5.4%	6.1%	0
29	CDN/NDG	\$739,000	8	0	\$42,336	17.5	6080	\$221,700	\$33,324	\$517,300	\$2,932	1.3%	4.9%	0
45	Lachine	\$749,000	8	0	\$36,420	20.6	6105	\$224,700	\$33,775	\$524,300	-\$3,460	-1.5%	4.0%	Incomplete expenses
46	Lachine	\$574,000	8	0	\$52,500	10.9	6501	\$172,200	\$25,883	\$401,800	\$20,116	11.7%	8.0%	0
47	Lachine	\$554,000	8	0	\$49,560	11.2	4016	\$166,200	\$24,982	\$387,800	\$20,562	12.4%	8.2%	Incomplete expenses
48	Lachine	\$935,000	8	0	\$49,128	19.0	21492	\$280,500	\$42,162	\$654,500	-\$14,526	-5.2%	3.0%	0
50	Lachine	\$595,000	8	0	\$36,480	16.3	8935	\$178,500	\$26,830	\$416,500	\$715	0.4%	4.6%	0
59	Le Plateau M Royal	\$1,795,000	8	1	\$148,860	12.1	31963	\$538,500	\$80,942	\$1,256,500	\$35,955	6.7%	6.5%	Incomplete expenses
60	Le Plateau M Royal	\$1,500,000	8	0	\$76,680	19.6	5821	\$450,000	\$67,640	\$1,050,000	\$3,219	0.7%	4.7%	Incomplete expenses
66	Le Plateau M Royal	\$840,000	8	0	\$82,200	10.2	21249	\$252,000	\$37,878	\$588,000	\$23,073	9.2%	7.3%	0
67	Le Plateau M Royal	\$840,000	8	0	\$84,720	9.9	21853	\$252,000	\$37,878	\$588,000	\$24,989	9.9%	7.5%	0
75	Le Sud Ouest	\$960,000	8	0	\$55,440	17.3	9583	\$288,000	\$43,289	\$672,000	\$2,568	0.9%	4.8%	0
82	Le Sud Ouest	\$1,060,000	8	0	\$68,640	15.4	14695	\$318,000	\$47,799	\$742,000	\$6,146	1.9%	5.1%	0

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Juillet 2010 - Multiplexes à vendre à Montréal - 6-9 unités et plus (Taux hypothécaire 4%, 30 années)

#	Area	Asking Price	Resid. Units	Comm. Units	Potential Income Year	Times income asking price	Expenses & Taxes	30% Down Payment	Year Payment	Mortgage + taxes - downpayment	Year Balance	Year Return	Cap Rate	Coments
96	Mercier/Hochelaga	\$1,400,000	8	1	\$119,136	11.8	23979	\$420,000	\$63,130	\$980,000	\$32,027	7.6%	6.8%	0
110	Mercier/Hochelaga	\$609,000	8	0	\$47,400	12.8	8060	\$182,700	\$27,462	\$426,300	\$11,878	6.5%	6.5%	0
111	Mercier/Hochelaga	\$499,000	8	2	\$58,200	8.6	20449	\$149,700	\$22,501	\$349,300	\$15,250	10.2%	7.6%	0
113	Mercier/Hochelaga	\$525,000	8	0	\$55,800	9.4	17335	\$157,500	\$23,674	\$367,500	\$14,791	9.4%	7.3%	0
118	Montréal Est	\$789,000	8	0	\$55,500	14.2	9791	\$236,700	\$35,578	\$552,300	\$10,131	4.3%	5.8%	Incomplete expenses
120	Montréal Nord	\$510,000	8	0	\$55,320	9.2	17736	\$153,000	\$22,997	\$357,000	\$14,587	9.5%	7.4%	0
121	Montréal Nord	\$529,000	8	0	\$41,400	12.8	6705	\$158,700	\$23,854	\$370,300	\$10,841	6.8%	6.6%	0
128	Montréal Nord	\$699,000	8	3	\$86,496	8.1	21110	\$209,700	\$31,520	\$489,300	\$33,866	16.1%	9.4%	0
133	Montréal Nord	\$530,000	8	0	\$49,104	10.8	8233	\$159,000	\$23,899	\$371,000	\$16,972	10.7%	7.7%	0
136	Montréal Nord	\$649,000	8	0	\$52,860	12.3	7051	\$194,700	\$29,265	\$454,300	\$16,544	8.5%	7.1%	Incomplete expenses
142	Montréal Nord	\$680,000	8	0	\$61,560	11.0	18822	\$204,000	\$30,663	\$476,000	\$12,075	5.9%	6.3%	0
145	Montréal Nord	\$579,000	8	0	\$48,660	11.9	7388	\$173,700	\$26,109	\$405,300	\$15,163	8.7%	7.1%	0
146	Montréal Nord	\$650,000	8	0	\$59,160	11.0	14019	\$195,000	\$29,310	\$455,000	\$15,831	8.1%	6.9%	0
147	Montréal Nord	\$544,000	8	0	\$60,156	9.0	15924	\$163,200	\$24,531	\$380,800	\$19,701	12.1%	8.1%	0
152	Montréal Nord	\$699,000	8	0	\$60,000	11.7	21865	\$209,700	\$31,520	\$489,300	\$6,615	3.2%	5.5%	0
154	Montréal Nord	\$559,000	8	0	\$48,720	11.5	4825	\$167,700	\$25,207	\$391,300	\$18,688	11.1%	7.9%	Incomplete expenses
155	Montréal Nord	\$615,000	8	0	\$48,036	12.8	6134	\$184,500	\$27,732	\$430,500	\$14,170	7.7%	6.8%	Incomplete expenses
156	Montréal Nord	\$565,000	8	0	\$41,520	13.6	7473	\$169,500	\$25,478	\$395,500	\$8,569	5.1%	6.0%	0
157	Montréal Nord	\$595,000	8	0	\$53,160	11.2	6018	\$178,500	\$26,830	\$416,500	\$20,312	11.4%	7.9%	Incomplete expenses
158	Montréal Nord	\$605,000	8	0	\$55,500	10.9	13515	\$181,500	\$27,281	\$423,500	\$14,704	8.1%	6.9%	0
159	Montréal Nord	\$539,000	8	0	\$52,380	10.3	18655	\$161,700	\$24,305	\$377,300	\$9,420	5.8%	6.3%	0
162	Montréal Nord	\$475,000	8	0	\$40,440	11.7	4979	\$142,500	\$21,419	\$332,500	\$14,042	9.9%	7.5%	Incomplete expenses
163	Montréal Nord	\$539,000	8	0	\$51,900	10.4	15302	\$161,700	\$24,305	\$377,300	\$12,293	7.6%	6.8%	0
165	Montréal Nord	\$509,000	8	0	\$48,180	10.6	4831	\$152,700	\$22,952	\$356,300	\$20,397	13.4%	8.5%	Incomplete expenses
168	Montréal Nord	\$599,000	8	0	\$40,320	14.9	33240	\$179,700	\$27,011	\$419,300	-\$19,931	-11.1%	1.2%	0
169	Montréal Nord	\$549,000	8	0	\$55,320	9.9	5502	\$164,700	\$24,756	\$384,300	\$25,062	15.2%	9.1%	Incomplete expenses
170	Montréal Nord	\$549,000	8	0	\$50,400	10.9	16891	\$164,700	\$24,756	\$384,300	\$8,753	5.3%	6.1%	0
171	Montréal Nord	\$560,000	8	0	\$60,360	9.3	23394	\$168,000	\$25,252	\$392,000	\$11,714	7.0%	6.6%	0
184	RDP/PAT	\$680,000	8	0	\$47,160	14.4	12517	\$204,000	\$30,663	\$476,000	\$3,980	2.0%	5.1%	0
185	RDP/PAT	\$699,000	8	0	\$50,760	13.8	8483	\$209,700	\$31,520	\$489,300	\$10,757	5.1%	6.0%	0

**July 2010 - Multiplexes for sale in Montreal - 6 - 9 units (mortgage rate 4%, 30 years)**

Juillet 2010 - Multiplexes à vendre à Montréal - 6-9 unités et plus (Taux hypothécaire 4%, 30 années)

#	Area	Asking Price	Resid. Units	Comm. Units	Potential Income Year	Times income asking price	Expenses & Taxes	30% Down Payment	Year Payment	Mortgage + taxes - downpayment	Year Balance	Year Return	Cap Rate	Coments
188	RDP/PAT	\$695,000	8	0	\$54,240	12.8	10662	\$208,500	\$31,340	\$486,500	\$12,238	5.9%	6.3%	0
193	Rosemont	\$799,000	8	0	\$46,404	17.2	5569	\$239,700	\$36,029	\$559,300	\$4,806	2.0%	5.1%	Incomplete expenses
198	Rosemont	\$949,000	8	1	\$32,040	29.6	42021	\$284,700	\$42,793	\$664,300	-\$52,774	-18.5%	-1.1%	0
200	Rosemont	\$965,000	8	0	\$69,444	13.9	12863	\$289,500	\$43,515	\$675,500	\$13,066	4.5%	5.9%	0
201	Rosemont	\$1,200,000	8	3	\$94,200	12.7	41328	\$360,000	\$54,112	\$840,000	-\$1,240	-0.3%	4.4%	0
210	Rosemont	\$529,000	8	0	\$38,760	13.6	4130	\$158,700	\$23,854	\$370,300	\$10,776	6.8%	6.5%	Incomplete expenses
224	Verdun/Île Soeurs	\$825,000	8	0	\$67,716	12.2	13199	\$247,500	\$37,202	\$577,500	\$17,315	7.0%	6.6%	0
231	Ville Marie	\$599,000	8	0	\$46,380	12.9	550	\$179,700	\$27,011	\$419,300	\$18,819	10.5%	7.7%	Incomplete expenses
232	Ville Marie	\$1,850,000	8	0	\$92,712	20.0	10599	\$555,000	\$83,422	\$1,295,000	-\$1,309	-0.2%	4.4%	0
234	Ville Marie	\$695,000	8	0	\$50,400	13.8	12572	\$208,500	\$31,340	\$486,500	\$6,488	3.1%	5.4%	0
237	Ville Marie	\$1,299,000	8	0	\$100,800	12.9	16467	\$389,700	\$58,576	\$909,300	\$25,757	6.6%	6.5%	0
242	Ville Marie	\$995,000	8	0	\$75,996	13.1	10480	\$298,500	\$44,868	\$696,500	\$20,648	6.9%	6.6%	0
246	Ville Marie	\$625,000	8	0	\$58,140	10.7	17000	\$187,500	\$28,183	\$437,500	\$12,957	6.9%	6.6%	0
247	Ville Marie	\$625,000	8	0	\$58,452	10.7	17000	\$187,500	\$28,183	\$437,500	\$13,269	7.1%	6.6%	0
253	Villeray/S Michel	\$549,000	8	0	\$53,580	10.2	5964	\$164,700	\$24,756	\$384,300	\$22,860	13.9%	8.7%	Incomplete expenses
254	Villeray/S Michel	\$549,000	8	0	\$44,040	12.5	5805	\$164,700	\$24,756	\$384,300	\$13,479	8.2%	7.0%	Incomplete expenses
255	Villeray/S Michel	\$595,000	8	0	\$51,000	11.7	8316	\$178,500	\$26,830	\$416,500	\$15,854	8.9%	7.2%	0
259	Villeray/S Michel	\$549,000	8	0	\$50,940	10.8	4158	\$164,700	\$24,756	\$384,300	\$22,026	13.4%	8.5%	Incomplete expenses
269	Villeray/S Michel	\$949,000	8	0	\$70,140	13.5	14076	\$284,700	\$42,793	\$664,300	\$13,271	4.7%	5.9%	0
270	Villeray/S Michel	\$750,000	8	0	\$54,672	13.7	9484	\$225,000	\$33,820	\$525,000	\$11,368	5.1%	6.0%	0
274	Villeray/S Michel	\$799,000	8	0	\$54,840	14.6	6000	\$239,700	\$36,029	\$559,300	\$12,811	5.3%	6.1%	Incomplete expenses
281	Villeray/S Michel	\$789,000	8	0	\$45,000	17.5	9940	\$236,700	\$35,578	\$552,300	-\$518	-0.2%	4.4%	0
285	Villeray/S Michel	\$619,000	8	0	\$48,720	12.7	7863	\$185,700	\$27,913	\$433,300	\$12,944	7.0%	6.6%	0
31	CDN/NDG	\$645,000	9	0	\$50,460	12.8	25996	\$193,500	\$29,085	\$451,500	-\$4,621	-2.4%	3.8%	0
49	Lachine	\$675,000	9	0	\$57,720	11.7	7161	\$202,500	\$30,438	\$472,500	\$20,121	9.9%	7.5%	0
72	Le Sud Ouest	\$759,000	9	0	\$60,540	12.5	8989	\$227,700	\$34,226	\$531,300	\$17,325	7.6%	6.8%	0
76	Le Sud Ouest	\$892,000	9	0	\$70,152	12.7	5033	\$267,600	\$40,223	\$624,400	\$24,896	9.3%	7.3%	Incomplete expenses
78	Le Sud Ouest	\$849,000	9	2	\$90,300	9.4	26382	\$254,700	\$38,284	\$594,300	\$25,634	10.1%	7.5%	0
94	Mercier/Hochelaga	\$610,000	9	2	\$66,180	9.2	19363	\$183,000	\$27,507	\$427,000	\$19,310	10.6%	7.7%	0
107	Mercier/Hochelaga	\$649,000	9	0	\$90,900	7.1	12000	\$194,700	\$29,265	\$454,300	\$49,635	25.5%	12.2%	0

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#	Area	Asking Price	Resid. Units	Comm. Units	Potential Income Year	Times income asking price	Expenses & Taxes	30% Down Payment	Year Payment	Mortgage + taxes - downpayment	Year Balance	Year Return	Cap Rate	Coments
180	RDP/PAT	\$899,900	9	0	\$55,800	16.1	7072	\$269,970	\$40,579	\$629,930	\$8,149	3.0%	5.4%	0
222	Verdun/Île Soeurs	\$950,000	9	0	\$73,260	13.0	7541	\$285,000	\$42,838	\$665,000	\$22,881	8.0%	6.9%	Incomplete expenses
226	Verdun/Île Soeurs	\$849,000	9	0	\$58,620	14.5	6220	\$254,700	\$38,284	\$594,300	\$14,116	5.5%	6.2%	Incomplete expenses
227	Verdun/Île Soeurs	\$749,000	9	0	\$55,200	13.6	8310	\$224,700	\$33,775	\$524,300	\$13,115	5.8%	6.3%	Incomplete expenses
244	Ville Marie	\$1,599,000	9	0	\$63,600	25.1	8024	\$479,700	\$72,104	\$1,119,300	-\$16,528	-3.4%	3.5%	Incomplete expenses
245	Ville Marie	\$899,000	9	0	\$73,680	12.2	16591	\$269,700	\$40,539	\$629,300	\$16,550	6.1%	6.4%	0
263	Villeray/S Michel	\$729,000	9	0	\$61,200	11.9	13504	\$218,700	\$32,873	\$510,300	\$14,823	6.8%	6.5%	0
265	Villeray/S Michel	\$689,000	9	0	\$42,924	16.1	8238	\$206,700	\$31,069	\$482,300	\$3,617	1.7%	5.0%	0
268	Villeray/S Michel	\$1,350,000	9	2	\$122,676	11.0	32072	\$405,000	\$60,876	\$945,000	\$29,728	7.3%	6.7%	0