

3018- 3020 – Dundas St West

Investment Opportunity

Location

The Property 3018-3020 Dundas St West is located west of Keel St in the Junction and is within walking distance of the Subway and High Park

Building:

The unit mix is as follows:

- 2 retail commercial space
- 4 one bedroom units building

Parking will be provided via six (6) surface level parking spaces at the rear of the building.

Details

| | |
|----------------|--|
| Lot Size: | 5,190 sq.ft. |
| Frontage: | 30 ft. |
| Depth: | 173 ft. |
| Zoning: | MRC 2.5 (C1.0, R2) SS2 |
| Official Plan: | Mixed Use Area |
| Parking: | Lane Access at Rear of Property for six cars |

Current Building

| | |
|---------------------|--------------|
| Non-Residential GFA | 2,457 sq.ft. |
| Residential GFA | 2,457 sq.ft. |
| Total Net GFA | 4,914 sq.ft. |

| | |
|-------------------|----------------------|
| Net Income | \$51,669 |
| Taxes | \$19,692 2015 |

Legal Description Pt Lot 62 Plan 603 West R\Toronto Junction PT Lot 1& 2, 63R493
City of Toronto

Offered At - \$1,850,000

Contact :Fred Dyer Broker

Sutton Group Realty Systems Inc. 416-762-4200

Current Income

3018 & 3020 Dundas St West

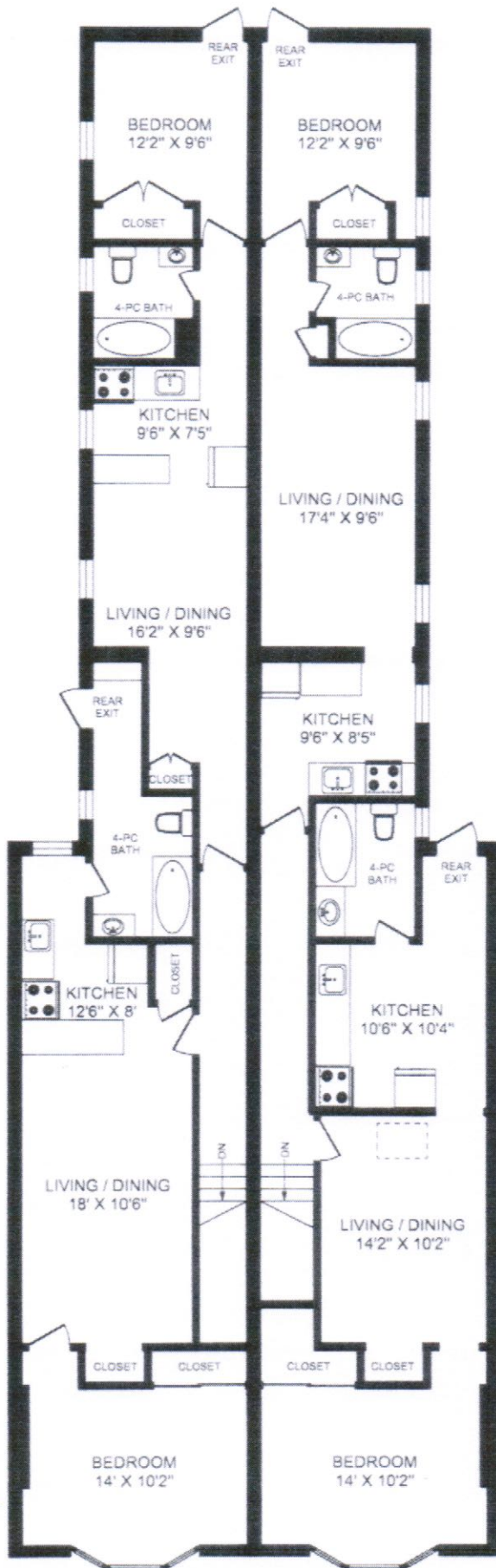
| Lot size | 3020 3018 | 15 x 173 ft | | Sq FT | rent /sf |
|--------------|--------------|--------------|-------------|-------|----------|
| | | Annual | Monthly | | |
| Rent 3018 | Store | \$ 24,000.00 | \$ 2,000.00 | 1260 | \$ 19.05 |
| | Apt 1 | \$ 9,600.00 | \$ 800.00 | 600 | \$ 16.00 |
| | Apt 2 | \$ 10,200.00 | \$ 850.00 | 600 | \$ 17.00 |
| Rent 3020 | Store | \$ 19,800.00 | \$ 1,650.00 | 1260 | \$ 15.71 |
| | Apt 1 | \$ 9,900.00 | \$ 825.00 | 600 | \$ 16.50 |
| | Apt 2 | \$ 10,548.00 | \$ 879.00 | 600 | \$ 17.58 |
| Gross Income | | \$ 84,048.00 | \$ 7,004.00 | 4,920 | \$ 17.08 |

operating expenses

| | |
|----------------------|--------------|
| insurance | \$ 3,630.96 |
| property taxes | \$ 19,692.78 |
| water | \$ 2,047.08 |
| hydro (lan | \$ 2,278.63 |
| Gas (landlord cost) | \$ 4,729.35 |

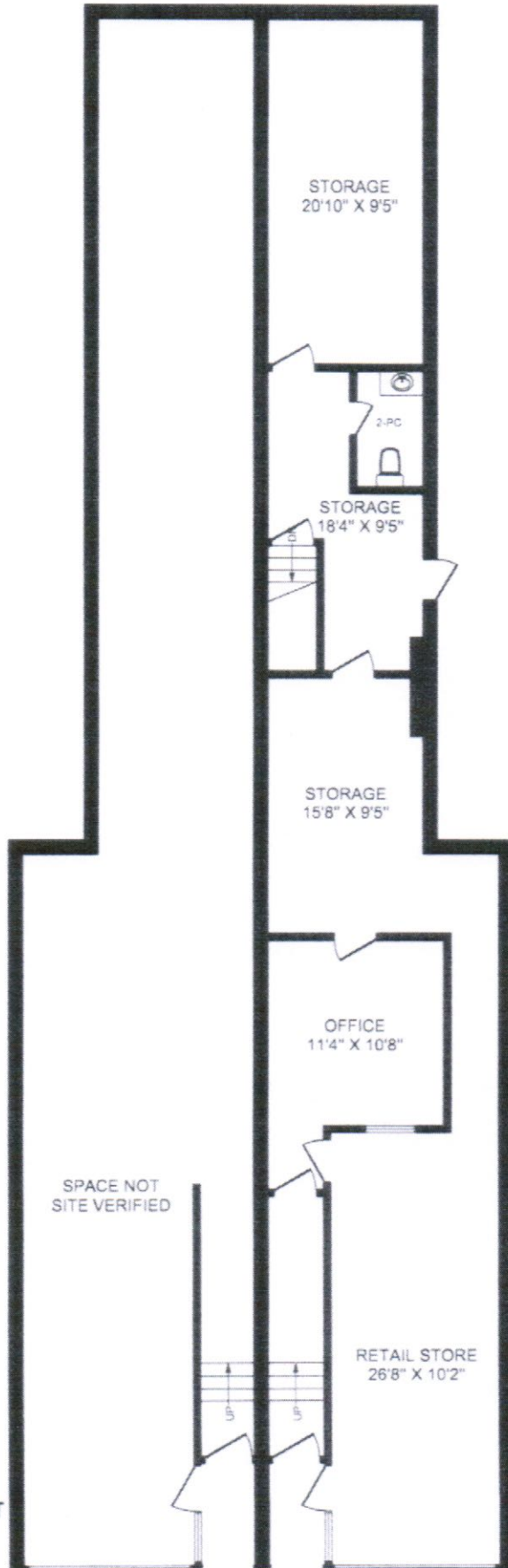
| | |
|-----------|--------------|
| per year | \$ 32,378.80 |
| per month | \$ 2,698.23 |

| | |
|------------|--------------|
| Net Income | \$ 51,669.20 |
|------------|--------------|



SECOND FLOOR
2457 SQUARE FEET

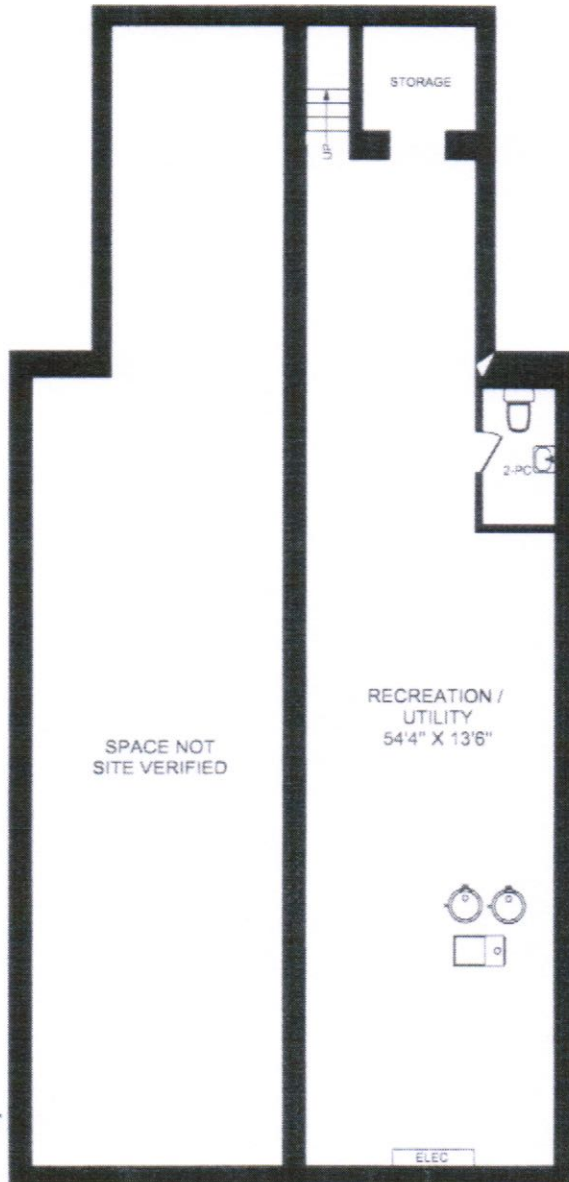
0 5 FEET
truPlan
416 573 2096
S & D E
Plan prepared for 100% occupancy



MAIN FLOOR
2457 SQUARE FEET
(ESTIMATED)

0 5
FEET
truPlan
416 573 2096
E & O E
Files sent may not be 100% accurate

3018 - 3020 DUNDAS STREET WEST



LOWER LEVEL
1762 SQUARE FEET
(ESTIMATED)

0 5
FEET
truPlan
416 573 2096
E A O E
Plans may not be 100% accurate