

Prepared by CLIVE LEVITT, Salesperson
RE/MAX COMMERCIAL ADVISORS INC., BROKERAGE
 302 Bridgeland Ave Unit 100, Toronto, ON M6A1Z4
 416-907-8228
 5/4/2009 4:50:41 PM



176 Royal York Rd	List: \$795,000 For Sale
Toronto, Ontario M8V2V6 Dist: W06	Map: 119-9-U Sale
Dir/Cross St: Royal York & Evans	DOM: 38 Last Status: Sc
	Taxes: \$0/2008/Annual
Investment	Lease Term:
Apartment	Holdover: 180
Apts-2 To 5 Units	SPIS: N
Possession: Immediate	Franchise:
Commercial Condo Fees:	

MLS#: W1588709 Seller: 1631591 Ontario Inc. Contact After Exp: N
 PIN#:

Total Area: 6,000 Sq Ft
Ofc/Apt Area: 0 Sq Ft
Indust Area: 0 Sq Ft
Retail Area: 1,400 Sq Ft
Apx Age:
Volts:
Amps:
Zoning: Commercial
Truck Level:
Grade Level:
Drive-In:
Double Man:
Clear Height:
Sprinklers: N
Heat: Gas Hot Water

Survey:
Lot/Bldg/Unit/Dim: 50X120 Feet Lot
Lot Irreg:
Crane:
Bay Size:
%Bldg:
Washrooms: 0
Water: Municipal
Water Supply:
Sewers: Sanitary
A/C: N
Utilities: Y
Garage Type: Outside/Surface
Park Spaces: #Trl Spc:

Major Highway
 Public Transit
Soil Test:
Outside Storage:
Rail: N
Basement: Y
Elevator:
UFFI:
Assessment:
Chattels:
LLBO:
Days Open:
Hours Open:
Employees:
Seats:

Bus/Bldg Name:	For Year:	Financial Statement:
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	- Vacancy Allow:
Mgmt:	Water:	- Operating Exp:
Maint:	Other:	= Net Income B4 Debt:
		Est Value Inv At Cost:
		Com Area Upcharge:
		Percentage Rent:

Remarks For Clients: Exceptional Investment Corner Available + 20 Ft Wide Adjacent Building Lot For Future Development. Very Well Located Income Property. Easy Access To Gardner Expressway, Lake Shore West And Mimeco Go Station. Close To Schools, Park And Lake Ontario. Access To Property From Royal York And Macdonald.

Remarks for Brokerages: Please Do Not Disturb Tenants. Apartments Will Be Shown After Accepted Offer. All Appointments Throught Listing Agent.

Mortgage Comments:

RE/MAX COMMERCIAL ADVISORS INC., BROKERAGE 416-907-8228 Fax: 416-907-8227
 302 Bridgeland Ave Unit 100, Toronto M6A1Z4
 CLIVE LEVITT, Salesperson 416-907-8224
 NEIL H WARSHAFSKY, Broker of Record 416-907-8001

Contract Date: 3/27/2009	Condition: Inspections & Financing	Appts: Lb
Expiry Date: 5/31/2009	Cond Expiry: 6/15/2009	Ad: Y
Last Update: 5/1/2009	CB Comm: 2.5% -\$500 Marketing Fee	Escape: 36
		Original \$: \$795,000

176 ROYAL YORK ROAD, TORONTO
Stabilized Net Income Statement for 2009

<u>Description</u>	<u>Monthly</u>	<u>Year</u>	
Retail Store	\$2,200	\$26,400	Hasty Market
Apartment 4	\$800	\$9,600	1 Bed Room & Living Rm
Apartment 3	\$900	\$10,800	1 Bed Room & Living Rm
Apartment 2	\$800	\$9,600	1 Bed Room & L. R. & Balc.
Apartment 1	\$1,000	\$12,000	3 Bed Room & Living Rm
Unit B1	\$900	\$10,800	Hasty Market
Unit B2 *	\$900	\$10,800	Commercial
Laundromat Income	\$175	\$2,100	
Total Gross Income	\$7,675	\$92,100	
Expenses			
Hydro, Gas, Water, Insurance & Tax	\$1,859	<u>\$22,306</u>	
<u>STABILIZED NET INCOME</u>		<u>\$69,794</u>	

* Under renovation, to be leased

Hasty Market pays for utilities & maintenance + rent.

Hasty Market rent includes: Property Tax, Premises Insurance & Water

Lease ends 30 September 2010. Tenant has an option to renew lease for 2 x 5 year terms

Apartment rent includes Property Tax.

2008 Property Tax = \$9,212.95

The Property was renovated in 2005 and updated to meet the requirements of the Toronto Fire Code.

The Property has additional vacant Land with dimensions of: 20 ft. x 125 ft on the north side of the building. Subject to zoning requirements, this can be used for additions to the existing Commercial and Residential uses.



302 Bridgeland Avenue, Suite 100, Toronto, M6A 1Z4
 Direct 416 907 8224 P 416 907 8008 F 416 907 8227

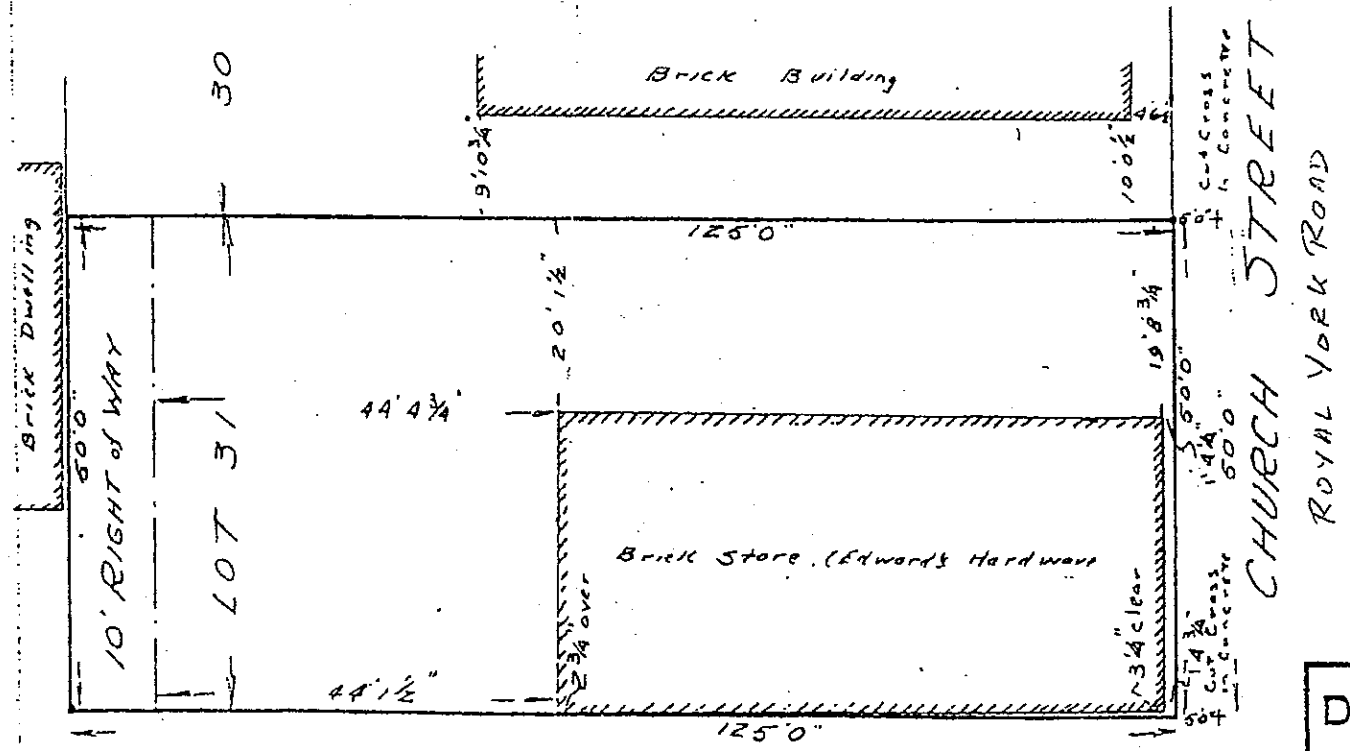
The information contained herein has been provided to RE/MAX Commercial Advisors Inc. by others.

We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer

and to provide for sufficient due diligence in an Offer. The information contained herein may change from time to time without notice.

The property may be withdrawn from the market at any time without notice.

PLAN SHOWING
 LOT 31 PLAN M76 LAND TITLES OFFICE TORONTO
 TOWN of MIMICO
 COUNTY of YORK



76 ROYAL Y. RD LOT 51
 2B 121' C - MIMICO B/2

Edwards Hardware
 176 Church Street
 Mimico Ont

MACDONALD STREET

DUNNING
 ONTARIO LA
 1231. THE Q
 TORONTO 18
 PER *S. T.*
 DATE *7/2*