APPRAISAL REPORT

46 Broadview Avenue
Pointe-Claire (Québec)

O/File 661736E

PARIS, LADOUCEUR & ASSOCIÉS INC.
ÉVALUATEURS IMMOBILIERS PROFESSIONNELS

April 5, 2023

Mrs. Cindy Fisher
Coordinator – Planning Advisory Committee - Urban Planning
City of Pointe-Claire
451 Saint-Jean Boulevard
Pointe-Claire, Québec
H9R 3J3

Subject	Valuation report for demolition purposes, relating to the new and depreciated replacement cost, as well as the estimate of the potential renovation costs
Location	46 Broadview Avenue, Pointe-Claire (Québec)
O/File	661736E

Dear Mrs. Fisher:

In compliance with the mandate extended to us, with reference to By-law PC-2818 relating to the demolition of buildings, we have carried out an estimate of the new and depreciated replacement cost of the above-mentioned building. In addition, we made an estimate of the potential renovation costs of this building. Note that these estimates will have to be validated with specialized contractors.

The property under study refers to a detached one and a half-story house on a poured concrete foundation built in 1950, according to information listed on the municipal assessment role (2023-2024-2025) of the City of Montreal. The building is of standard quality. The living area is 1,309 square feet. Following the visit and inspection, we are of the opinion that several components are at the end of their useful life and will have to be replaced, not to mention the numerous deficiencies observed in the building, and which will have to be corrected. Of particular note is a possible deficiency in the drainage of the foundations. The house sits on a 12,681-square-foot rectangular lot.

For information purposes, the property was sold on September 7, 2022, for $425,000 under registration number 27 542 079 in the Québec Land Registry.

Following our visit to the building, considering its general condition and with reference to the conclusions of Mrs. Louise Coutu, architect, in her diagnostic inspection report (file no. 2040-2023-02-17), we have come to the following conclusions:

Replacement Cost New	**$294,000**	**(± $225/square foot)**
Depreciated Replacement Cost (72% of depreciation)	**$90,000**	**(± $69/square foot)**
Estimated Renovation Cost	**$181,000**	

You will find, in the following pages, a brief physical description of the building under study, the photographs taken at the time of our visit, on **February 17, 2023**, a detailed breakdown of the replacement cost new, and the estimated physical depreciation. You will also find an estimate of the renovation costs for this building. It should be noted that at the time of writing this report, no bids from specialized contractors were available. Thus, the estimated amount for the building renovation must be interpreted with reservations and confirmed by the expertise of specialized contractors.

We hope that the content of this report will be useful, in accordance with your wishes and to your complete satisfaction.

Best regards.

PARIS, LADOUCEUR & ASSOCIATES INC.

Signature numérique de joelle thauvette
DN : c=CA, o=CENTRE DE CERTIFICATION DU QUEBEC, ou=ORDRE DES EVALUATEURS AGREES DU QUEBEC, ou=MEMBRES, serialNumber=4108, cn=joelle thauvette
Date : 2023.04.11 10:20:24 -04'00'

Joëlle Thauvette, Ch. App.
Chartered Appraiser

Signature numérique de Luc Heroux
DN : c=CA, o=CENTRE DE CERTIFICATION DU QUEBEC, ou=ORDRE DES EVALUATEURS AGREES DU QUEBEC, ou=MEMBRES, serialNumber=3216, cn=Luc Heroux
Date : 2023.04.11 10:28:10 -04'00'

Luc Héroux, Ch. App.
Chartered Appraiser

JT/LH/dk

att.: Expertise

Photographs of the Subject Property

Front view of the building

Rear view of the building

Photographs taken on February 17, 2023, by Joëlle Thauvette

PHOTOGRAPHS OF THE SUBJECT PROPERTY (cont.)

Surroundings

Surroundings

Photographs taken on February 17, 2023, by Joëlle Thauvette

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1 Descriptive Data

1.1 DESCRIPTION OF THE REAL ESTATE

PROPERTY ADDRESS	46 Broadview Avenue, City of Pointe-Claire (Québec)
CADASTRAL DESCRIPTION	Lot 4 251 364 – Québec cadastre
TYPE OF PROPERTY	Detached one and a half-story house of standard quality, built on a poured concrete foundation. The ground floor level is composed of an entrance, a living room, a kitchen, a bathroom, a bedroom, and an office space. The second floor is composed of a mezzanine and two bedrooms. The basement is unfinished.
BUILDING DATE	1950 (according to information listed on the municipal assessment role of the City of Montreal)
ECONOMIC LIFE	55 years
EFFECTIVE AGE	73 years
APPARENT AGE	50 years
REMAINING ECONOMIC LIFE	5 years
GENERAL CONDITIONS	Based on the complete visit of the building, as well as on the diagnostic inspection report (file no. 2040-2023-02-17) prepared by Mrs. Louise Coutu, architect, we estimate that the physical condition of the premises is below average in relation to its age. Several components are at the end of their useful life and significant deficiencies have been observed and will have to be corrected. Of particular note is the generally poor condition of the foundations.

BUILDING AREA		
	Ground floor	847 square feet
	Second floor	462 square feet
	Total above ground	1,309 square feet
	Basement	847 square feet

LAND AREA	12,681 square feet and rectangular in shape
ZONING	Ra 45
PUBLIC SERVICES	The site under study is provided with some services offered by the City of Pointe-Claire (aqueduct, sanitary sewer, storm sewer, paving, curbs and lighting).

1.2 BUILDING TECHNICAL DESCRIPTION

EXCAVATION	Mass excavation
FOUNDATION	Poured concrete
SLAB ON GROUND	Poured concrete on gravel bed
FRAME	Load-bearing wooden walls
STRUCTURAL FLOORS	Wooden joists
EXTERIOR WALLS	Aluminum siding Brick cladding
DOORS AND WINDOWS	Steel exterior door with glazing Aluminum storm door PVC casement, slash and sliding windows Wooden slash windows
ROOF	Roof covered with asphalt shingles Aluminum soffits Aluminum gutter
ELECTRICITY	200 ampere electrical inlets with circuit breaker panel Incandescent lighting Outdoor lighting
HEATING/COOLING	Hot water heating/gas system Electric baseboards
PLUMBING	Copper, ABS, and cast-iron plumbing Lavatory (1) Washbasin on cabinet (1) Sunken bathtub (1) Electric hot water tank (none) Sump pump Washing tank

1.2 BUILDING TECHNICAL DESCRIPTION (cont.)

WALLS AND PARTITIONS	Plasterboard
	Ceramic
FLOOR FINISHES	Wooden slats
	Ceramic tiles
	Laminate floor
	Wooden stairs and railings
CEILINGS	Plasterboard
	Unfinished section in the basement (open structure)
KITCHEN	No cabinets
	No counters
LANDSCAPING	Concrete front porch and iron railing
	Rear porch
MISCELLANEOUS	Wood fireplace
OUTBUILDING	Not considered in this appraisal report

1.3 PROPERTY ASSESSMENT AND REALTY TAX

TRIENNIAL ROLE	2023-2024-2025
REGISTRATION NUMBER	8134-56-9470-7-000-0000
MARKET REFERENCE DATE	2021-07-01
LAND VALUE	$353,400
BUILDING VALUE	$139,100
TOTAL PROPERTY VALUE	$492,500

1.3.1 SUMMARY OF OWNERSHIP

REGISTRATION NUMBER	27 542 079
VENDOR	Karen Hodges
BUYERS	Ako Group Investment Inc.
PUBLICATION DATE	2022-09-07
SALE PRICE	$425,000

1.4 BUILDING GENERAL DESCRIPTION

Following our site visit and with reference to the diagnostic inspection report (file no. 2040-2023-02-17) prepared by Mrs. Louise Coutu, architect, you will find below a summary of the deficiencies observed in the building. Please refer to the aforementioned inspection report for the complete list of these deficiencies.

FOUNDATIONS	The foundation walls are damaged in many places. A complementary report by a structural engineer, Mr. Raymond Richard, for Enspeco (expertise number 202210-12015), recommends the complete replacement of the foundation walls.
FLOOR SLAB	The slab could be a clean slab. Moisture is noticeable. Replace it during the foundation work.
FLOOR JOISTS	There are notches in the joists that could affect their integrity. Have the weakening corrected by a carpenter. You can also see traces of infiltration on the floor decking on the first floor. Make sure that the foundation walls are watertight, as well as the brick siding and windows. Stabilize the joist that is leaning against the beam. Install a cross beam. The dining room floor slopes to the right. Rectify the slope during foundation renovations. A joist is visible from the outside. Have this deficiency corrected when replacing foundation walls. Joists are possibly attacked by insects. Have an exterminator do a survey. There are traces of what could be mold on the joists. Anticipate the cost of cleaning.
BEAMS AND COLUMNS	The left beam is experiencing water infiltration on the rear wall. Make sure the foundation walls and the brick cladding are watertight.
ROOF STRUCTURE	We observed traces of water infiltration on the roof structure. It is possible that these traces were caused before the roof was replaced. Keep an eye on the situation. Note the general weakness of the roof. Consult a specialist to reinforce it. Remove snow regularly.
EXTERIOR CLADDING	Aluminum siding is not installed properly. Drill small holes on the underside of the siding. Plan to replace in a few years. The lintel above the right front window is cracked. Repair the lintel before replacement in a few years. Note that the brick veneer needs pointing. Stabilize the foundation before repairing the masonry.

1.4 BUILDING GENERAL DESCRIPTION (cont.)

FLASHINGS AND SEALS	The sealing joints are damaged in some places. Re-seal the joints where required. The joint between the right-side masonry facing and the chimney is cracked. Replace it with a flexible masonry gasket.
DOORS AND WINDOWS	The front and rear doors are original. Plan to replace them in the near future. Some windows are poorly installed, while others have reached their useful life. Plan for the cost of this work. Some windows, with sills less than 900 millimetres from the ground, are not protected by imitators or railings. Ensure the safety of these windows.
TERRACES, BALCONIES AND PORCHES	Install a handrail on the front stairs.
EAVES, FASCIAS, OR SUBFACES	A section of soffit is missing on the left side of the chimney. Close the eaves.
OUTDOOR LAYOUT	Be careful that the soil slopes do not direct water towards the building.
ROOF CLADDING	In good condition.
GUTTERS	Have outlets installed at the bottom of the gutters. In addition, try to get the rear center gutter to slope properly. Have downspouts added so that water is not washed onto lower roofs.
FLASHINGS	Install a counterflashing properly between the right-side wall of the kitchen and the roof of the rear extension.

1.4 BUILDING GENERAL DESCRIPTION (cont.)

PLUMBING	Several small plumbing works are to be expected to optimize water management correctly. The shut-off valve is probably original. Plan for its replacement. The bathtub does not seem suitable for showers. Avoid taking any. Have water hammer dampers installed under each plumbing fixture. The sewer main may not be watertight. Have a sewer technician check it. Install a floor drain at the lowest point. Make sure there are backflow valves added to each plumbing fixture in the basement. The sump pit is not in compliance. During foundation and French drain renovations, have a sump installed according to the rules of the trade.
ELECTRICITY	We observe abandoned cables without protection. Remove abandoned cables and insert them into junction boxes. Also, there is an exposed cable under an electrical baseboard. Conceal this cable or cover it with a protective sheath. A junction box is open in the attic. Have a cover put on the box. Several outlets are not grounded. Consult a master electrician if necessary.
HEATING AND VENTILATION	Baseboard heaters on the second floor are rusty. Replace these baseboards and monitor humidity levels. The house has been left without heat. Have the heating elements checked to ensure proper operation. Watch out for the chimney which seems to have been condemned. Note the presence of an old, abandoned oil line. Refer to a professional to ensure that the floor is not contaminated. The installation of the wood stove appears to be homemade. Have the installation checked before use.

1.4 BUILDING GENERAL DESCRIPTION (cont.)

FLOOR FINISHES	The floor of the entrance is covered with wooden slats, which is not watertight. It is in bad condition. Replace the slats with a waterproof surface such as ceramic. The floor from the landing to the basement is plywood in poor condition. Replace the plywood and install a floor covering. The floating floor on the second floor is poorly installed in places. Try to replace the slats. There is unsanitary flooring in some closets on the second floor. Clean up the area.
WALLS AND CEILINGS	We notice two cracks under a ground-floor window. Repair the cracks before repainting. Traces of water infiltration are observed on window moldings. Replace the moldings. We also notice stains that could be mold at a corner of the bedroom wall. These stains could be the result of a furniture placed against the wall or the absence of heating. Clean the stains. The prefinished of some basement walls is corrugated. This could be caused by moisture coming from the foundation walls. Replace finishes as needed. The ceiling in the basement bathroom needs to be repaired. We notice what appears to be mold at the bottom of the basement walls. Follow the recommendations set out in the "Foundation" section.
STAIRCASE	The staircases need to be repainted. Install conform handrails. Add balusters to the second floor handrail
KITCHEN	The kitchen cabinets were demolished. Replace the whole kitchen.
INTERIOR DOORS	Several interior doors are missing. Install new ones.

1.4 BUILDING GENERAL DESCRIPTION (cont.)

INSULATION AND VENTILATION	The attic access hatches should be insulated and sealed. The attic insulation appears thin. Add a layer of insulation for better performance. It would be advisable to seal the side air grilles to maximize ventilation in the eaves. Foundation walls are not insulated. Make sure they are properly insulated during the reconstruction. There is no bathroom ventilation. Install a fan to avoid excessive humidity accumulation. There is no kitchen hood. We recommend the installation of a hood during the reconstruction of the kitchen. Change the broken PVC register.
VERANDA	The rear extension was built by amateurs. The extension is collapsing and suffering from water infiltration. We recommend its complete reconstruction during the foundation work.

The building under study, of standard quality, is in poor condition and requires several upgrades. Several significant components are at the end of their useful life (windows, exterior cladding, etc.) and will have to be replaced. As well, some building deficiencies were noted and must be corrected. Of particular note are the poor general condition of the foundations and the recommendation of the structural engineer, Mr. Raymond Richard, for Enspeco (survey number 202210-12015), to completely replace them.

2 Analysis

2.1 BUILDING REPLACEMENT COST AND DEPRECIATION

The replacement cost as new must be distinguished from the cost of reproduction and represents the cost of replacing a building (and improvement) with one of equal value (based on current construction standards and equivalent and commonly available materials).

The replacement cost of the building was estimated at **$294,000** based on the *Marshall & Swift Valuation Services* cost manual, published by CoreLogic. This value corresponds to **about $225** per square foot of living space.

2.1.1 DEPRECIATION MEASUREMENT

The application of the cost method includes the measurement of the various forms of depreciation and obsolescence that cause a loss in value of the building, in relation to its value in new condition. The various forms of depreciation are as follows:

- Physical depreciation (curable or incurable)
- Functional depreciation (curable or incurable)
- Economic depreciation

Physical curable depreciation

Curable physical depreciation generally results from deferred maintenance, i.e., the need for a buyer to carry out in the very short term the repairs or replacements required for the building to return to its normal state of maintenance and become competitive again.

Physical incurable depreciation

Incurable physical depreciation is the general deterioration of building materials caused by the aging of the building. Generally, it is the deterioration of building components that cannot be repaired at a cost less than or equal to the increase in value caused by this repair. Incurable physical depreciation is measured using the age-life method for each of the building's components, using the *Marshall & Swift* table.

For the purposes of this report, we estimated the physical depreciation (curable and incurable) at **69%**, taking into account the general condition of the building. This indicates a depreciated building value of **$90,000**. Note that this depreciation takes into consideration that the building is of standard quality, that several components are at the end of their useful life, and that deficiencies have been identified.

2.1.1 DEPRECIATION MEASUREMENT (cont.)

Table 1 – Replacement Cost and Depreciation

Building Component	Replacement Cost	Physical Depreciation (%)	Depreciated Replacement Cost
Footing/Excavation/Wall foundation	$31,483	100%	$0
Frame	$3,780	63%	$1,399
Floor structure	$26,784	63%	$9,910
Floor finish	$20,119	63%	$7,444
Ceilings	$7,752	63%	$2,868
Wall finish	$3,103	63%	$1,148
Interior construction	$56,596	75%	$14,149
Plumbing	$23,196	63%	$8,582
Electricity	$16,464	63%	$6,092
Heating/Cooling/Ventilation	$14,275	69%	$4,402
Exterior walls composition	$62,937	64%	$22,400
Roof	$22,269	57%	$9,491
Miscellaneous	$3,390	75%	$847
Annexes (balcony, terrace, handdrail)	$2,172	63%	$804
Total	$294,319	70%	$89,537
Rounded total	**$294,000**	**69%**	**$90,000**

2.2 ESTIMATED RENOVATION COST

At your request, we have estimated the potential renovation costs of the building, based on our visit and with reference to the building's diagnostic inspection report (file no. 2040-2023-02-17), prepared by Mrs. Louise Coutu, architect. Note, however, that the estimated amount for this work is approximate and will have to be validated with specialized contractors.

In addition, certain hypothetical deficiencies observed would have to be the object of more specific expertise and are not included in the renovation costs (possible presence of mold, possible presence of asbestos, possible presence of pests, etc.).

Table 2 – Approximate Renovation Cost of the Building

Building Component	Approximate Renovation Cost (to be validated)
Complete foundation including lifting of existing building	65,000 $
Doors and windows replacement	10,000 $
Complete Extension	8,000 $
Brick joints	18,000 $
Ceramic entrance and basement landing	2,000 $
Complete kitchen replacement	20,000 $
Plumbing	3,000 $
Electriity	2,000 $
Electric baseboards on second floor	600 $
Stairs (repainting, handrails and baluster)	1,500 $
Bathroom fan	600 $
Insulation in attic and hatches	1,500 $
Divers (outlets, caulking, holes for aluminum siding, exterior handrail, soffit portion, downspout, cleaning, moldings, painting, etc.	5,000 $
Subtotal	137,200 $
Contingencies (± 15%)	20,580 $
Subtotal	157,780 $
Taxes	23,628 $
Total	181,408 $
Rounded total	**181,000 $**

We estimate the approximative renovation cost at **$181,000** (taxes and contingencies included). Note that this amount does not include costs related to:

- Possible presence of asbestos (hypothetical work);
- Possible presence of mold and decontamination (hypothetical work);
- Possible presence of insect pests;
- Possible presence of soil contamination.

3 Conclusion

3.1 CORRELATION

In conclusion, the replacement cost of the building was estimated at **$294,000** based on the *Marshall & Swift Valuation Services* cost manual, published by CoreLogic.

Based on the site visit and with reference to the inspection report (file no. 2040-2023-02-17), prepared by Mrs. Louise Coutu, architect, we estimate the **overall physical depreciation of the building at 69%, or a depreciation of $204,000**, taking into account its general condition. This provides us with a **depreciated building value of $90,000**. Note that this depreciation considers that the building is of standard quality, that some components are at the end of their useful life and that deficiencies have been identified.

Additionally, at your request, we estimated the potential cost of the renovations at **$181,000**, subject to validation by specialized contractors. This cost does not include some hypothetical work as mentioned on the previous page.

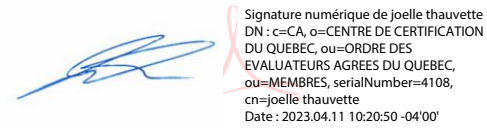
3.2 CERTIFICATION

We certify that:

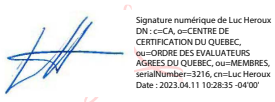
- Joëlle Thauvette, certified appraiser, visited the building on February 17, 2023.
- Have not based our remuneration on a pre-determined conclusion of value.
- Have researched, to the best of our ability, the information contained in this report.
- Have no present or future interest in the properties covered by this appraisal report and no personal relationship with respect to the parties involved.
- Have not deliberately omitted or overlooked any material facts in connection with this appraisal.
- Have conducted this appraisal in accordance with the rules of the Appraisal Institute of Canada's Code of Professional Ethics.

We, the undersigned, Joëlle Thauvette and Luc Héroux, chartered appraisers, certify that as of April 5, 2022, to the best of our knowledge, the information contained in this report, including the analyses, opinions and conclusions resulting therefrom is accurate, limited by the assumptions and reservations set out herein.

PARIS, LADOUCEUR & ASSOCIATES INC.



Joëlle Thauvette, Ch. App.
Chartered Appraiser



Luc Héroux, Ch. App.
Chartered Appraiser

Subject Photographs

Facade

Side of the building

Photographs taken on February 17, 2023, by Joëlle Thauvette

SUBJECT PHOTOGRAPHS (cont.)

Backyard

Rear side

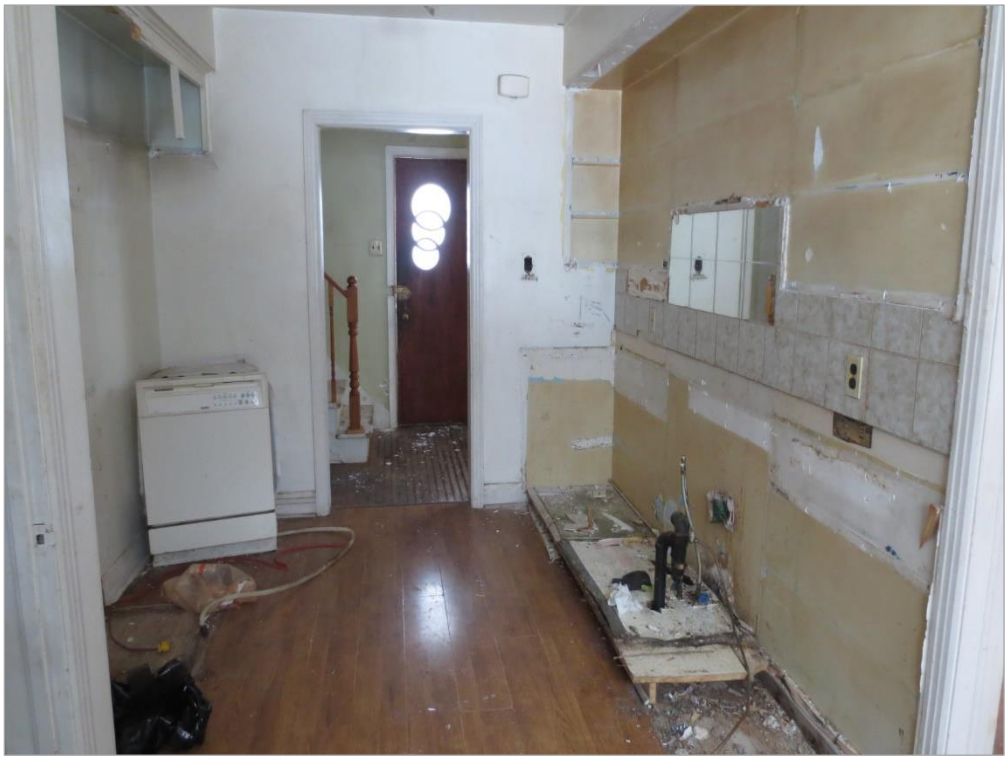
SUBJECT PHOTOGRAPHS (cont.)

Entrance of the building

Living room

SUBJECT PHOTOGRAPHS (cont.)

Living room



Kitchen

SUBJECT PHOTOGRAPHS (cont.)

Back exit

Bedroom

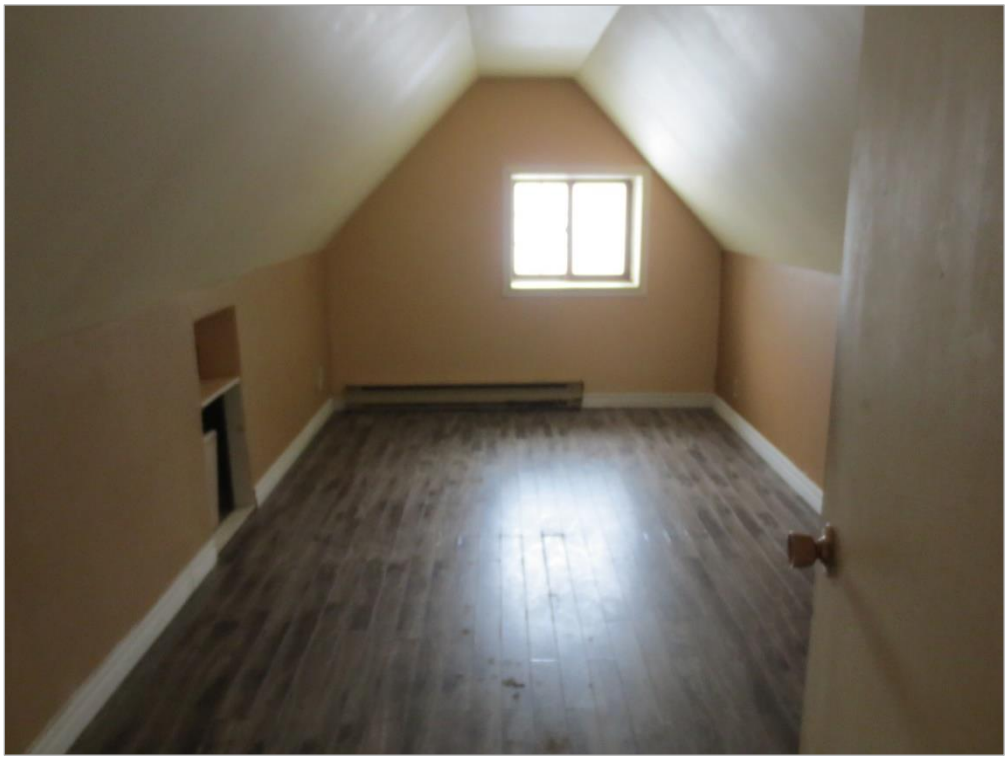
SUBJECT PHOTOGRAPHS (cont.)

Bathroom

Bedroom

SUBJECT PHOTOGRAPHS (cont.)

Second floor



Bedroom

SUBJECT PHOTOGRAPHS (cont.)

Basement stairs

Basement

SUBJECT PHOTOGRAPHS (cont.)

Basement

Basement

SUBJECT PHOTOGRAPHS (cont.)

Electrical panel

Veranda

Professional Qualifications

PROFESSIONAL QUALIFICATIONS – JOËLLE THAUVETTE

Academic Studies

2008	Université du Québec in Montréal Certificate in Real Estate
2006	Université du Québec in Montréal BAA in Environmental Design (concentration architecture)
2002	Collège Montmorency Diploma in Arts

Professional Experience

2021 TO PRESENT	Chartered appraiser for Paris, Ladouceur & Associés Inc. (appraisals for financing mortgages and repossessions).
2019 TO 2021	Professional Real Estate Appraiser for Paris, Ladouceur & Associates Inc. (appraisals for financing mortgages and repossessions).
2016 TO 2018	Chartered appraiser for Paris, Ladouceur & Associates Inc. (appraisals for financing mortgages and repossessions).
2012 TO 2015	Chartered appraiser for Paris, Ladouceur & Associates Inc. (assessment, research and analysis for expropriation purposes).
2010 TO 2011	Trainee appraiser for Paris, Ladouceur & Associates Inc. (assessment, research and analysis for expropriation purposes).

Professional Association

Chartered member of l'Ordre des évaluateurs agréés du Québec

Professional Development

- Basic concepts and Income Approach application
- Basic concepts and Comparison Approach application
- Basic concepts and Cost Approach application

PROFESSIONAL QUALIFICATIONS – LUC HÉROUX

Academic Studies

UNIVERSITY	Université du Québec in Montreal (UQAM) BAA in Business Administration - 1997
UNIVERSITY	Université du Québec in Montréal (UQAM) BAA in Economy - 1993
COLLEGE	Édouard-Montpetit, Longueuil Diploma obtained in 1990

Advanced Classes and Seminars

- Professional obligation, ethics and professionalism
- Application of the Income Approach, financial mathematics, mortgage calculation
- Application of the Direct Comparison Method
- Application of the Cost Approach and construction techniques
- Appraisal of commercial centres
- Working file for sales analysis in the preparation of the property assessment roll
- Geomatic to appraiser service

Professional Experience

2001 TO PRESENT	Chartered appraiser for Paris, Ladouceur & Associés Inc. (financing mortgages, financial repossessions, municipal appraisal contestations, insurances and investigations).
1998 TO 2001	Chartered appraiser for Paris, Ladouceur & Associés Inc. (financing mortgages, financial repossessions, municipal appraisal contestations and for expropriation purposes, insurances and investigations).
1997	Chartered appraiser for Yvon Caron & Associates (financing mortgages, financial repossessions and insurances).
1995 TO 1997	Appraisal technician for Gagnon, Goudreau, Leduc Inc.
1995	Inspector calculator for Le Groupe Leroux
1992 TO 1994	Clerk to real estate for Canada Mortgage and Housing Corporation in Longueuil (collection of rents, repossession marketing, works supervision and administration of assets). Trainee at the market analysis for the Canada Mortgage and Housing Corporation in Longueuil (analysis and writing market data, disclosure to market participants).

Professional Association

- Chartered member of l'Ordre des évaluateurs agréés du Québec