

CENTO CAPITAL

PRESENTED BY
CENTO CAPITAL

AT A GLANCE

PERMIT **APPROVED** FOR ADDITIONAL UNIT

\$1.999M

PURCHASER PRICE

\$2.85M

**APPRAISED VALUE
PRIOR TO ADD. UNIT**

\$147,000

GROSS INCOME

RESIDENTIAL **TENANT-PAID UTILITIES -
MINIMAL COSTS TO OWNER**

STRONG COMMERCIAL TENANTS



KEY POINTS

2 YEAR LONG STANDING COMMERCIAL TENANT

Two well established local commercial tenants secured in long term leases, providing consistent rental income.

REBUILT UNITS

3 renovated residential units, increasing substantial value-add and appreciation to the building. The newly completed units have returned peak market rental incomes due to finishes and limited inventory.

HIGH DEMAND LOCATION

Throughout the process of finding leases we had over 40 applicants indicating a high demand in the location

TURNKEY ASSETS

The property is a turnkey asset, fully stabilized and ready to generate immediate income with minimal additional investment or management required.



CENTO CAPITAL

56 NORFOLK ST S, SIMCOE

PRO FORMA

Address 56 Norfolk St S., Simcoe

FINANCIAL INFORMATION

Value @ 5.90% cap \$1,999,903.07

(+) INCOME	Beds	Monthly	YEARLY
YummyFreeze		\$1,300	\$15,600
BeautyBar		\$950	\$11,400
Unit 1	1	\$550	\$6,600
Unit 2	2	\$1,800	\$21,600
Unit 3	2 or 3	\$2,150	\$25,800
Unit 4	2	\$1,850	\$22,200
Unit 5	2	\$1,800	\$21,600
Ground Floor	2	\$1,850	\$22,200
Additional Unit - Bach	0	\$0	\$0 Add Value - Permit Approved

TOTAL GROSS \$147,000

Vacancy 2.00% \$2,940

Effective Gross Income \$144,060

EXPENSES OF LANDLORD

Property Taxes \$776 \$9,311

Insurance \$706 \$8,474

Utilities \$150 \$1,800

R&M ** 2.00% \$240 \$2,881

Management 2.50% \$300 \$3,599

Operating Expenses \$2,172.07 \$26,065

Net Operating Income \$117,995

Monthly Cash Flow \$9,833

	1 year	2 year	3 year	4 year	5 year
Property Appreciation @ 3%	\$1,999,903	\$2,059,900	\$2,121,697	\$2,185,348	\$2,250,909

** Set aside for repair



CENTO CAPITAL

PROPERTY

LOCATED IN DOWNTOWN CORE



CIVIC ADDRESS
56 Norfolk St S,
Simcoe, N3Y 2W2



LOT SIZE
112' x 81'



PARKING
10 Parking Spaces
at the Rear

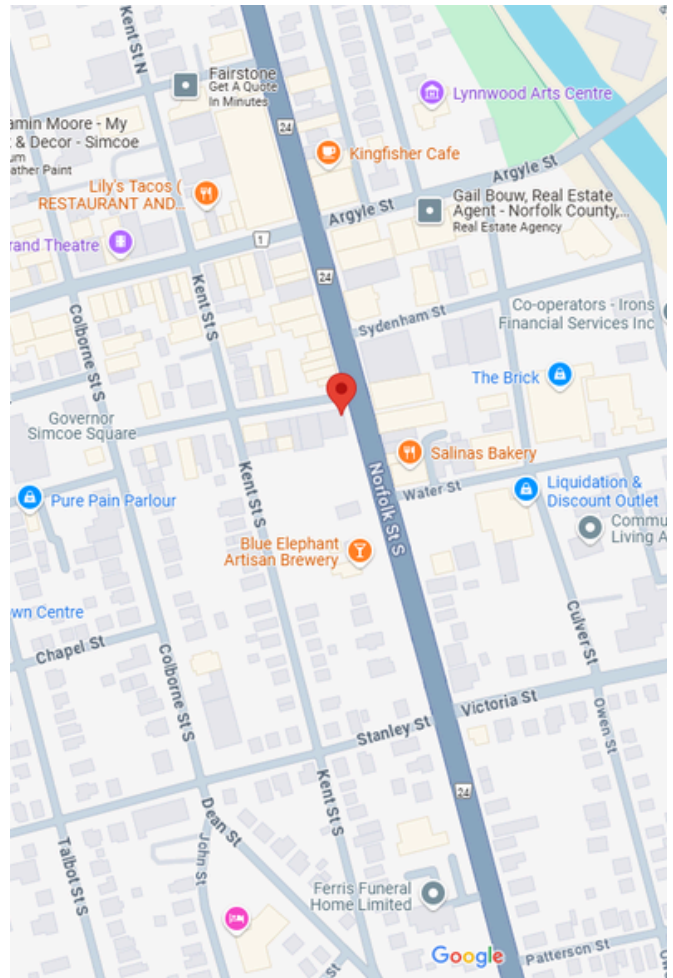


CURRENT USE
Mixed Use

56 Norfolk Street South in Simcoe, Ontario, is a prominent mixed-use property situated on the town's main thoroughfare, Norfolk Street South. The building has been recently renovated and comprised of 8 units, making it a significant investment opportunity in one of Simcoe's prime locations. Permit approved for one additional unit to provide value add opportunity.

ZONING

The subject property is zoned Commercial and Mixed Use which permits Apartment, Professional Office, Restaurant, Hotel, Medical Clinic, Retail, Theatre





BUILDING PERMIT



Building Permit PRBD20251276

This permit is issued pursuant to the Building Code Act, S.O. 1992, c.23.
Issue date: September 25, 2025

PROPERTY INFORMATION

ADDRESS 64 NORFOLK STREET SOUTH
ROLL NO. 3310401011138000000
LEGAL DESCRIPTION PLAN 182 BLK 103 PT LOT 9 PT, LOT 10 RP 37R2526 PARTS 1 TO, 3 8, CORNER, 0.14AC 122.00FR D
ZONING CBD - Central Business District [1-Z-2014]

PURPOSE OF CONSTRUCTION

CONVERSION OF PARTIAL MAIN FLOOR COMMERCIAL SPACE TO BACHELOR APARTMENT

PERMIT INFORMATION

CURRENT USE	COMM	CONSTRUCTION TYPE	310-Apartment, apartment building, duplex, triplex, quadruple
PROPOSED USE	APARTMENT	COST OF CONSTRUCTION	\$75,000.00

CONTACT INFORMATION

OWNER	56 NORFOLK STREET SOUTH INC 87 ACREDALE DR CARLISLE, ON L0R 1H2	APPLICANT	Quinton Jarvis 27 Metcalfe St E Strathroy, ON N7G 1N9
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COMMENTS

Inspection requests: 226-NORFOLK, 226-667-3655 extension 4677 (INSP), inspections@norfolkcounty.ca, or Online Portal.

No person shall construct or demolish a building or cause a building to be constructed or demolished unless a permit has been issued therefore by the chief building official.

Except as authorized by the building code, a person shall not occupy or use a building or part of a building that is newly erected or installed or permit it to be occupied or used until a permit has been issued therefore by the chief building official.

Neither the issuance of this permit nor the carrying out of inspections by Norfolk County shall relieve the owner or contractor from full responsibility for compliance with all applicable statutes, regulations and by-laws, and with all agreements entered into by the owner or applicable said lands, pursuant to statutory law.

Subject to the provisions of the Building Code Act, the chief building official may revoke a permit issued under this Act if it was issued on mistaken, false or incorrect information; if, after six months after its issuance, the construction or demolition in respect of which it was issued has not, in the opinion of the chief building official, been seriously commenced; if the construction or demolition of the building is, in the opinion of the chief building official, substantially suspended or discontinued for a period of more than one year; if it was issued in error; if the holder requests in writing that it be revoked; or if a term of the agreement under clause 8.(3)(c) has not been complied with.

Pursuant to subsection 13.(1) of the Building Code Act, persons to whom this building permit is issued are instructed **NOT TO COVER CONSTRUCTION UNTIL THE REQUIRED INSPECTIONS HAVE BEEN COMPLETED AND APPROVED BY A NORFOLK COUNTY BUILDING INSPECTOR AS LISTED IN BY-LAW 2008-174 AS AMENDED.**

I have read and understand the above.

ISSUED BY: Scott Northcott

AS PER:

Signature of owner or authorized agent

Date

Signature of building inspector

Fritz R. Enzlin CBCO, CRBO
Chief Building Official
Director, Building

Community and Development Services- Building Department
12 Gilbertson Drive, Simcoe, Ontario, Canada, N3Y 4N5 - 519-426-5870 | 226-NORFOLK Extension 6016





APPRAISAL

28

FINAL ESTIMATE OF MARKET VALUE

The Direct Comparison and Income approaches to value have been applied to the appraisal of the subject property (as detailed in the body of this appraisal report) It is noted that both of the valuation methodologies applied are based on income metrics. The market value of the subject property is estimated as follows:

Direct Comparison Approach	\$2,755,000
Income Approach	\$2,910,000
✕ Estimated Market Value	\$2,832,500

The results of the application of the Direct and Income approaches to value vary by 5.63% which is within what is considered to be an acceptable margin of variance. Accordingly, the market value of the subject property as though complete as of the effective date of this appraisal report is estimated to be \$2,850,000.

TWO MILLION EIGHT HUNDRED AND FIFTY THOUSAND DOLLARS
(\$2,850,000)

Dated: May 30, 2025

Signed

Ernie Szpivak, AACI, P.App, AIMA
Accredited Appraiser





UNLOCKING VALUE, BUILDING FUTURES

Cento Capital was built after accumulating years of experience in the construction, and real estate industry with the desire of adding value to often overlooked real estate in the province of Ontario.

At Cento Capital we firmly believe that there are opportunities all around where we can add value through proper planning, evaluation, commitment and hard work. Before each of our acquisitions our team meets to answer these important questions to ensure the success in our projects

- Is the region growing?
- Can we add value?
- Is the property generating income?
- Can we improve its income generating capabilities?

Cento Capital is a Canadian registered company currently operating in Ontario and with a vision to expand to the rest of Canada, the United States and Europe. Our vision is, as our name suggests, to own 100 commercial and residential properties worldwide.

FOLLOW OUR JOURNEY



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www.CentoCapital.ca



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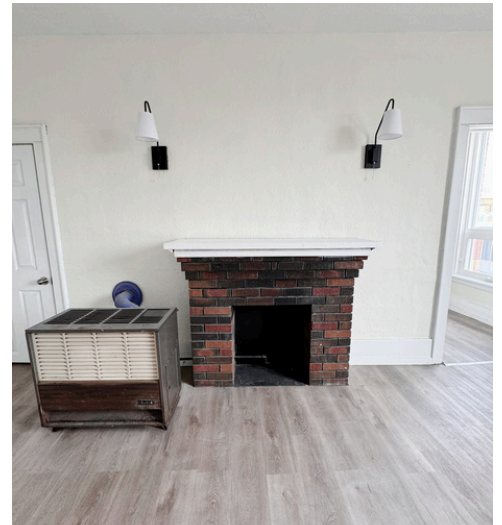
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CENTO CAPITAL

CONTACT



CONTACT US

FOR MORE INFORMATION



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THANK YOU