

## APPRAISAL REPORT



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Multi-residential attached property

933-949 Lacasse

Montreal (borough of Sud-Ouest)



VALIQUETTE | MARTIN | MONTMARQUET | POISSANT & ASSOCIÉS  
Évaluateur agréés - Chartered appraisers

PREMISES OF THE APPRAISAL		1
Client	:	93727-1906 QUEBEC INC.
Function	:	
Organization	:	BlueRise
Purpose and Intended Use	:	Market value for internal management
Date of Appraisal	:	November 18, 2024
Date of Inspection	:	November 18, 2024
General Assumptions and Limiting Conditions	:	See addendum
Extraordinary Assumptions and Limiting Condition	:	The purpose of this appraisal is to estimate the potential market value of the aforementioned property for internal management purposes.
Our File Number	:	24-190-585
Your File Number	:	N/A
PROPERTY IDENTIFICATION		
Building Name	:	N/A
Type of Property	:	The complex under study consists of an semi-attached building of 3 floors above ground incorporating 9 apartments.
Address	:	933-949 Lacasse
Borough	:	Sud-Ouest
City (province)	:	Montreal (Quebec)
Legal Description	:	Lot # 4 140 675 Cadaster of Quebec
Property Rights Appraised	:	Fee Simple Interest
Construction	:	Existing <input checked="" type="checkbox"/> Under renovation <input type="checkbox"/> To be renovated <input type="checkbox"/>
MUNICIPAL DATA		
Matriculation	:	9737-64-6285-5-000-0000
Owner	:	93727-1906 QUEBEC INC.
Address	:	25 de Tanglewood, Kirkland, Québec, H9J2M7
Account Number	:	30-F42062
Taxation Base	:	\$1,190,800
Assessment Year	:	July 2021
<b><u>Municipal Assessment</u></b>		<b><u>Municipal Taxes</u></b>
Land	:	\$344,700
Building	:	\$983,500
Total	:	\$1,328,200
Municipal Taxes (2024)	:	\$8,309.40
School Tax (2024-2025)	:	\$1,066.94
Borough Tax	:	\$0.00
Other	:	\$0.00
Total	:	\$9,376.34
Municipal Roll	:	2023-2024-2025
Comments :		
HISTORICAL DATA		
Registration Number	:	21920054
Nature of the Deed	:	Deed of sale
Date of Sale	:	2015-10-26
Vendor	:	François Lemai
Purchaser	:	9327-1906 Québec Inc.
Sale Price	:	\$1,284,000
Comments	:	We consider the present titles to be good and valid. The legal interest appraised is the freehold or fee simple estate.

## NEIGHBOURHOOD OVERVIEW

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## NEIGHBOURHOOD DESCRIPTION

The property under review is located on Lacasse Street near Saint-Antoine Street in the Sud-Ouest borough of Montreal. The immediate area consists of multi-family properties similar to the subject. The subject property is also located across from a large commercial building occupied by various businesses. The property benefits from its proximity to key urban services, including the Place-Saint-Henri metro station (approximately 400 meters away), Émile-Berliner Park, Saint-Henri High School, and the shops on Saint-Antoine and Saint-Jacques Streets. The subject property is also within a short distance of the Lachine Canal, with its bike path running along the canal from east to west. The subject property is easily accessible via the local road network, with Highway 15 and Route 136 nearby. During our visit, we observed no negative factors likely to significantly impact the subject's value.

## SITE DESCRIPTION

Location	:	On Lacasse Street, between Saint-Antoine and de Richelieu Street
Shape	:	Rectangular
Topography	:	Level to the street
Dimensions	:	Frontage : 45 ft. Depth : 75 ft.
Area	:	3,388 ft <sup>2</sup>
Public Utilities	:	All municipal services are currently available including water, storm, sanitary sewers hydro and gas.
Servitudes	:	A weight limitation servitude, in favor of lot 4570918, is registered under number 3261114
Soil Contamination	:	We were unable to trace any surface contamination of the site. No soil analysis was undertaken. We assume the soil to be suitable in terms of its current use. Also, we noted no conspicuous environmental risk hazards in the immediate vicinity of the subject.
Highest and Best Use	:	It is pertinent to determine whether such use remains the most appropriate and economically feasible one for the site. Based on the quality and features of the improvements in place, the building layout and the zoning regulations in force on the subject site, it is our opinion that the present use of the property (multi-residential) represents the highest and best use of the subject site.
Comments	:	Access to the building via Lacasse Street. There are no on-site parking spaces, however street parking are available.
Zoning	:	Zone 0136
Permitted Uses	:	H.2-4
Height	:	2-3 stories
Margins	:	N/A
Density	:	3
Site Coverage	:	Maximum 70%
Conformity to Current Regulations	:	Conforming <input checked="" type="checkbox"/> Non conforming <input type="checkbox"/> Acquired rights (presumed) <input type="checkbox"/>
Comments	:	The property comply with the current zoning regulations.

**BUILDING DESCRIPTION****3**

**Type of Building** : Semi-attached multi-residential property with 9 apartments.

**Category** : Wood frame

**Year of Construction** : 1915

**Apparent Age** : 1995

**Number of floors** : 3 levels above ground

**Floor areas :**

Basement	:	N/A ft <sup>2</sup>
1st floor	:	2,246 ft <sup>2</sup>
2nd floor	:	2,246 ft <sup>2</sup>
3rd floor	:	2,246 ft <sup>2</sup>
Gross Building Area	:	6,738 ft <sup>2</sup>

**Floor height clearance** : +/- 8 feet level floor

**Building layout**

	Locker	Garage spot	Entrance	Meeting room	Apartment
Basement					
1st floor			3		3
2nd floor			3		3
3rd floor			3		3
Total	0	0	9	0	9

**Building Characteristics :** The subject consists in a multi-family property erected on three floors. The building configuration includes one section with 6 units, consisting of two units per floor, and a second section with 3 units, consisting of one unit per floor. According to the rent list provided by the owner, the apartments are all occupied and governed by contractual leases, except for apartment #935, which is currently offered for rent at \$1,890. There's a washer and dryer in each apartment. Note that the bathrooms in the visited units did not appear to have a ventilation system.

**Condition :** During the course of our visit, we did not observe any apparent anomaly with respect to the structure. No shifhing, caving of the structure, nor premature deterioration caused by abusive usage was noted. We did not conduct a building inspection with any architects or mechanical, structural and electrical engineers; as a result, our comments are limited to our visual inspection. The property appears to be in good overall condition, and several units have been renovated in recent years.

**Comments :** Most kitchens, bathrooms, and flooring in the units have been updated in recent years. All units have access to a small patio area at the rear of the building. Some units include appliances in the rental price.

**BUILDING COMPONENTS****4****Basement**

Type	:	Crawl space
Foundation	:	Stone fondation
Slab	:	Concrete
Others	:	-

**Electricity**

Main entrance	:	2x200 amp. (main)
Service / Distribution	:	9 x100 amps (each apt.)
Lighting System	:	Incandescent
Emergency Generator	:	None
Miscellaneous	:	-

**Structure**

Frame	:	Wood frame
Floor	:	Wood frame
Roof	:	Wood deck

**Heating / HVAC**

Heating System	:	Base board electrical
Ventilation	:	Kitchen and bathrooms
Others	:	-

**Exterior**

Exterior Walls	:	Bricks
Windows Material	:	PVC
Windows Type	:	Sliding
Others	:	-
Doors	:	PVC

**Plumbing**

Supply Piping	:	PEX, ABS
Waste Piping	:	Galvanized
Bathrooms / WC	:	1 bathroom per apartment
Hot Water Supply	:	9 x 40 gallons
Drainage	:	Roof drain

**Roof**

Type	:	Flat
Covering	:	Tar and gravel
Others	:	-

**Fire protection**

Sprinklers	:	No
Fire Hose	:	No
Alarm System	:	No
Alarm Panel	:	No
Smoke Detectors	:	Yes
Extinguishers	:	No
Emergency exit lights	:	No
Fire alarm	:	No
Miscellaneous	:	---

**Interior construction**

Ceiling	:	Gypsum
Interior walls / Partition:	:	Gypsum
Moulding	:	Wood
Flooring	:	Hardwood, ceramic tiles, laminate flooring
Doors	:	Wood
Miscellaneous	:	Nil

**Miscellaneous**

Kithcen cabinets	:	Melamine
Countertops	:	Laminated, wood
Parking (outside)	:	None
Garage	:	None

**APPRAISAL METHODOLOGY****5****VALUATION METHODS**

Three approaches to value form the foundation for current appraisal theory. These approaches are the Cost Approach, the Income Approach and the Direct Comparison Approach. All three are based primarily on the Principle of Substitution which states that no prudent and informed investor will pay more for a property than:

- The price paid (or asked) for similar properties (Direct Comparison Approach).
- The cost of re-building a similar property (Cost Approach).
- The present value of the future benefits expressed in terms of income (Income Approach).

**Cost Approach**

The Cost Approach is based upon the assumption that an informed purchaser would pay no more than the cost to produce a substitute property with the same utility. It is particularly applicable when the property being appraised involves relatively new improvements, which represent the highest and best use of the land, or when the improvements are relatively unique and there are no comparable properties on the market.

In the Cost Approach, the land value is estimated through consideration of transactions involving comparable sales. The replacement cost of the improvements is supported via typical sources, primarily the Means Square Foot Costs manual or Marshall and Swift Valuation manual. When applicable, the actual construction costs for the subject are utilised and information for costs of constructing similar buildings is considered. From this estimate, total accrued depreciation from all sources is subtracted. The value of the land is then added to the depreciated replacement cost of the improvements to indicate the current and prospective values of the subject property via the Cost Approach.

**Income Approach**

The Income Approach is based on the assumption that the value of a property is dependant upon the Property's ability to produce income.

In the Income Approach, a direct capitalization analysis and/or a discounted cash flow (DCF) analysis may be used to determine the value of the Leased Fee Interest in the Property. The indicated value by the Income Approach represents the amount an investor may pay for the expectation of receiving the net cash flow from the property. The Direct Capitalization analysis is based upon the net operating income of the property capitalized at an appropriate rate based on the characteristics, competitive position and market conditions at the date of the appraisal.

**Direct Comparison Approach**

The Direct Comparison Approach uses actual sales or offers to purchase of comparable properties to estimate the value of the Subject Property. The most appropriate unit of comparison, as dictated by the market is the price paid per square foot of land.

**SELECTION OF VALUATION METHODS**

- ☒ Cost Approach
- ☒ Income Approach
- ☒ Direct Comparison Approach

**Comments:**

The subject is primarily an income property, which would likely be purchased for investment purposes. Hence the market value will principally be based on the income approach. This technique is the most pertinent when appraising a property like the subject. The direct sales approach will also be utilized in order to obtain indications stemmed directly from the marketplace. This technique is a direct valuation method, which with good sales data accurately reflects the real market activity. This approach is rather applied in order to support the result obtained by the application of the previous approach. Less pertinent in the appraisal of buildings such as the subject, the cost-based approach will nevertheless be submitted.

COST APPROACH					6
LAND					
<u>Area (ft<sup>2</sup>)</u>		<u>Unit Price (ft<sup>2</sup>)</u>		<u>Value</u>	
3,380	x	225.00 \$	:	760,500 \$	
SITE IMPROVEMENTS					
Replacement Cost New			:	35,000 \$	
Depreciation			:	50%	
<b>Depreciated Cost</b>			:	17,500 \$	778,000 \$
MAIN BUILDING					
Replacement Cost New			:	2,252,176 \$	
Physical Depreciation	( 25% )		:	-563,044 \$	
Functional Depreciation	( 0% )		:	0 \$	
Economic Depreciation	( 0% )		:	0 \$	
			-	563,044 \$	
<b>Depreciated Replacement Cost</b>			:		1,689,132 \$
<b>TOTAL</b>			:		2,467,132 \$
				<b>Rounded to</b>	<b>2,470,000 \$</b>
<b>Comments :</b> Costs provided by Marshall & Swift manual. The value of the land is base on recent analysis of transaction in the sector. Also take note that the economical remaining life for the building is about 40 years with regular maintenance.					

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INCOME APPROACH8

Lease Schedule

:

Attached

Not Available

x

None

Occupation Rate

:

100%

Quality of Covenant

:

Good

Growth Potential of Rents

:

Average

Rent Used

:

x

Contractual

Market Rent

x

Potential Rent

Remarks

:

Municipal tax, school tax and insurance amounts comes for the owner. All the other expenses were estimated according to the market standards applicable to our subject property.

STATEMENT OF INCOME AND EXPENSES (NORMALIZED)

POTENTIAL GROSS INCOME

Base Rent (Residential units)

First floor

2nd floor

3rd floor

Total

Additional Rent

Parking

Laundry

TOTAL

Base rent (monthly)

Income (yearly)

\$4,817

\$57,804

\$4,775

\$57,300

\$4,411

\$52,932

\$168,036

\$0.00

\$0.00

\$168,036

LESS: VACANCY AND BAD DEBT ALLOWANCE

Residential

Parking

Laundry

TOTAL

\$168,036

\$0

\$0

\$5,041

3.0%

10.0%

0.0%

\$5,041

\$0

\$0

\$5,041

EFFECTIVE GROSS INCOME (EGI)

\$162,995

STABILIZED OPERATING EXPENSES

Description

Annual

per unit

% of EGI

Municipal taxes (reel / 2024)

School taxe (reel / 2023-2024)

Insurance (reel)

Hydro-Quebec (tenant)

Energy (gas) (tenant)

Miscellaneous (normalized)

Janitor (normalized)

Maintenance & Repairs (normalized)

Administration (normalized)

Reserve for appliances

Reserve for structure & Misc. (normalized)

TOTAL - OPERATING EXPENSES (OPEX)

\$8,309

\$1,067

\$7,665

\$0

\$0

\$500

\$0

\$4,050

\$7,498

\$1,600

\$1,685

\$32,374

\$923.27

\$118.55

\$851.67

\$0.00

\$0.00

\$55.56

\$0.00

\$450.00

\$833.09

\$177.78

\$187.22

\$3,597.12

5.10%

0.65%

4.70%

0.00%

0.00%

0.31%

0.00%

2.48%

4.60%

0.98%

1.03%

19.86%

\$32,374

NET OPERATING INCOME (NOI)

\$130,621

OVERALL CAPITALISATION RATE (O.C.R.) :

4.90%

CONCLUSION - INCOME APPROAC

N.O.I :

O.C.R.

\$130,621

4.90%






\$2,665,731

Rounded to

\$2,665,000

## DIRECT COMPARISON APPROACH

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<b>Sales</b>	<b>N° 1</b>	<b>N° 2</b>	<b>N° 3</b>	<b>N° 4</b>	<b>Subject</b>
Address	741-763	243-253	296-306	74-84	933-949
Street	Greene	Square-Sir-George	6e avenue	Gordon	Lacasse
City	Montreal	Montreal	Montreal	Montreal	Montreal
Area	Sud-Ouest	Sud-Ouest	Verdun	Verdun	Sud-Ouest
Year of construction	1892	1910	1926	1910	1915
Date of Sale	May 15, 2024	February 11, 2024	November 14, 2024	July 20, 2024	-
Number of floors	3 floor	3 floor + basement	3 floor	3 floor	3 floor
Sale Price	\$2,500,000	\$3,042,471	\$1,800,000	\$1,595,000	-
Municipal Assessment	\$1,945,800	\$2,254,400	\$1,251,000	\$1,384,400	\$1,641,600
Ratio Sale Price/ Assessment	1.28	1.35	1.44	1.15	-
Land area (sq.ft.)	8,217 ft²	3,083 ft²	3,563 ft²	4,636 ft²	3,388 ft²
Gross Leasable Area (G.L.A.)	11,657 ft²	7,938 ft²	4,723 ft²	5,179 ft²	6,738 ft²
Number of rooms	54	34	28.0	28.0	40.5
Number of units	12	6	6	6	9
Density	4.50	5.67	4.67	4.67	4.50
Price / unit	\$208,333	\$507,079	\$300,000	\$265,833	-
Gross Income	186,900\$	170,400\$	108,360\$	107,856\$	168,036\$
Gross Income multiple	13.38	17.85	16.61	14.79	
Net operating income	141,376\$	126,789\$	84,058\$	80,551\$	130,621\$
Net Income / unit	11,781\$	21,132\$	14,010\$	13,425\$	14,513\$
Net operating income per sq.ft.	12.13 \$/ft²	15.97 \$/ft²	17.80 \$/ft²	15.55 \$/ft²	19.39 \$/ft²
Remarks	Twelve-unit building consisting of 4.5-room apartments. Some units have been renovated. Eight units are spread across two floors. Ground-floor units have access to a backyard	Six-unit building with a finished basement for the use of the ground-floor units. Building with high-quality renovations. Heat pumps in each unit. Area superior to the subject property (facing Sir-George-Étienne-Cartier Park).	Six-unit building fully renovated. Building in excellent condition. Slight potential for rent increases.	Six-unit building fully renovated. Eight parking spaces at the rear.	
<b>Indicators (residual)</b>					<u>Average</u>
Sale price	\$2,500,000	\$3,042,471	\$1,800,000	\$1,595,000	<b>\$2,234,368</b>
Ajustement de temps	\$0	\$0	\$0	\$0	
Adjustements	\$0	\$0	\$0	\$0	
Adjusted sale price	\$2,500,000	\$3,042,471	\$1,800,000	\$1,595,000	
Net operating income	\$141,376	\$126,789	\$84,058	\$80,551	
<b>Overall capitalization rate</b>	<b>5.66%</b>	<b>4.17%</b>	<b>4.67%</b>	<b>5.05%</b>	<b>4.89%</b>
Net income	\$141,376	\$126,789	\$84,058	\$80,551	<u>Average</u>
Net income mult. (N.I.M.)	17.68	24.00	21.41	19.80	<b>20.72</b>
					<u>Subject</u>
Price / Room	\$46,296	\$89,484	\$64,286	\$56,964	<b>\$3,225</b>
Net income / Room	\$2,618	\$3,729	\$3,002	\$2,877	<b>\$66,838</b>
Adjusted room / Unit	\$57,032	\$77,393	\$69,064	\$63,863	<u>Subject</u>
Price / Unit	\$208,333	\$507,079	\$300,000	\$265,833	<b>\$14,513</b>
Net income / Unit	\$11,781	\$21,132	\$14,010	\$13,425	<b>\$300,771</b>
Adjusted price / Unit	\$256,646	\$348,269	\$310,787	\$287,382	
<b>CONCLUSION - DIRECT COMPARISON APPROACH</b>					
	<u>Multiplier</u>		<u>Net Income</u>		
Sale price according to the N.I.M.	20.40	X	\$130,621	=	\$2,664,665
	<u>Price per room</u>		<u>Number of rooms</u>		
Adjusted sale price per room	\$66,000	X	40.5	=	\$2,673,000
	<u>Price per unit</u>		<u># of units</u>		
Adjusted sale price per unit	\$295,000	X	9	=	\$2,655,000
<b>CONCLUSION - DIRECT COMPARISON APPROACH</b>					<b>\$2,665,000</b>

## REMARKS

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The aim of our mandate is to establish the market value of this building, considering the revenue and condition of the building.

### **Income Approach**

The building's potential gross income is set at \$168 036. Based on our observation of the market in the Sud-Ouest sector and verification of the statistical data, we established an average vacancy rate at 3%. Applying this vacancy rate gave us an effective gross income of \$162 995 per year.

The operating expenses of the property were established in accordance with the information provided by the owner and by standardization or estimation based on the market standards, given the type of building under study (multi-family complex) and the physical characteristics of the subject property. The total operating expenses equal to \$32 374 annually, which represent approximately 19,86% of the effective gross income.

The economic value of our subject property based on a net operating income of \$130 621 and an overall capitalization rate of 4,90 % provides us with an economic value of \$2 665 000. The applied capitalization rate is provided by the comparable sales utilized in the direct sales approach. The O.C.R ranges from 4,17 % to 5,66 % for an average of 4,89 %. The retained O.C.R. take into consideration the fact that the units are in line with the rental market for the Sud-Ouest sector.

### **Direct Comparison Approach**

Four comparable properties located in the same neighborhood or adjacent neighborhoods were selected for our study. The selected comparables are sales completed between February 2024 and November 2024 and consist of buildings with 6 to 9 units. Following our analysis, we obtained net income multiplier indicators (N.I.M.) ranging from 17,68 to 24,00 (the average being 20,72). The adjusted unit sale price of the comparable properties based on the net income in relation to our subject ranges from \$256 646 to \$348 269 (average of \$300 771). We obtained the price per room for every sale. The adjusted price per room based on the net income in relation to our subject ranges from \$57 032 to \$77 393 (average of \$66 838). Having considered all the positive and negative attributes of our subject property in relation to the comparable sales, we selected a net income multiplier of 20,40 for our subject. We have retained a price per unit of \$295 000 and a price per room of \$66 000. All the indicators utilized in this approach leads us to a conclusion of a market value of \$2 665 000 for our subject.

Consequently, supported by the merits of each approach utilized for the purposes of our appraisal, we are of the opinion that the subject property's market value as of November 18, 2024 is \$ 2 665 000.

EXTRAORDINARY ASSUMPTIONS AND LIMITING CONDITIONS		11
<b>CORRELATION</b>		
<b>Value estimates obtained by the different methods used</b>		
Cost Approach	\$2,470,000	
Income Approach	\$2,665,000	
Comparison Approach	\$2,665,000	
As a result of our analysis and bases specifically on income and comparaison approaches, we are of the opinion that the subject property's market value, as of November 18, 2024 is of <b>\$2,665,000</b> .		
<b>CERTIFICATION</b>		
<p><b>We certify that, to the best of our knowledge and belief:</b></p> <p>The statements of fact contained in this report are true and correct.</p> <p>The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions and conclusions.</p> <p>We have no past, present or prospective interest in the property that is the subject of this report. We have no personal interest or bias with respect to the parties involved.</p> <p>Our compensation is not contingent of an action or event resulting from the analyses, opinions, or conclusions in, or the use of this report.</p> <p>Our analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Ordre des évaluateurs agréés du Québec.</p> <p>Our employment was not conditional on this appraisal assignment producing a specific value or a value within a given range or prospects of future employment or a loan application being approved.</p> <p>François Poissant B.B.A., Ch.Ap., is currently certified under the continuing education program of the Ordre des évaluateurs agréés du Québec.</p> <p>Vincent Aubé, technician has made a personal inspection of the subject property on November 18, 2024 and provided significant professional assistance in the preparation of this report.</p> <p>This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.</p> <p>The above final estimate of market value represents an "all-cash" transaction price, free and clear of outstanding debt obligations and/or other encumbrances currently on the subject property.</p>		
Inspected by	Vincent Aubé, technician	Date
		2024-23-02
<b>In consequence, I certify that the potential market value of the subject property is estimated at:</b>		<b>\$2,665,000</b>
<b>Remarks</b>		
Signature - Appraiser		Vincent Aubé, technician
Signature - Review Appraiser		François Poissant B.B.A., Ch.Ap.

**GENERAL ASSUMPTIONS AND LIMITING CONDITIONS**

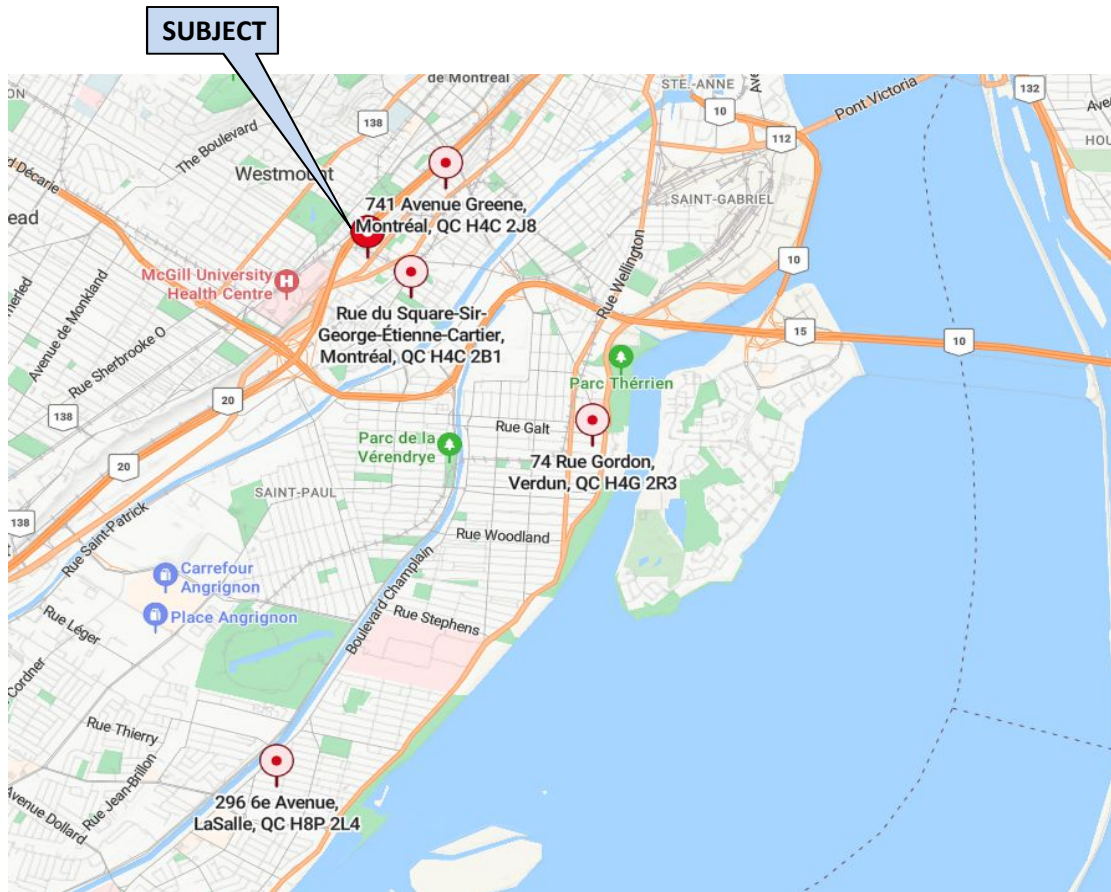
1. The legal description is assumed to be correct. The appraiser assumes no responsibility for matters legal in character nor does the appraiser render any opinion as to title, which is assumed to be good and marketable.
2. All mortgages, liens, encumbrances, leases and servitude(s) have been disregarded unless so specified within the report. The property is appraised as though under competent and responsible ownership and management, neither inefficient nor super-efficient.
3. Any exhibits or photos in this report are included to assist the reader in visualising the property, and are not necessarily to scale.
4. Information, estimates and opinions furnished to the appraiser, and contained in the report, were obtained from sources deemed reliable. Market data were supplied in part by various brokers and leasing representatives, as well as landlords / owners.
5. The adjustments to the comparable sales detailed on adjustments grid provided reflect our estimate of the general magnitude of adjustment appropriate to arrive at an indication of value for the subject property. They are not intended to imply that specific comparable sales are utilised to support these adjustments.
6. No engineering study, property survey, soil study, or environmental investigation has been made, and no liability is assumed in connection with such matters. The described physical condition of any improvements is based on visual inspection only, and it is assumed that there are no hidden or unapparent conditions affecting value. Dimensions and areas are supplied by others or based
7. It is assumed that there are no hidden or unapparent conditions of the property subsoil or structures, which would render it more or
8. It is assumed that there is full compliance with all applicable federal, provincial and local environmental regulations and laws, and that all zoning, building, and use regulations and restrictions of all types have been complying with unless non compliance is stated, defined and considered in the appraisal report. It is further assumed that all license, consents, permits, or legislative or administrative authority required by any local, provincial, federal and/or private entity or organisation have been or can be obtained or renewed for any use considered in the value estimate.
9. It is assumed that the utilisation of the land is within the boundaries of the property lines of the property described and that there is no encroachment or trespass unless noted in the report.
10. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organisations with which the appraiser may be affiliated.
11. Possession of this report or a copy thereof does not carry with it the right of publication, nor may it be used for other than its intended use by anyone other than the client without the prior written consent of the appraiser or the client, and then only with the proper identification and qualification and only in its entirety. No change of any item in the report shall be made by anyone other than the appraiser and/or officer of the appraisal department. The appraiser and department shall have no responsibility if any such
12. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the express written consent and approval of the appraiser.
13. There is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The Appraiser is not physically, financially, and/or legally responsible for any costs incurred to discover or correct any deficiencies of
14. Acceptance of, and/or use of, this appraisal report by client or any third party constitutes acceptance of the conditions. APPRAISER LIABILITY EXTENDS ONLY TO STATED CLIENT, NOT SUBSEQUENT PARTIES OR USERS.
15. This appraisal report has been prepared by the staff of VALIQUETTE, MARTIN, MONTMARQUET, POISSANT & ASSOCIÉS INC., for the sole use and benefit of Mme Anna Liachenko. The information and conclusions contained in this report should not be relied upon, without independent verification, by any person or entity other than Mme Anna Liachenko.
16. This appraisal is expressed in current Canadian dollars.
17. The property rights appraised excludes mining rights.

**DEFINITION OF MARKET VALUE**

The " Ordre Des Évaluateurs Agréés du Québec" defines market value as follows: "The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus." Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated and willing to transact;
2. Both parties are well informed or well advised, and acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in Canadian currency or in terms of financial equivalent thereto; and
5. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

## LOCATION PLAN



## NEIGHBORHOOD PHOTOGRAPHS



Lacasse Street



Lacasse Street



PHOTOGRAPHS OF THE SUBJECT



Front



Back



Bathroom



Bedroom



Kitchen



Living room



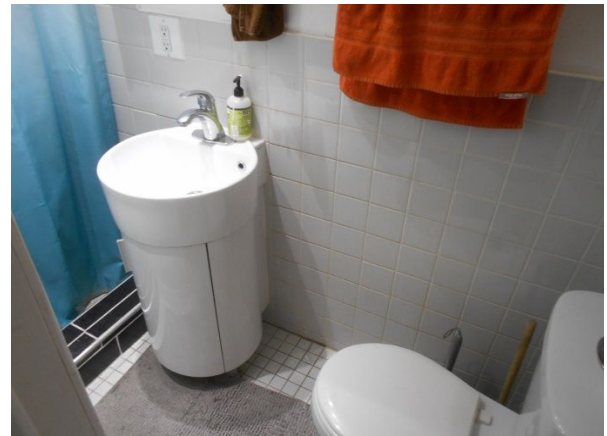
Bathroom



Kitchen



Linving room



Bathroom



Kitchen



Kitchen