

A 6-UNIT WATERFRONT MULTIPLEX WITH UPSIDE POTENTIAL FOR SALE

2709 Lake Shore Boulevard West, Toronto



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(416)-230-3353



Contact Info:



1.0 The Offering

2.0 Property Overview

1. Executive Summary
2. Position and Access
3. Property Overview
4. Financial Overview

3.0 Offering Process





THE OFFERING

THE OFFERING

K2 Commercial Group and Royal LePage Commercial is pleased to offer, on behalf of 2709 Lakeshore Holding Inc. a 6-unit (5-2 Bedrooms, 1-1 bedroom) apartment building with an approved permit to convert the 2-bedroom units to 1-bedroom units for a total of 9-one-bedroom units and 1-two-bedroom unit.. Located in south-east Etobicoke in the vibrant community of Mimico. Situated on a 51 ft by 115 ft site with 2 garages, 3 surface parking spots, and on-site coin operated laundry. This 2 ½ storey multiplex offers low vacancy with significant upside potential for new owners.

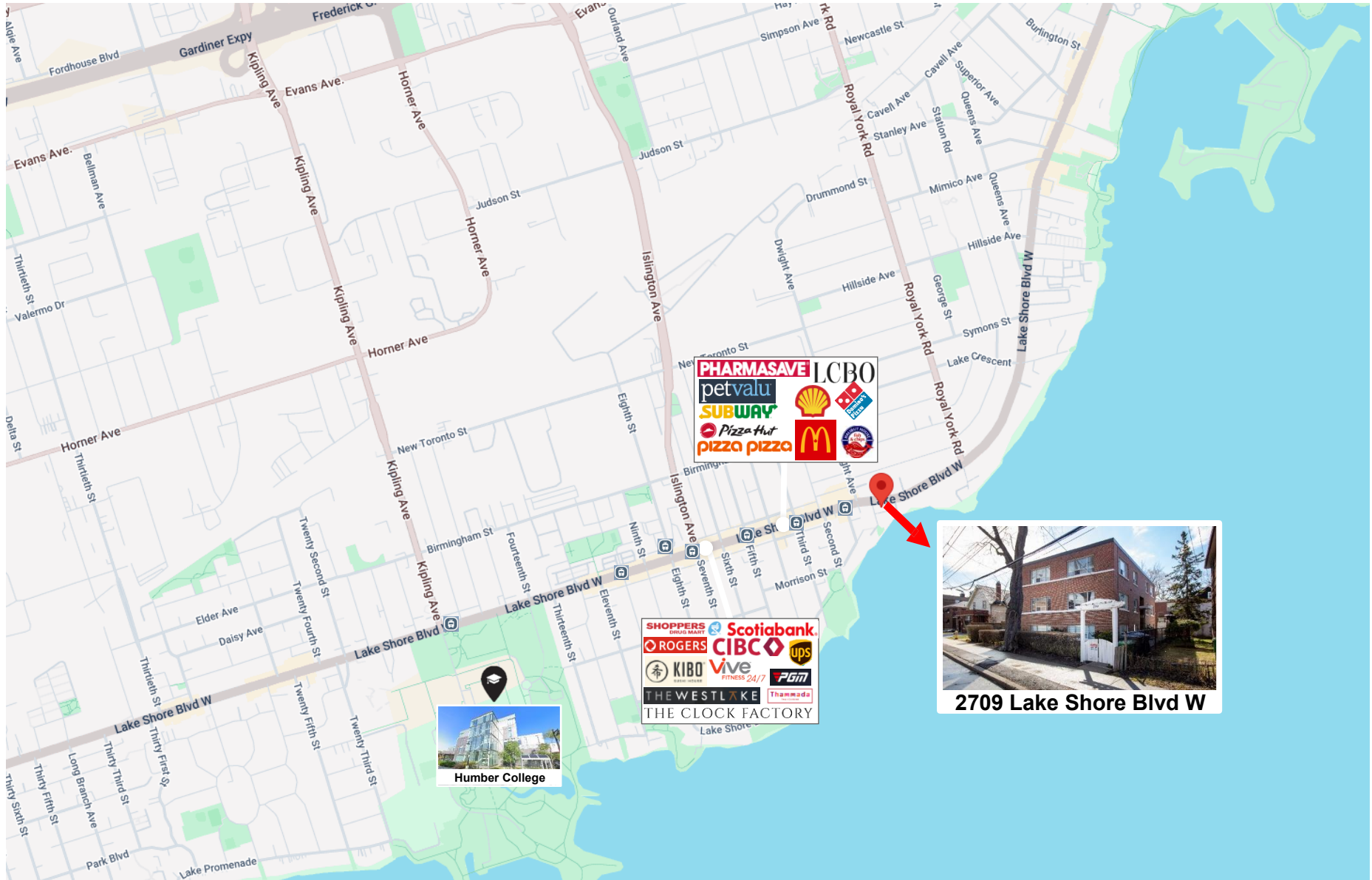
OFFERING PRICE:

\$2,999,900

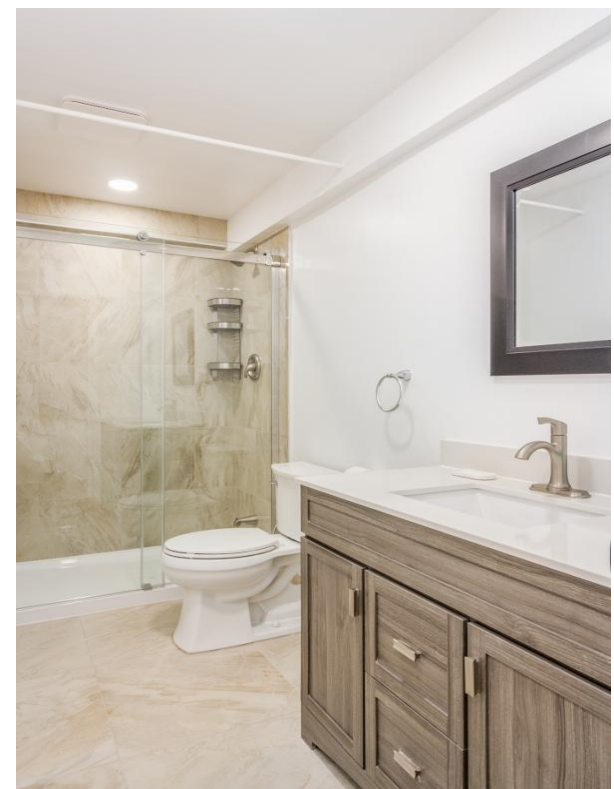
PROPERTY OVERVIEW

Location	Lake Shore Boulevard West and Sand Beach Road
Municipal Address	2709 Lake Shore Blvd W, Toronto, ON M8V 1G6
Legal Description	PCL 555-3, SEC M76 ; PT LT 555, PL M76 , COMM AT THE NW ANGLE OF SAID LT 555; THENCE SLY ALONG THE WLY LIMIT OF SAID LT 555 A DISTANCE OF 115 FT TO A POINT; THENCE ELY IN A STRAIGHT LINE 50 FT MORE OR LESS TO A POINT IN THE ELY LIMIT OF SAID LT DISTANT 115 FT MEASURED SLY THEREON FROM THE NE ANGLE OF THE SAID LT; THENCE NLY ALONG THE ELY LIMIT OF THE SAID LT A DISTANCE OF 115 FT TO THE NLY LIMIT OF SAID LT, BEING THE SLY LIMIT OF THE LAKE SHORE RD; THENCE WLY ALONG THE SAID NLY LIMIT OF SAID
Site Area	5780 sq ft 51.08 ft x 115 ft
Zoning	RA – Residential Apartment
Property	A 6-unit multiplex

MAP LOCATION



GALLERY IMAGES – APARTMENT 1



GALLERY IMAGES – APARTMENT 4



GALLERY IMAGES – APARTMENT 5



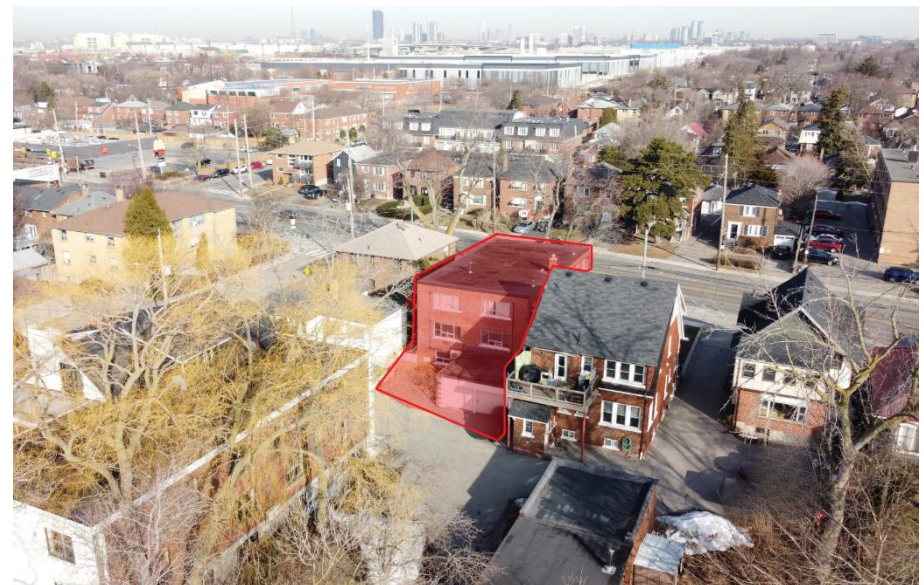
GALLERY IMAGES – INTERIORS



GALLERY IMAGES – EXTERIORS



GALLERY IMAGES – AERIAL





PROPERTY OVERVIEW

PROPERTY AND MARKET OVERVIEW

A rare opportunity to invest in a multiplex with an approved permit for 9-one-bedroom units and 1-two-bedroom unit in south-east Etobicoke. It is currently set up as a 6-unit apartment building. This well-positioned and partially updated building along Lake Shore Blvd W consists of 5-two-bedroom units and 1-one-bedroom unit. It also offers a double garage, 3 surface parking spots and an on-site coin operated laundry. Each unit is separately metered for hydro and is privately owned. The building has a very low vacancy rate with significant upside potential for new owners.

Area of Influences

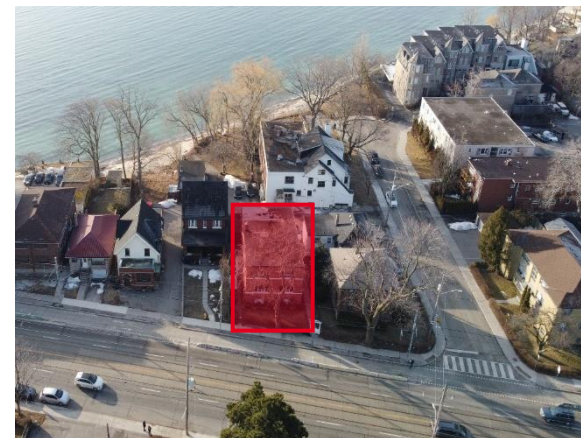
- **Transit:** Mimico GO (5-minute drive). nearest street transit (2-minute walk)
- **Shopping:** CF Sherway Gardens (11-minute drive)
- **Colleges:** Humber College Lake Shore Campus (5-minute drive)



PROPERTY OVERVIEW – POSITION & ACCESS

PROPERTY DESCRIPTION - LOCATION

Site Position	Lake Shore Boulevard West & Sand Beach Road
Public Transit	Nearest street transit is only a 2-minute walk 5-minute drive from Mimico GO Station
Surrounding Property	The property is located in a RA – Residential Apartment zoning neighbourhood. It is surrounded by multi-residential properties and close to the local shops situated on Lake Shore Boulevard W.



SURROUNDING AMENITIES

Schools	<ul style="list-style-type: none"> • 10 Public Schools • 7 Catholic Schools • 4 Private Schools
Parks and Recreation	<ul style="list-style-type: none"> • 2 Playgrounds • 1 Rink • 4 Tennis Courts • 1 Community Centre • 2 Splash Pads • 1 Trail • 1 Fitness/ Weight Room • 1 Gym



Very Walkable

Most errands can be accomplished on foot.



Good Transit

Many nearby public transportation options.



Very Bikeable

Biking is convenient for most trips.

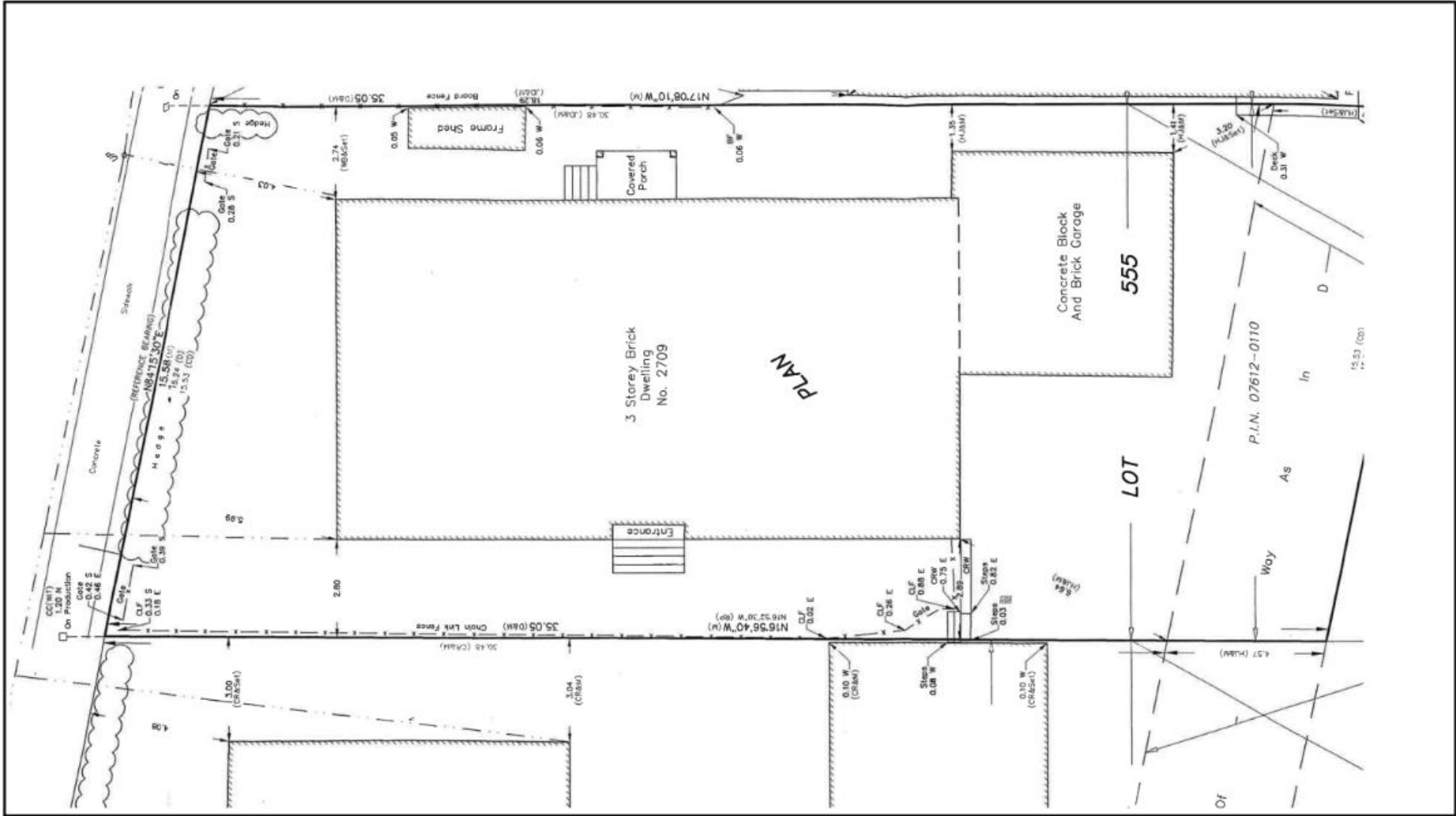
PROPERTY OVERVIEW – BUILDING DESCRIPTION

PROPERTY DESCRIPTION – BUILDING DETAILS

Number of Units	6 Apartment Units
Room Breakdown	5 – two-bedrooms 1 – one-bedroom
Approved Permit	9 – one-bedroom units 1 – two-bedroom unit
Parking	<ul style="list-style-type: none">• Double attached garage (2 spots)• 3 surface parking spots
Laundry	Coin-operated laundry available on-site
Zoning	RA – Residential Apartment
Frontage	51.08 ft
Depth	115 ft
Total Area	5780 sq ft
Property Condition	<ul style="list-style-type: none">• 3 updated units (2-two-bedroom and 1-one-bedroom)• 3 Original two-bedroom units• Updated common areas• Updated coin laundry area
Electrical Services	Hydro is metered separately



PROPERTY OVERVIEW – SITE PLAN



ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY UNLESS APPROVED BY THE CITY AND MUST NOT BE USED FOR ANY CONSTRUCTION BEFORE OBTAINING THE NECESSARY PERMITS. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ENGINEERING AND ARCHITECTURAL INFORMATION INCLUDING STRUCTURAL AND MECHANICAL PERFORM TO COMPLETION OF WORK AND REPORT ANY DISCREPANCIES TO THE CLIENT. ORIGINAL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF IDIM ARCHITECTS INC. AND MUST NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF IDIM ARCHITECTS INC.

DATE:	ISSUED FOR:
December 13, 2021	BUILDING PERMIT

DRAWING TITLE:	SITE PLAN
PROJECT TITLE/ADDRESS:	2709 LAKESHORE BLVD WEST, TORONTO

DRAWN BY:	L.A.
CHECKED BY:	K.I.

SCALE:	1:100
LAST MOODED ON:	December 13, 2021

iDiM ARCHITECTS

IDIM ARCHITECTS INC.
3908 QUIET CREEK DR.
MISSISSAUGA ON, L5M8B5
T: 416-880-3313



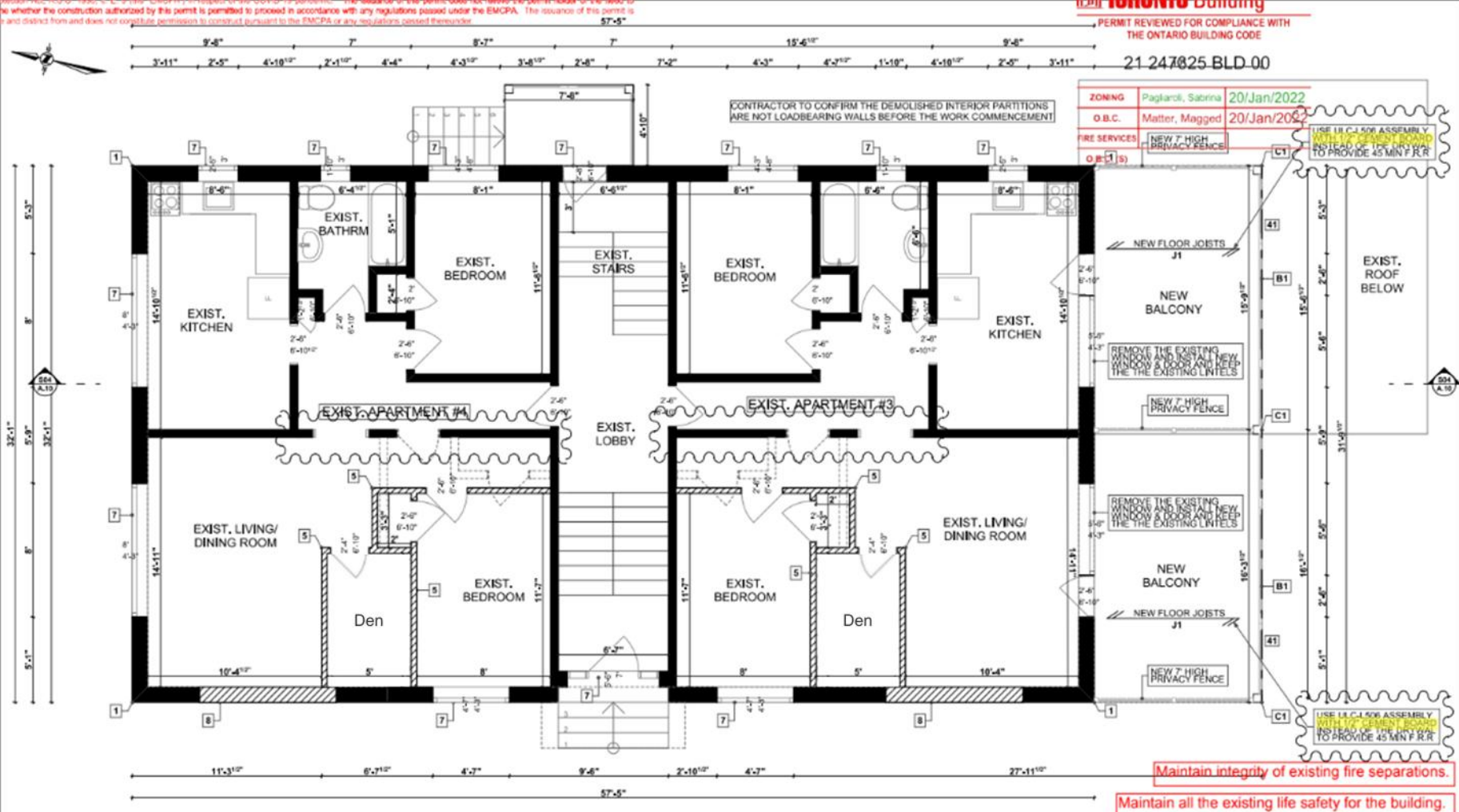
A.01

PROPERTY OVERVIEW – EXISTING 1ST FLOOR

idim **idim** Building

PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE

21-247825-BLD-00



ZONING	Pagliari, Sabrina	20/Jan/2022
O.B.C.	Matter, Magged	20/Jan/2022
FIRE SERVICES	NEW 7' HIGH PRIVACY FENCE	
O.B.C. (S)		

USE 1 1/2" CEMENT BOARD INSTEAD OF THE FLOOR TO PROVIDE 45 MIN F.R.R.

Maintain integrity of existing fire separations.

Maintain all the existing life safety for the building.

ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY UNLESS APPROVED BY B.C.O.F. AND ARE NOT TO BE USED FOR ANY CONSTRUCTION BEFORE THE ISSUANCE OF THE BUILDING PERMIT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF IDIM ARCHITECTS INC. AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT AND/OR BY ANY OTHER PERSON INCLUDING CONTRACTORS WITHOUT WRITTEN PERMISSION.

DATE:	ISSUED FOR:
January 19, 2022	BUILDING PERMIT

DRAWING TITLE:	PROJECT TITLE/ADDRESS:
GROUND FLOOR	2709 LAKES HORE BLVD WEST, TORONTO



DRAWN BY:	SCALE:
L.A.	3/16" = 1'-0"
CHKD BY:	LAST MOODED ON:
K.J.	January 19, 2022

idim ARCHITECTS

IDIM ARCHITECTS INC.
3908 QUIET CREEK DR.
MISSISSAUGA ON, L5M1B5
T: 416-680-3313



A.03

PROPERTY OVERVIEW – EXISTING 2ND FLOOR

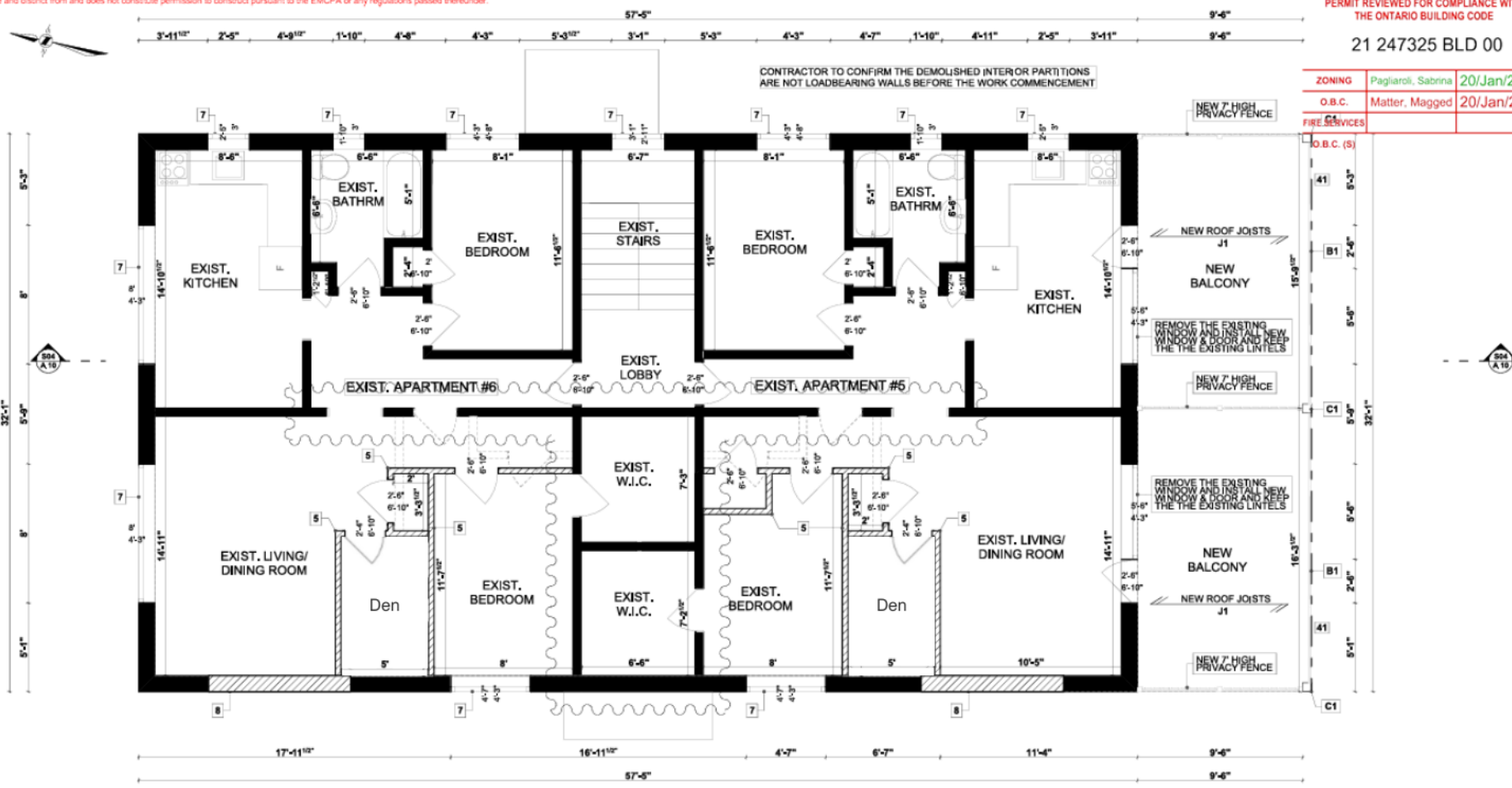
Permit No. 2022-1552 - 2-Store Commercial subject to the E.M.C.P.A. conditions. The issuance of this permit does not waive the permit holder of the need to ensure whether the construction authorized by this permit is permitted to proceed in accordance with any regulations passed under the EMCPA. The issuance of this permit is not distinct from and does not constitute permission to construct pursuant to the EMCPA or any regulations passed thereunder.

idim Building

PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE

21 247325 BLD 00

ZONING	Pagliari, Sabrina	20/Jan/22
O.B.C.	Matter, Maged	20/Jan/22
FIRE SERVICES		

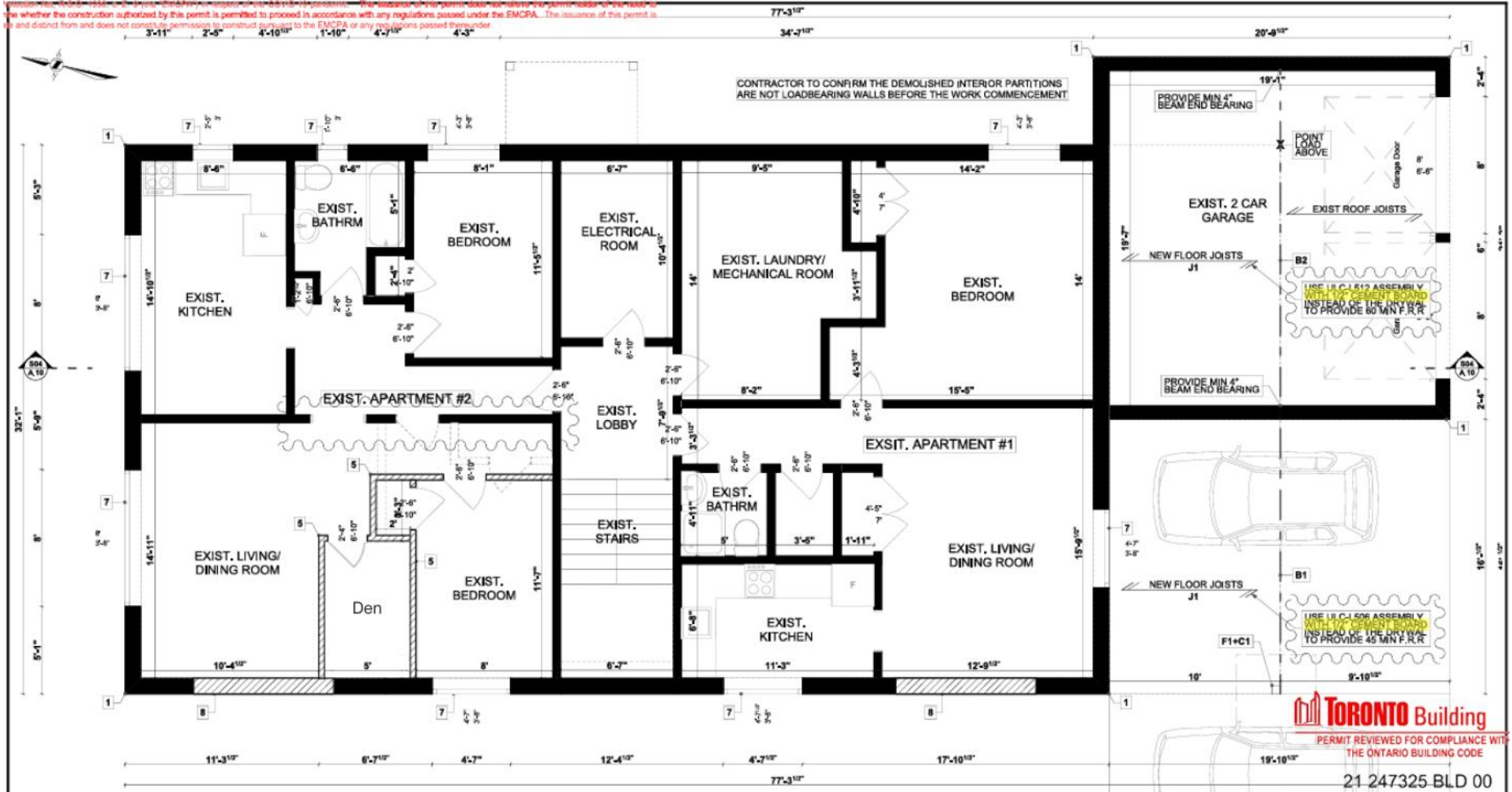


Maintain all the existing life safety for the building.

Maintain integrity of existing fire separations.

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			PROJECT TITLE/ADDRESS: 2709 LAKES HORE BLVD WEST, TORONTO		CHKD BY: K.J.	LAST MODIFIED ON: January 19, 2022				

PROPERTY OVERVIEW – EXISTING BASEMENT



Maintain all the existing life safety for the building.

Maintain integrity of existing fire separations.

Toronto Building
 PERMIT REVIEWED FOR COMPLIANCE WITH
 THE ONTARIO BUILDING CODE
 21 247325-BLD 00

ZONING: Pigiardi, Sabrina 20/Jan/22
 O.B.C.: Matter, Marcel 20/Jan/22

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DATE:	ISSUED FOR:
January 19, 2022	BUILDING PERMIT

DRAWING TITLE:	PROJECT TITLE/ADDRESS:
BASEMENT	2709 LAKES HORE BLVD WEST, TORONTO



DRAWN BY:	SCALE:
LA	3/16" = 1'-0"
CHECK BY:	LAST MODIFIED ON:
K.I.	January 19, 2022

idim ARCHITECTS
 IDiM ARCHITECTS INC.
 3908 QUIET CREEK DR.
 MISSISSAUGA ON L5M8B5
 T: 416-880-3313



PROJECT NO.:	DATE:
A.02	



FINANCIAL OVERVIEW

FINANCIAL SUMMARY – MARKET RENT

The analysis below represents an adjustment for converting the 3-short term rental to traditional rental apartments using market rent while maintaining the current legacy tenants.

2709 Lake Shore		YEAR 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CASH IN FLOWS											
Revenue											
\$2500 air bnb unfurnished	Apt 1-Lower	\$ 26,400.00	\$ 26,928.00	\$ 27,466.56	\$ 28,015.89	\$ 28,576.21	\$ 29,147.73	\$ 29,730.69	\$ 30,325.30	\$ 30,931.81	\$ 31,550.44
	Apt 2-Lower 2 BD	\$ 28,800.00	\$ 29,376.00	\$ 29,963.52	\$ 30,562.79	\$ 31,174.05	\$ 31,797.53	\$ 32,433.48	\$ 33,082.15	\$ 33,743.79	\$ 34,418.67
	Apt 3-Main	\$ 32,400.00	\$ 33,048.00	\$ 33,708.96	\$ 34,383.14	\$ 35,070.80	\$ 35,772.22	\$ 36,487.66	\$ 37,217.42	\$ 37,961.76	\$ 38,721.00
	Apt 4-Main	\$ 30,000.00	\$ 30,600.00	\$ 31,212.00	\$ 31,836.24	\$ 32,472.96	\$ 33,122.42	\$ 33,784.87	\$ 34,460.57	\$ 35,149.78	\$ 35,852.78
	Apt 5 -2nd	\$ 30,000.00	\$ 30,600.00	\$ 31,212.00	\$ 31,836.24	\$ 32,472.96	\$ 33,122.42	\$ 33,784.87	\$ 34,460.57	\$ 35,149.78	\$ 35,852.78
\$2800 air bnb	Apt 6-2nd	\$ 32,400.00	\$ 33,048.00	\$ 33,708.96	\$ 34,383.14	\$ 35,070.80	\$ 35,772.22	\$ 36,487.66	\$ 37,217.42	\$ 37,961.76	\$ 38,721.00
	Laundry	\$ 3,000.00	\$ 3,060.00	\$ 3,121.20	\$ 3,183.62	\$ 3,247.30	\$ 3,312.24	\$ 3,378.49	\$ 3,446.06	\$ 3,514.98	\$ 3,585.28
Total Net Revenue		\$ 183,000.00	\$ 186,660.00	\$ 190,393.20	\$ 194,201.06	\$ 198,085.09	\$ 202,046.79	\$ 206,087.72	\$ 210,209.48	\$ 214,413.67	\$ 218,701.94
Total Inflows		\$ 183,000.00	\$ 186,660.00	\$ 190,393.20	\$ 194,201.06	\$ 198,085.09	\$ 202,046.79	\$ 206,087.72	\$ 210,209.48	\$ 214,413.67	\$ 218,701.94
CASH OUTFLOWS											
Expenses											
	Property Taxes	\$ 8,547.40	\$ 8,718.35	\$ 8,892.71	\$ 9,070.57	\$ 9,251.98	\$ 9,437.02	\$ 9,625.76	\$ 9,818.28	\$ 10,014.64	\$ 10,214.93
	Enbridge Gas	\$ 1,200.00	\$ 1,224.00	\$ 1,248.48	\$ 1,273.45	\$ 1,298.92	\$ 1,324.90	\$ 1,351.39	\$ 1,378.42	\$ 1,405.99	\$ 1,434.11
	Hydro	\$ 1,407.00	\$ 1,435.14	\$ 1,463.84	\$ 1,493.12	\$ 1,522.98	\$ 1,553.44	\$ 1,584.51	\$ 1,616.20	\$ 1,648.52	\$ 1,681.50
	Water	\$ 4,020.00	\$ 4,100.40	\$ 4,182.41	\$ 4,266.06	\$ 4,351.38	\$ 4,438.40	\$ 4,527.17	\$ 4,617.72	\$ 4,710.07	\$ 4,804.27
	Insurance/prof fees	\$ 9,703.00	\$ 9,897.06	\$ 10,095.00	\$ 10,296.90	\$ 10,502.84	\$ 10,712.90	\$ 10,927.15	\$ 11,145.70	\$ 11,368.61	\$ 11,595.98
	Repairs	\$ 3,600.00	\$ 3,672.00	\$ 3,745.44	\$ 3,820.35	\$ 3,896.76	\$ 3,974.69	\$ 4,054.18	\$ 4,135.27	\$ 4,217.97	\$ 4,302.33
	Vacancy Rate (2%)	\$ 2,873.00	\$ 2,930.46	\$ 2,989.07	\$ 3,048.85	\$ 3,109.83	\$ 3,172.02	\$ 3,235.46	\$ 3,300.17	\$ 3,366.18	\$ 3,433.50
	Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Outflows		\$ 31,350.40	\$ 31,977.41	\$ 32,616.96	\$ 33,269.30	\$ 33,934.68	\$ 34,613.37	\$ 35,305.64	\$ 36,011.76	\$ 36,731.99	\$ 37,466.63
NET CASH FLOWS		\$ 151,649.60	\$ 154,682.59	\$ 157,776.24	\$ 160,931.77	\$ 164,150.40	\$ 167,433.41	\$ 170,782.08	\$ 174,197.72	\$ 177,681.68	\$ 181,235.31
NET INVESTMENT (30%)											
NPV										Avg Cash Flow 10 years	\$ 166,052.08
CAP RATE ANALYSIS											
	4%	\$ 4,744,345.17									
	3.75%	\$ 4,428,055.49									
	4%	\$ 4,151,302.02									
	4.50%	\$ 3,690,046.24									
	5.50%	\$ 3,019,128.74									

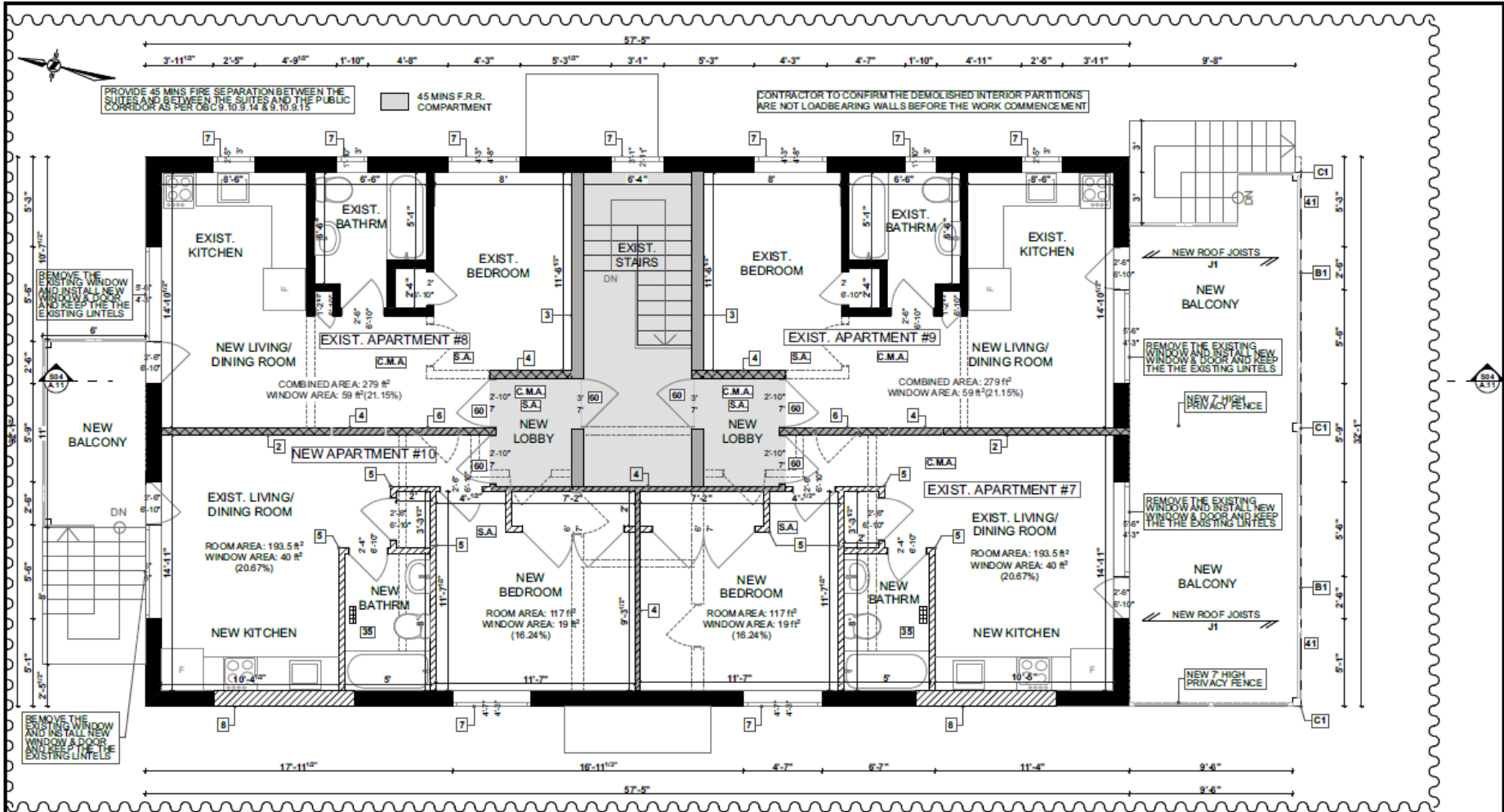
FINANCIAL SUMMARY – PRO FORMA 10 UNITS

The PROFORMA analysis below represents a conversion of all units (permit approved and ready) into 9-one-bedroom units and 1-two-bedroom unit. Stabilized rent per unit is \$2200 and the cost estimated (capitalized) to convert the units is \$250,000.

2709 Lake Shore --PRO FORMA 11 UNITS

CASH IN FLOWS		YEAR 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue											
Apt 1		\$ 26,400.00	\$ 26,928.00	\$ 27,466.56	\$ 28,015.89	\$ 28,576.21	\$ 29,147.73	\$ 29,730.69	\$ 30,325.30	\$ 30,931.81	\$ 31,550.44
Apt 2		\$ 26,400.00	\$ 26,928.00	\$ 27,466.56	\$ 28,015.89	\$ 28,576.21	\$ 29,147.73	\$ 29,730.69	\$ 30,325.30	\$ 30,931.81	\$ 31,550.44
Apt 3		\$ 26,400.00	\$ 26,928.00	\$ 27,466.56	\$ 28,015.89	\$ 28,576.21	\$ 29,147.73	\$ 29,730.69	\$ 30,325.30	\$ 30,931.81	\$ 31,550.44
Apt 4		\$ 26,400.00	\$ 26,928.00	\$ 27,466.56	\$ 28,015.89	\$ 28,576.21	\$ 29,147.73	\$ 29,730.69	\$ 30,325.30	\$ 30,931.81	\$ 31,550.44
Apt 5		\$ 26,400.00	\$ 26,928.00	\$ 27,466.56	\$ 28,015.89	\$ 28,576.21	\$ 29,147.73	\$ 29,730.69	\$ 30,325.30	\$ 30,931.81	\$ 31,550.44
Apt 6		\$ 26,400.00	\$ 26,928.00	\$ 27,466.56	\$ 28,015.89	\$ 28,576.21	\$ 29,147.73	\$ 29,730.69	\$ 30,325.30	\$ 30,931.81	\$ 31,550.44
Apt 7		\$ 26,400.00	\$ 26,928.00	\$ 27,466.56	\$ 28,015.89	\$ 28,576.21	\$ 29,147.73	\$ 29,730.69	\$ 30,325.30	\$ 30,931.81	\$ 31,550.44
Apt 8		\$ 26,400.00	\$ 26,928.00	\$ 27,466.56	\$ 28,015.89	\$ 28,576.21	\$ 29,147.73	\$ 29,730.69	\$ 30,325.30	\$ 30,931.81	\$ 31,550.44
Apt 9		\$ 26,400.00	\$ 26,928.00	\$ 27,466.56	\$ 28,015.89	\$ 28,576.21	\$ 29,147.73	\$ 29,730.69	\$ 30,325.30	\$ 30,931.81	\$ 31,550.44
Apt 10		\$ 28,800.00	\$ 29,376.00	\$ 29,963.52	\$ 30,562.79	\$ 31,174.05	\$ 31,797.53	\$ 32,433.48	\$ 33,082.15	\$ 33,743.79	\$ 34,418.67
Laundry		\$ 3,000.00	\$ 3,060.00	\$ 3,121.20	\$ 3,183.62	\$ 3,247.30	\$ 3,312.24	\$ 3,378.49	\$ 3,446.06	\$ 3,514.98	\$ 3,585.28
Total Net Revenue		\$ 269,400.00	\$ 274,788.00	\$ 280,283.76	\$ 285,889.44	\$ 291,607.22	\$ 297,439.37	\$ 303,388.16	\$ 309,455.92	\$ 315,645.04	\$ 321,957.94
Total Inflows		\$ 269,400.00	\$ 274,788.00	\$ 280,283.76	\$ 285,889.44	\$ 291,607.22	\$ 297,439.37	\$ 303,388.16	\$ 309,455.92	\$ 315,645.04	\$ 321,957.94
CASH OUTFLOWS											
Expenses											
Property Taxes		\$ 8,547.40	\$ 8,718.35	\$ 8,892.71	\$ 9,070.57	\$ 9,251.98	\$ 9,437.02	\$ 9,625.76	\$ 9,818.28	\$ 10,014.64	\$ 10,214.93
Enbridge Gas		\$ 1,200.00	\$ 1,224.00	\$ 1,248.48	\$ 1,273.45	\$ 1,298.92	\$ 1,324.90	\$ 1,351.39	\$ 1,378.42	\$ 1,405.99	\$ 1,434.11
Hydro		\$ 1,407.00	\$ 1,435.14	\$ 1,463.84	\$ 1,493.12	\$ 1,522.98	\$ 1,553.44	\$ 1,584.51	\$ 1,616.20	\$ 1,648.52	\$ 1,681.50
Water		\$ 7,370.00	\$ 7,517.40	\$ 7,667.75	\$ 7,821.10	\$ 7,977.53	\$ 8,137.08	\$ 8,299.82	\$ 8,465.81	\$ 8,635.13	\$ 8,807.83
Insurance/prof fees		\$ 9,703.00	\$ 9,897.06	\$ 10,095.00	\$ 10,296.90	\$ 10,502.84	\$ 10,712.90	\$ 10,927.15	\$ 11,145.70	\$ 11,368.61	\$ 11,595.98
Repairs		\$ 6,600.00	\$ 6,732.00	\$ 6,866.64	\$ 7,003.97	\$ 7,144.05	\$ 7,286.93	\$ 7,432.67	\$ 7,581.33	\$ 7,732.95	\$ 7,887.61
Vacancy Rate (2%)		\$ 5,868.00	\$ 5,985.36	\$ 6,105.07	\$ 6,227.17	\$ 6,351.71	\$ 6,478.75	\$ 6,608.32	\$ 6,740.49	\$ 6,875.30	\$ 7,012.80
Capitalized costs		\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Total Outflows		\$ 65,695.40	\$ 66,509.31	\$ 67,339.49	\$ 68,186.28	\$ 69,050.01	\$ 69,931.01	\$ 70,829.63	\$ 71,746.22	\$ 72,681.15	\$ 73,634.77
NET CASH FLOWS		\$ 203,704.60	\$ 208,278.69	\$ 212,944.27	\$ 217,703.15	\$ 222,557.21	\$ 227,508.36	\$ 232,558.53	\$ 237,709.70	\$ 242,963.89	\$ 248,323.17
NET INVESTMENT (30%)											
NPV										Avg Cash Flow 10 years	\$ 225,425.16
CAP RATE ANALYSIS											
	4%	\$ 6,440,718.75									
	3.75%	\$ 6,011,337.50									
	4%	\$ 5,635,628.90									
	4.50%	\$ 5,009,447.91									

PROPOSED 10 UNITS—2ND FLOOR



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DATE	ISSUED FOR:
August 23, 2022	BUILDING PERMIT

DRAWING TITLE
SECOND FLOOR
PROJECT REFERENCE:
2709 LAKES HORE BLVD WEST, TORONTO

DRAWN BY	SCALE:
LA	3/16" = 1'-0"
CHKD BY	LAST MODIFIED ON:
K.J.	August 23, 2022

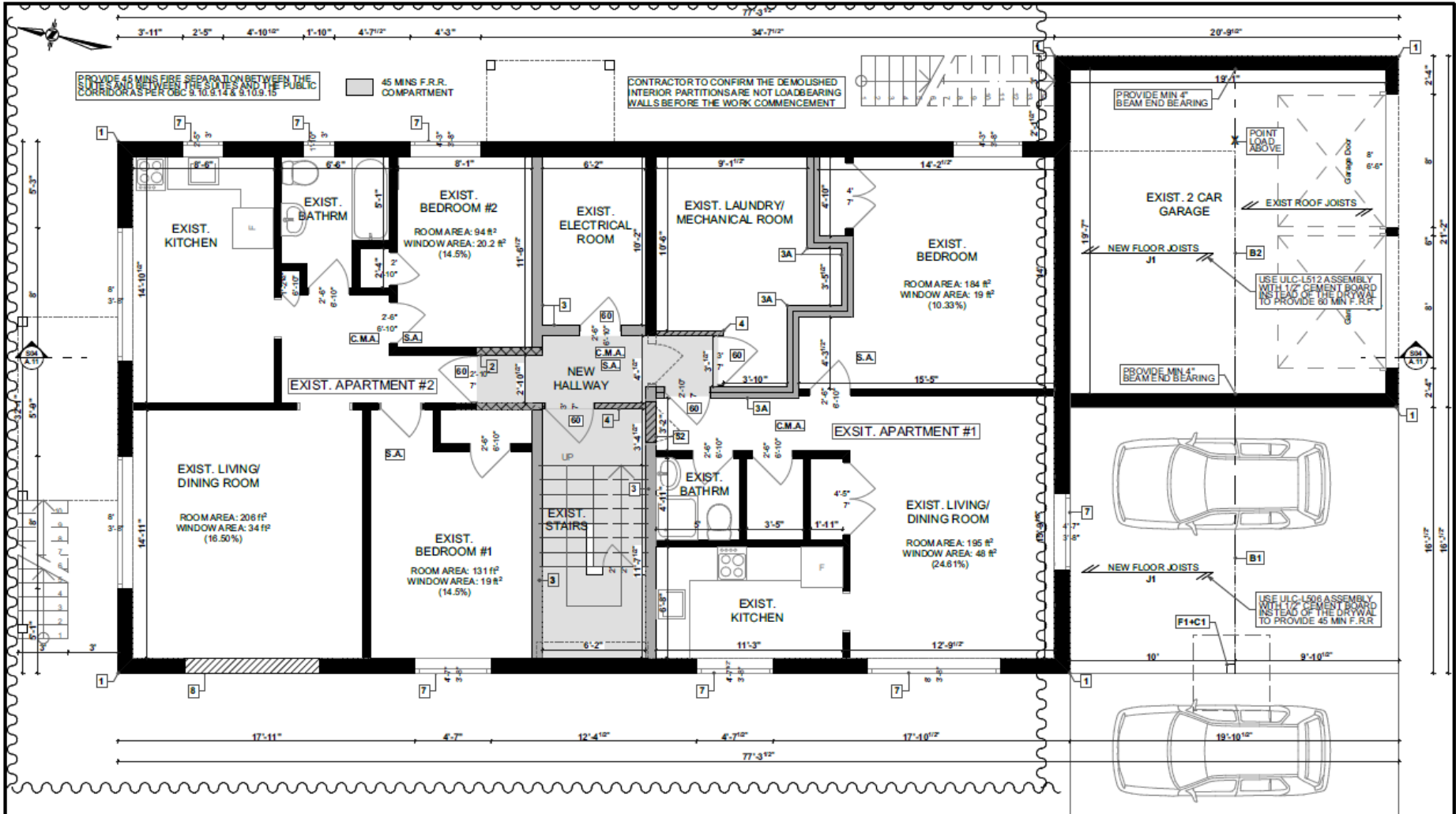
idim ARCHITECTS

IDIM ARCHITECTS INC.
3908 QUJET CREEK DR.
MISSISSAUGA, ON L5M8B5
T: 416-880-3313



A.04

PROPOSED 10 UNITS—BASEMENT



<small>ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY UNLESS APPROVED BY THE CITY AND MUST NOT BE USED FOR ANY CONSTRUCTION PURPOSES UNLESS APPROVED BY THE CITY. PERMITS AND CODES MUST BE MET BY ALL. STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE BY-LAWS. DESIGN DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF IDIM ARCHITECTS INC. AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF IDIM ARCHITECTS INC.</small>	DATE: August 23, 2022	ISSUED FOR: BUILDING PERMIT	DRAWING TITLE: BASEMENT	DRAWN BY: LA	SCALE: 3/16" = 1'-0"	idim ARCHITECTS	IDIM ARCHITECTS INC. 3908 QUIET CREEK DR. MISSISSAUGA, ON L5M8B5 T: 416-880-3313	ONTARIO ASSOCIATION OF ARCHITECTS <small>KNOWLEDGE WITH INTEGRITY</small> LICENSE 0003	A.02
	PROJECT TITLE/ADDRESS: 2709 LAKES HORE BLVD WEST, TORONTO	CHECK BY: K.J.	LAST MODIFIED ON: August 23, 2022						



OFFERING PROCESS

OFFERING PROCESS

OFFERING MEMORANDUM (OM)

This **Offering Memorandum (OM)** has been provided to parties who have expressed an interest in investigating the property to determine whether they wish to proceed with an offer submission.

While the information contained in this OM has been obtained from various sources that we consider as being reliable, neither the Seller nor Royal LePage Real Estate Services (the Advisor) make any representations, declarations or warranties expressly or implied, as to the accuracy or completeness of the information contained herein. Both the Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications and such information or statements should not be relied upon by prospective buyers who are strongly advised to complete independent investigation and verification before submitting an offer. The Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications which have been provided to the prospective buyer.

The OM has been provided to interested parties for information purposes only and on the understanding that interested parties will use the OM for the purposes set out herein and upon and subject to the terms of the Confidentiality Agreement (CA). The Seller and the Advisor are under no obligation to provide the recipient with access to additional information.

Both the Seller and the Advisor strongly advise prospective buyers to conduct their own independent investigations and verification of the information provided herein, and should seek advice from planning, engineering, environmental, legal, accounting, and tax, and other industry professionals prior to submitting an offer on the property.

CONFIDENTIALITY

Prior to receiving access to the data room, prospective buyers agree to executed a CA and, pursuant to the CA, agree to hold and treat this OM and its contents and the details contained within the data room in the strictest confidence. Parties who have received the OM and access to the data room, and professionals who may be assisting these parties in their property investigations, will not, except as outlined in the CA, disclose or communicate any of the contents of the OM and data room to any person, firm, or entity without the prior written consent of the Seller.

OFFERING PROCESS

Offers will be considered when submitted. Please allow Two (2) days irrevocable period.

Offers may be submitted electronically or in hard copy to:

Royal LePage Real Estate Services

Ian Wilson, MBA

3031 Bloor Street West

Toronto, On, M8X 1C5

416-458-8498

iwilson@royallepage.ca

SUBMISSION GUIDELINES

Offers and supporting documentation should include the following:

- The purchase Price
- Indication of the conditions and due diligence and closing timelines;
- The name of the beneficial owners

The seller reserve the right to remove the offering from the market and to alter the offering process, as described above, at it's sole and absolute discretion.

SALE CONDITIONS

The property and all fixtures included are to be purchased on an "as is, where is" basis and there is no warranty, express, or implied, as to title, description, condition, cost, size merchantability, fitness for purpose, quantity, or quality thereof. Information relating to the property provided by the Advisor has been provided solely for the convenience of the prospective buyer and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between the seller and the buyer.

ADVISOR REPRESENTATION

The Advisor is acting solely as the agent for the Seller. All enquiries should be directed to one of the individuals identified below at Royal LePage Real Estate Services, as Advisor for the Seller:

Ian Wilson, MBA

Managing Director
K2 Commercial Group

iwilson@royallepage.ca

O: 416.236.1871
C: 416.458.8498



John Morrison

Sales Representative
K2 Commercial Group

john.morrison@royallepage.ca

O: 416.236.1871
C: 416.230.3353

INTERESTED PARTIES MUST OBTAIN CONSENT FROM THE ADVISOR BEFORE WALKING THE PROPERTY. FURTHER, INTERESTED PARTIES MUST NOT APPROACH ANY OF THE TENANTS.



Ian Wilson, MBA

Managing Director
K2 Commercial Group
iwilson@royallepage.ca
(416)-458-8498



John Morrison

Sales Representative
K2 Commercial Group
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(416)-230-3353

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