

408 BLOOR STREET EAST

Oshawa

20 January 2010

22 Suites @ \$64,772

\$1,425,000

Cap Rate of 7.5%



VENDOR 172252 ONTARIO INC
President: Donetta Duggan, 7 Lincolnville Lane, Stouffville, L4A 7X4, 905-640-5306 (home).

PURCHASER 2228522 ONTARIO LIMITED
Officer: Kamal Berrada, c/o Maxwell Building Services, 1315 Lawrence Avenue East, Suite 207, Toronto, M3A 3R3, 416-449-9019, www.maxwellbuilding.ca.
Maxwell was in the business of concrete repair and building maintenance.

REGISTRY DETAILS File D-10005
PIN: 16372-0094.
AR: 18-13-040-019-14000.
Part of Block E, Plan 258 & Part of Normandy Place, Plan 167 (As in Instrument D-443878).

LAND AREA 0.68 acre - 0.275 hectare. Frontage of 116 feet in the long block east of Ritson Road, extending north 290 feet to an exposure on the Highway 401 freeway.

BUILDING	Age	1987	SUITES:	
	Storeys	3	Bachelor	0
	Parking: Surface	35	1-Bedroom	5
	Parking: Underground	0	2-Bedroom	17
	Elevators	no	3-Bedroom	0
	Suites Per Typical Floor	8	TOTAL	* 22
	Suites below Grade	6		

* A 23rd suite was reported to be under construction in 2009.

This modest walk-up building was located on downscale Bloor Street, but was exposed also to some of the traffic noise of Highway 401. It was faced with now-greying light yellow stucco and had a peaked roof that was refaced in 2006. There were modern window frames and plentiful surface parking. On the west side of the property, a townhouse development was under construction in early 2010.

At the time of our post-sale visit, the pavements were in poor condition, trash was seen on the grounds and the building's walls were in need of cleaning.

BROKER Skyview Realty: Eric Wyckoff, 416-444-6545. The asking price in May 2009 was \$1,575,000.

SALE PRICE	\$ 298,182	Cash
	\$ 996,818	Existing Mortgage: Due in February 2011. Interest rate of 4.61%. Monthly P&I of \$5,780.68.
	\$ 130,000	VTB. Due 1 Jan 2011 Term 1 year
		Payment Amt \$433.33 Frequency monthly
		Composition I only Interest Rate 4%
		Calc Period monthly I-Free Period nil
	
	\$ 1,425,000	TOTAL

PREVIOUS SALES	\$ 1,325,000	February 2007
	\$ 990,500	September 2000
	\$ 725,000	November 1994

I N C O M E

22 Suites

For the Year 2009

Gross Revenue	\$225,497	At 100% Occupancy <i>Average of \$854/suite/month</i> <i>Includes laundry & parking revenue, if any.</i>
Effective Gross Revenue	218,732	After a 3% Vacancy Allowance
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Operating Costs	39,968	Realty Taxes \$1,817 /suite
	1,799	Insurance 82
	5,816	Heat 264
	8,725	Water 396
	20,382	Power 926
	13,800	Repair & Maintenance 627
	6,524	Management: 3% 297
	15,000	Wages & Other 682
	112,014	TOTAL 5,092
	51%	<i>Of Effective Gross Revenue</i>
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Net Income	106,718	NET OPERATING INCOME
	7.5%	<i>Yield on Sale Price of \$1,425,000</i>
	- 74,568	Mortgage P & I
	32,150	CASH FLOW
	10.8%	<i>Yield on Equity of \$298,182</i>
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Source: Broker's presentation.