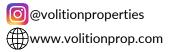
REAL-TIME Analysis Of An Investment Property Listing Thru The Eyes Of An Expert!

Jan 31, 2024

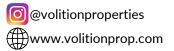




Agenda

6:30 - 6:45 pm	Volition Intros and Market Updates
6:45 - 7:45 pm	REAL-TIME Analysis Of An Investment Property Listing - Part 1
7:45 - 8:00 pm	Networking Break
8:00 - 9:00 pm	REAL-TIME Analysis Of An Investment Property Listing - Part 2
9:00 - 10:00 pm	Wrap Up and Networking

And yes, the Meetup will be recorded and posted on our website! <u>www.volitionprop.com/mastermind-meetup/</u>



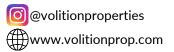


Housekeeping Items

- Support local! Order food and drinks and PAY YOUR BILL!
- Washrooms: Down the stairs to the left
- Cell phones: Put on silent mode and step out if you need to take a call
- **Recordings:** This presentation is being recorded and slides will be available.
- Make sure you're on our e-mail list to get the recording

E-mail info@volitionprop.com or use the QR code



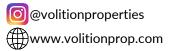


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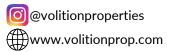




Who is Volition?

- **Mission Statement**: To help people navigate the complex world of real estate and to be the team who has your back.
- **Complete Solution Provider**: Everything you need to be successful.
- We Figure It Out For You: Cutting-edge research, analysis, and synthesis.
- We Come From Experience: We're all investors ourselves and have sizeable portfolios across various types of real estate investments. Learn from our success and mistakes!

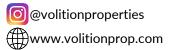






What are our values?



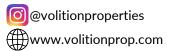




What do we do? Volition Services

Toronto's Leading Real Estate Investment Advisory & Realty Firm







The Volition Team

Toronto's Leading Real Estate Investment Advisory & Realty Firm



Matthew Lee Founder & Managing Partner



Ming Lim Head of Realty



Florence Lee Senior Advisor and Realtor



Wilson Ching Realty & Leasing Services



Alykhan Jinnah Realty & Leasing Services



Alcina Sung



Sally Xu Administrative Assistant



JC Robas Transaction Coordinator





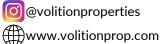
What are our results?

(III)www.volitionprop.com

- **Realtor Awards**: Chairman Award, President Award, Top Producer Awards 2017, 2018, 2019, 2020, 2021, etc, etc.
- Industry and Media Accolades: Featured on HGTV, REIN, RISE, Property Profits Real Estate Podcast, Michael Millenear Real Estate Investing Leadership Award nomination, etc, etc.
 - M/a Dractice What W/a Draceby \$22W/L parsonal haldings in Taranta Deal Estate (55L dears)



Exclusive Volition Inner Circle Whatsapp Group ARECONNECTED **UTSLIKEWENEVERHAVE** TO BE APART





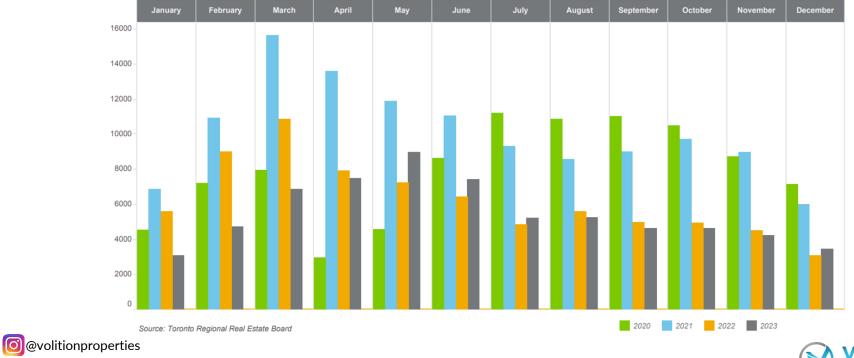
Ming's Market Minute

Sales Volume

www.volitionprop.com

TRREB MLS® Sales

Monthly with Three Previous Years for Comparison



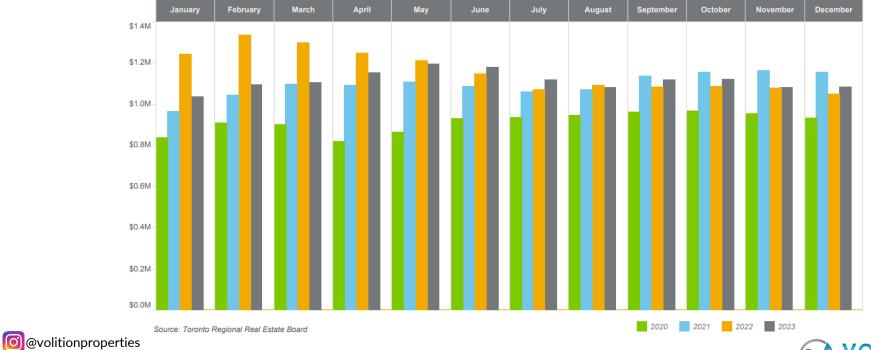
VOLITION PROPERTIES

Average Resale Home Price

TRREB MLS® Average Price

www.volitionprop.com

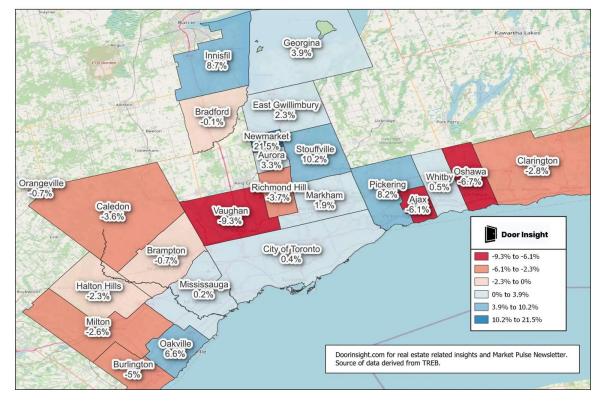
Monthly with Three Previous Years for Comparison



VOLITION PROPERTIES

YoY Price Change SFH

GTA YoY Median Price Change % - (Dec 2022 - Dec 2023) - Detached Homes

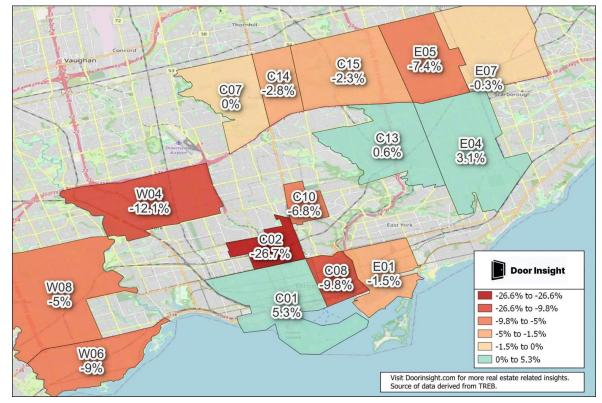


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YoY Price Change Condos

City of Toronto - YoY Median Price Change % - (Dec 2022 to Dec 2023) - Condo - Apartments



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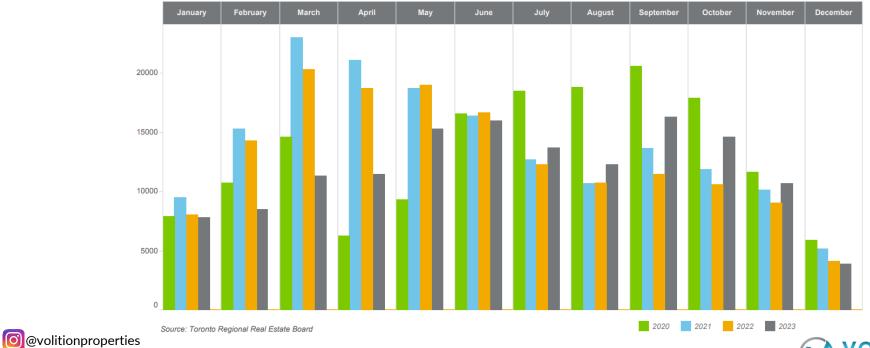


New Listings

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TRREB MLS® New Listings

Monthly with Three Previous Years for Comparison

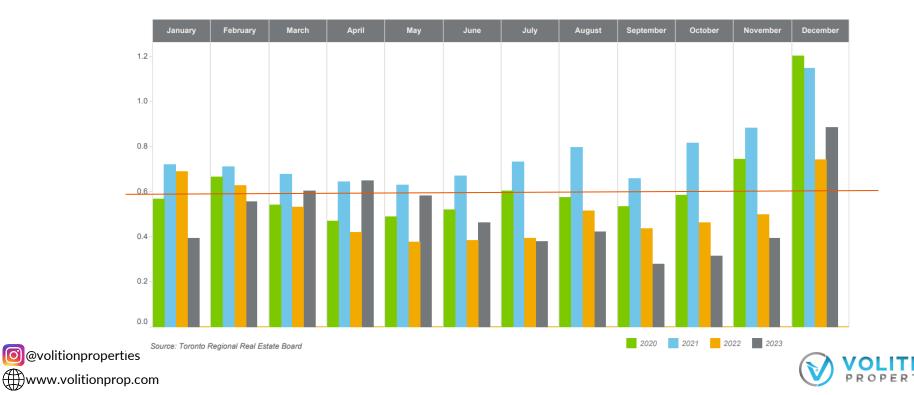




Sales to New Listings Ratio

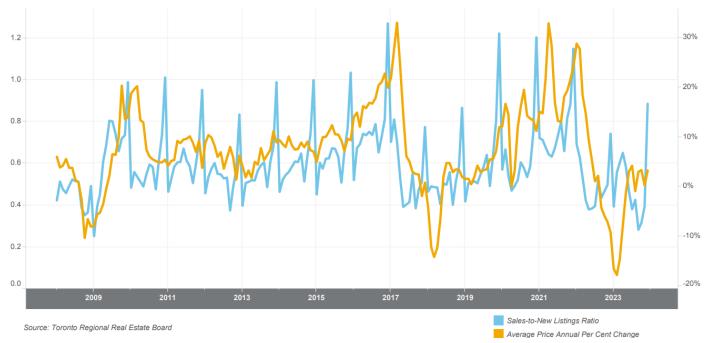
TRREB MLS® SNLR

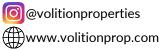
Monthly with Three Previous Years for Comparison



Sales to New Listings Ratio vs Avg Home Price

TRREB MLS® SNLR vs Annual Price Growth



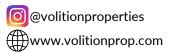




Volition Market Data

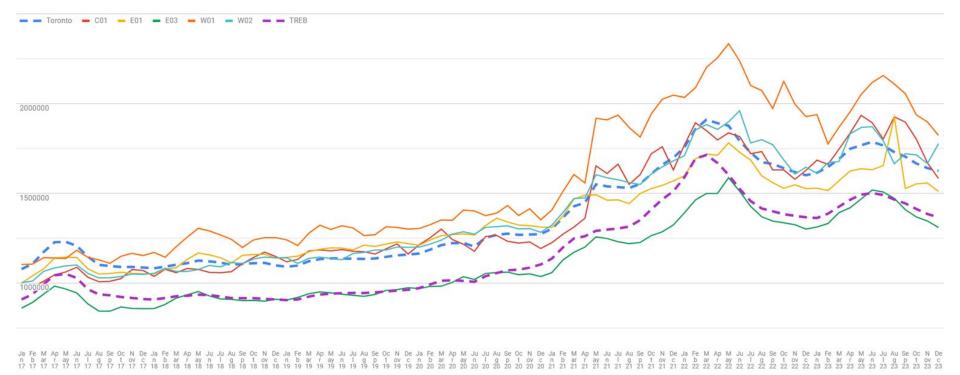
Volition Metrics - Downtown municipalities

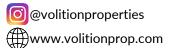






Volition Metrics - Downtown SF Detached

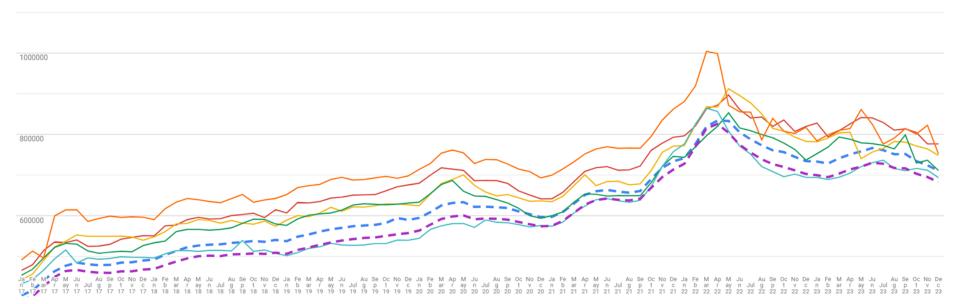


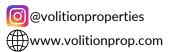




Volition Metrics - Condos

- Toronto - C01 - C07 - C08 - C14 - Vaughan - TREB

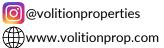






Volition Metrics - Toronto - Everywhere else

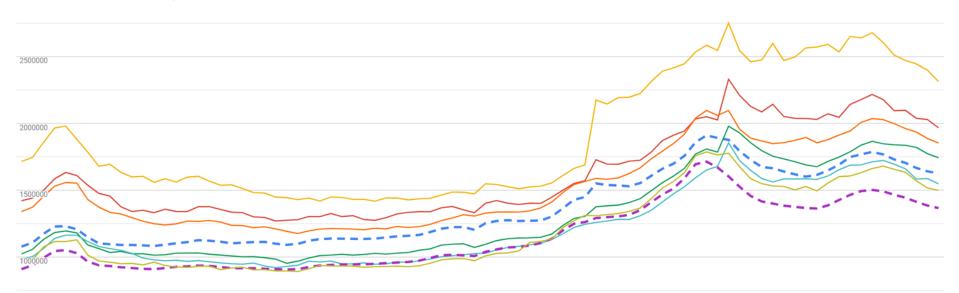




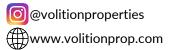


Volition Metrics - Uptown SF Detached

- Toronto - C07 - C14 - Vaughan - Richmond Hill - Aurora - TREB - Stouffville









What's happening now? SFH only!

NEW REGISTERED OFF King Edward Ave Extern		NEW REGISTERED OFF Rhodes Ave External D	
NEW REGISTERED OFF	<mark>-ER</mark> (9 TOTAL) - 323	NEW REGISTERED OFF	
Ashdale Ave External D	Inbox ×	Grenadier Rd External	D Inbox ×
Offers Update - KELLER WILLI to me ▼	NEW REGISTERED OF Linnsmore Cres Extern	FER (18 TOTAL) - 88	Tue, . go)
Please be advised that an <mark>offer</mark> has b TOTAL # <mark>OFFERS</mark> : 9.	to me 🔻 Please be advised that an <mark>offer</mark> has	Mon, Jan 29, 5:35 PM (2 days ago) been <mark>registered</mark> on 88 Linnsmore Cres.	en r Rd.
For more information, please contact	TOTAL # <mark>OFFERS</mark> : 18.		he listing agents.
<pre>volitionproperties vww.volitionprop.com</pre>	For more information please contact	the listing agents.	VOLITION PROPERTIE

REAL-TIME Analysis Of An Investment Property Listing Thru The Eyes Of An Expert!

MLS Listing at-a-glance (plus ATTACHMENTS!)

Printed on 11/22/2023 12:22:24 PM

Home Inspection

Prepared by: MING LIM, Broke

EXP REALTY, BROKERAGE

4711 Yonge St 10th Fir, Toronto, ON M2N6K8 866-530-7737



		List: \$1,748,000 For: Sale
Toronto Ontario M6P 2E1		
Toronto W02 High Park North	h Toronto	
Taxes: \$7,462.26 / 2023	SPIS: N	Last Status: New
See Schedule B	1	DOM: 1
Detached	Front On: E	Rms: 12 + 5
Link: N	Acre:	Bedrooms: 6 + 2
2 1/2 Storey	29.25 x 74.6 Feet	Washrooms: 4
Irreg: Irregular As Per		1x4xGround, 1x4x2nd, 1x3x3rd,
Geowarehouse		1x3xBsmt
Dir/Cross St: South Of Humber	rside/Glenlake	

MLS;	Sellers:				Contact After Exp: N
Holdover: 60	Possession Date: 2/	02/2024 Pos	session Remarks: Flexible	e/TBA Occup: Ow	/n+Ten
PIN#: 213540032	ARN#: 1904	01341000100			
Kitchens:	3 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0	Hydro:	
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:	
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:	
A/C:	Central Air	UFFI:		Water:	Municipal
Central Vac:		Pool:	None	Water Supply:	
Apx Age:		Energy Cert:		Sewer:	Sewers
Apx Sqft:		Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:	Library, Park, Public	Waterfront:	
Elevator/Lift:		Transit, Rec Centre	e, School	Retirement:	
Laundry Lev:				Oth Struct:	Garden Shed
Phys Hdcp-Eqp:					

Schedule B

1 E		Room	Level	Length (III)	wiath (ft)	Description		
יור	1	Living	Ground	12.40	x 11.09	Hardwood Floor	Combined W/Dining	Window
	2	Kitchen	Ground	11.09	x 10.50	Breakfast Bar	W/O To Yard	Window
:	3	Prim Bdrm	Ground	11.68	x 11.09	Hardwood Floor	Large Closet	Mirrored Closet
114	4	2nd Br	Ground	10.99	x 7.90	Hardwood Floor	Closet	
!	5	3rd Br	Ground	10.99	x 7.51	Hardwood Floor	Closet	
410	6	Living	2nd	14.60	x 10.82	Laminate	Combined W/Dining	
	7	Dining	2nd	9.91	x 7.15	Laminate	Combined W/Living	
	8	Kitchen	2nd	11.74	x 6.43	Updated	Stainless Steel Appl	
11	9	4th Br	2nd	14.17	x 10.92	Laminate	Large Closet	
Ш	10	5th Br	2nd	10.66	x 8.50	Laminate	Closet	
	11	Living	3rd	20.50	x 6.59	Open Concept	Combined W/Dining	Combined W/Br
1 I	12	Kitchen	3rd	7.74	x 7.35	Modern Kitchen	Open Concept	W/O To Balcony

Client Remks: Fabulous Investment Property In High Park North. Updated Triplex With Basement Apartment As Per Geowarehouse. This 2.5 Story Building Offers 4 Self Contained Units And Private Driveway. Main Level: 3 Bedroom Apartment; 2nd Floor: 2 Bedroom Apartment + Laundry; 3rd Floor: Large Bachelor Apartment + Balcony; Basement: Renovated 2 Bedroom Apartment, 2 Separate Electrical Meters - Tenants Pay Own Hydro. Electric Heat Pump/AC,On-Demand Hot Water Heater Rental. Gross Income: \$116,058. Operating Expenses: \$14,806.32. Net Income: \$101,251.68. Financials Attached To Listing. Corner House With Great Curb Appeal On A Beautiful Tree Winding Street South Of Humberside. Just Short Walk To UP Express, Bloor Subway Or Trendy Junction. Sound-proofing In Primary Bedroom In Unit 1 (Oct 2023); Unit 1 Bathroom Renovation (April 2023); Unit 2 Full Renovation (July 2021); Basement Unit Kitchen Renovation (June 2022). Property Is Fully Tenanted.

Extras: This Property Is Detached With 4 Self Contained Apartments As Per Assessment. As Per Geowarehouse It Is A Triplex With A Basement Apartment.

Inclusions: Unit 1: Stove & Fridge; Unit 2: Stove, Fridge & Dishwasher; Unit 3: Stove, Fridge & Wall-Mounted A/C; Basement: Stove, Fridge, 2 Head A/C, Washer & Dryer.

Exclusions: Mirrored Doors & Chandelier/Pendant Lights in Unit 1 Primary Bedroom. Anything Owned by Tenants (Inc. Curtains). Rental Items: On-Demand Hot-Water Heater: \$169 per month

Financials

Brkage Remks: Offers Welcome Anytime, Attach Schedule B. Please Provide 24 Hour Irrevocable. Only Certified Deposits. The Seller/Listing Agent Do Not Guarantee The Legality Or Retrofit Of The Apartments. Financials Attached To Listing.**24Hour Notice Required**Home Inspection Available*

Contract Date: 11/21/2023	Condition: Appt: 24 Hour Notice	Ad: N
Expiry Date: 2/21/2024	Cond Expiry:	Escape:
Last Update: 11/21/2023	CB Comm: 2.5% + Hst	Original: \$1,748,000

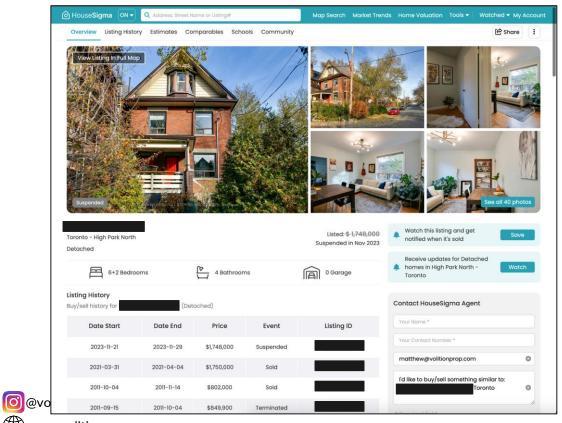
Offer Summary F801

Links:

Floor Plans







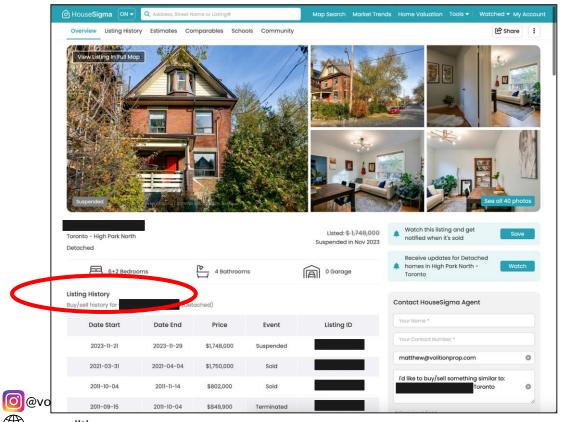
Key Facts		etails	Roor	Rooms	
Key facts for	High Park North, Toronto.				
Tax:	\$7,462 / 2023	Listing #:			
Property Type:	Detached, 21/2 Storey	Data Source:	TRREB		
Building Age:	-	Days on Market:	8 days		
Size:	- feet²	Status Change:	1 month ago		
Lot Size:	29 x 74 feet	Listed on:	2023-11-21		
Lot Irregularities:	Irregular As Per Geowarehouse	Updated on:	2023-11-29		
Parking:	0 garage, total 1 parking	Market Demand:			
Basement:	Apartment, Sep Entrance		•		
		Buyer's Market	Balanced	Seller's Market	
Description:					
	Original		Summary AI		

Fabulous Investment Property In High Park North. Updated Triplex With Basement Apartment As Per Geowarehouse. This 2.5 Story Building Offers 4 Self Contained Units And Private Driveway. Main Level: 3 Bedroom Apartment; 2nd Floor: 2 Bedroom Apartment + Laundry; 3rd Floor: Large Bachelor Apartment + Balcony; Basement: Renovated 2 Bedroom Apartment. 4 Separate Electrical Meters – Tenants Pay Own Hydro. Electric Heat Pump/AC,On-Demand Hot Water Heater Rental. Gross Income: \$113,658. Operating Expenses: \$14,806.32. Net Income: \$98,851.88. Financials Attached To Listing. Corner House With Great Curb Apped On A Beautiful Tree Winding Street South Of Humberside. Just Short Walk To UP Express, Bloor Subway Or Trendy Junction. Soundprofing In Primary Bedroom In Unit 1 (Oct 2023); Unit 1 Bathroom Renovation (April 2023); Unit 2 Full Renovation (July 2021); Basement Unit Kitchen Renovation (June 2022). Property Is Fully Tenanted. This Property Is Detached With 4 Self Contained Apartments As Per Assessment. As Per Geowarehouse It Is A Triplex With A Basement Apartment.

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Key Facts		etails	Roor	Rooms	
Key facts for	High Park North, Toronto.				
Tax:	\$7,462 / 2023	Listing #:			
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Lot Size:	29 x 74 feet	Listed on:	2023-11-21		
Lot Irregularities:	Irregular As Per Geowarehouse	Updated on:	2023-11-29		
Parking:	0 garage, total 1 parking	Market Demand:			
Basement:	Apartment, Sep Entrance		•		
		Buyer's Market	Balanced	Seller's Market	
Description:					
	Original		Summary AI		

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Rooms

Level: Ground

Level: Ground

Level: Ground

Level: Ground

Level: Ground

Level: 2nd

Level: 2nd

Level: 2nd

Level: 2nd

Level: 2nd

Level: 3rd

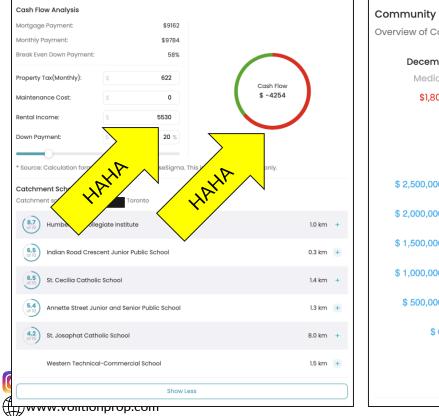
Level: 3rd

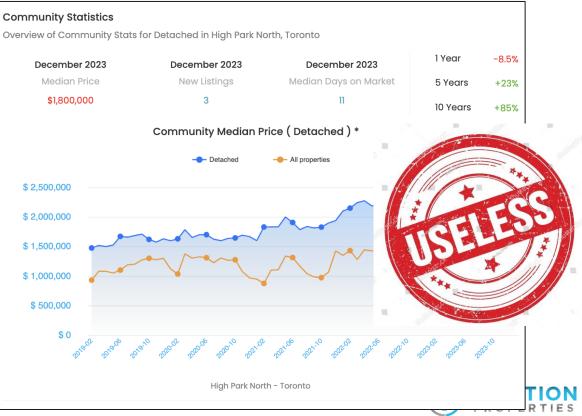
Көу Ғс	icts	Details	Rooms	Key Facts De	ətails
Property listed for \$1,	748,000 on 2023-11-21			Room details for Toronto. Listed for \$1,748,	,000 on
Property		Building		Metres 👻	
Property Type:	Detached	Structures:	Garden Shed	Living(3.78 x 3.38 m) Hardwood Floor, Combined W/Dining, Window	
Style:	2 1/2 Storey	Construction:	Brick	Kitchen(3.38 x 3.20 m)	
Fronting on:	E	Parking		Breakfast Bar, W/O To Yard, Window	
Community:	High Park North	Driveway:	Private	Prim Bdrm(3.56 x 3.38 m)	
Municipality:	Toronto	Garage:	0.0	Hardwood Floor, Large Closet, Mirrored Closet	
Inside		Parking Places:	1	2nd Br(3.35 x 2.41 m) Hardwood Floor, Closet	
Bedrooms:	6	Total Parking Space:	1.0		
Bathrooms:	4	Land		3rd Br(3.35 x 2.29 m) Hardwood Floor, Closet	
Bathrooms Detail:	1, 4pc Ground floor	Sewer:	Sewers	Living(4.45 x 3.30 m)	
Bathrooms Detail:	1, 4pc 2nd floor	Frontage:	29.25	Laminate, Combined W/Dining	
Bathrooms Detail:	1, 3pc 3rd floor	Depth:	74.60	Dining(3.02 x 2.18 m)	
Bathrooms Detail:	1, 3pc Bsmt floor	Lot Size:	29 x 74 feet	Laminate, Combined W/Living	
Basement Type:	Apartment(Sep Entrance)	Lot Size Code:	Feet	Kitchen(3.58 x 1.96 m) Updated, Stainless Steel Appl	
Kitchens:	3	Cross Street:	South Of Humberside/Glenlake	4th Br(4.32 x 3.33 m)	
Rooms:	12			Laminate, Large Closet	
Utilities				5th Br(3.25 x 2.59 m)	
Water:	Municipal			Laminate, Closet	
Cooling:	Central Air			Living(6.25 x 2.01 m) Open Concept, Combined W/Dining, Combined W/Br	
Heating Type:	Heat Pump				
Heating Fuel:	Electric			Kitchen(2.36 x 2.24 m) Modern Kitchen, Open Concept, W/O To Balcony	

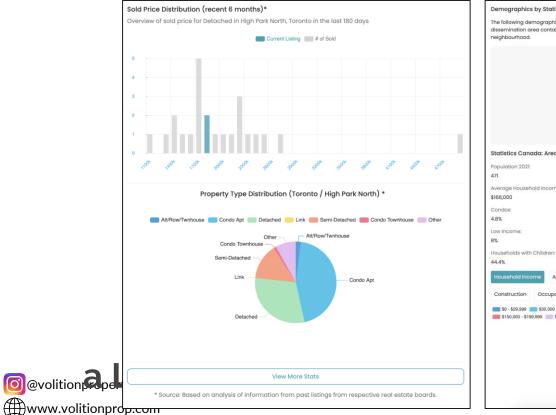


Popularity : 83/100		
	Current Listings	Similar Listings
Cold	Medium	ŀ
Index		
	Current Listing Com	munity Average
100		
80		
60		
/		
40		
20		
0 Day 0 Day 2 Day 4 D	av 6 Day 8 Day 10 Day 12 Day 14 Day 1	6 Day 18 Day 20 Day 22 Day 24 Day 26 Day 28 Day
Day 0 Day 2 Day 4 D	ay 6 Day 8 Day 10 Day 12 Day 14 Day 14	5 Day 18 Day 20 Day 22 Day 24 Day 26 Day 28 Day
Day 0 Day 2 Day 4 D. My notes		5 Day 18 Day 20 Day 22 Day 24 Day 28 Day 28 Day
Day 0 Day 2 Day 4 D. My notes Write a note about this ho		5 Day 18 Day 20 Day 22 Day 24 Day 26 Day 28 Da
Day 0 Day 2 Day 4 D My notes Write a note about this ho Mortgage Calculator	me	5 Day 18 Day 20 Day 22 Day 24 Day 28 Day 28 Day
Day 0 Day 2 Day 4 D My notes Write a note about this ho Mortgage Calculator		5 Day 16 Day 20 Day 22 Day 24 Day 26 Day 28 Day
⁰ Day 0 Day 2 Day 4 D My notes Write a note about this ho Mortgage Calculator Home Price: Term:	me	
Day 0 Day 2 Day 4 D My notes Write a note about this ho Mortgage Calculator Home Price:	s 1777365	5 Day 18 Day 20 Day 22 Day 24 Day 26 Day 28 Day Mortgage Payment \$ 9162

OLITION







Demographics by Statistics Canada

The following demographic information is based on the dissemination area as defined by Statistics Canada. A dissemination area contains, on average, approximately 200 - 400 households and is often referred to as a small neighbourhood.

Household A

	37	.5	2.3
usehold Incom	e: Re	inters:	Immigrants:
	45	5.2%	22.6%
	C	ollege/University Education:	Average Hor
	71.	2%	\$1,220,000
в;	No	ot in Labour Force:	Single:
	21	92%	40%
with Children:			
d Income Ag	e Educa	tion Ethnicity (Top 10) Li	anguage (Top 10)
ion Occupa	tion Hou	sing Commute Method	
	\$59,999 \$ 200,000+	60,000 - \$79,999 \$80,000 - \$99,9 \$0,000 - \$79,999 \$0 - \$29,9	

Average Age:





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 Image: Constraint of the second system

 Image: Constraint of the second system

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Photos (6 of 10)





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Photos (10 of 10)





Prepared by: MING LIM, Broker

EXP REALTY, BROKERAGE

4711 Yonge St 10th Fir, Toronto, ON M2N6K8 866-530-7737



		List: \$1,748,000 For: Sale
Toronto Ontario M6P 2E1		
Toronto W02 High Park North	h Toronto	
Taxes: \$7,462.26 / 2023	SPIS: N	Last Status: New
See Schedule B		DOM: 1
Detached	Front On: E	Rms: 12 + 5
Link: N	Acre:	Bedrooms: 6 + 2
2 1/2 Storey	29.25 x 74.6 Feet	Washrooms: 4
Irreg: Irregular As Per		1x4xGround, 1x4x2nd, 1x3x3rd,
Geowarehouse		1x3xBsmt
Dir/Cross St: South Of Humbe	rside/Glenlake	

Printed on 11/22/2023 12:22:24 PM

MLS	Sellers:				Contact After Exp: N
Holdover: 60	Possession Date: 2/	02/2024 Pos	session Remarks: Flexible	HTBA Occup: Ow	/n+Ten
PIN#: 213540032	ARN#: 1904	01341000100			
Kitchens:	3 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0	Hydro:	
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:	
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:	
A/C:	Central Air	UFFI:		Water:	Municipal
Central Vac:		Pool:	None	Water Supply:	
Apx Age:		Energy Cert:		Sewer:	Sewers
Apx Sqft:		Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:	Library, Park, Public	Waterfront:	
Elevator/Lift:		Transit, Rec Centre	e, School	Retirement:	
Laundry Lev:				Oth Struct:	Garden Shed
Phys Hdcp-Eqp:					

Schedule B

Or

Home Inspection

Λ	Ħ	Room	Level	Length (It)	wiath (ft)	Description		
٦	1	Living	Ground	12.40	x 11.09	Hardwood Floor	Combined W/Dining	Window
	2	Kitchen	Ground	11.09	x 10.50	Breakfast Bar	W/O To Yard	Window
	3	Prim Bdrm	Ground	11.68	x 11.09	Hardwood Floor	Large Closet	Mirrored Closet
	4	2nd Br	Ground	10.99	x 7.90	Hardwood Floor	Closet	
	5	3rd Br	Ground	10.99	x 7.51	Hardwood Floor	Closet	
+	6	Living	2nd	14.60	x 10.82	Laminate	Combined W/Dining	
	7	Dining	2nd	9.91	x 7.15	Laminate	Combined W/Living	
	8	Kitchen	2nd	11.74	x 6.43	Updated	Stainless Steel Appl	
	9	4th Br	2nd	14.17	x 10.92	Laminate	Large Closet	
	10	5th Br	2nd	10.66	x 8.50	Laminate	Closet	
	11	Living	3rd	20.50	x 6.59	Open Concept	Combined W/Dining	Combined W/Br
	12	Kitchen	3rd	7.74	x 7.35	Modern Kitchen	Open Concept	W/O To Balcony

Client Remks: Fabulous Investment Property In High Park North. Updated Triplex With Basement Apartment As Per Geowarehouse. This 2.5 Story Building Offers 4 Self Contained Units And Private Driveway. Main Level: 3 Bedroom Apartment; 2nd Floor: 2 Bedroom Apartment + Laundry; 3rd Floor: Large Bachelor Apartment + Balcony; Basement: Renovated 2 Bedroom Apartment; 2nd Floor: 2 Bedroom Apartment + Leundry; 3rd Floor: Heat Pump/AC, On-Demand Hot Water Heater Rental. Gross Income: \$116,058. Operating Expenses: \$14,806.32. Net Income: \$101,251.68. Financials Attached To Listing. Corner House With Great Curb Appeal On A Beautiful Tree Winding Street South Of Humberside. Just Short Walk To UP Express, Bloor Subway Or Trendy Junction. Sound-proofing In Primary Bedroom In Unit 1 (Oct 2023); Unit 1 Bathroom Renovation (April 2023); Unit 2 Full Renovation (July 2021); Basement Unit Kitchen Renovation (June 2022). Property Is Fully Tenanted.

Extras: This Property Is Detached With 4 Self Contained Apartments As Per Assessment. As Per Geowarehouse It Is A Triplex With A Basement Apartment.

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Financials

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Expiry Date: 2/21/2024	Cond Expiry:	Escape:
Last Update: 11/21/2023	CB Comm: 2.5% + Hst	Original: \$1,748,000

Offer Summary F801

Links:

Floor Plans



Prepared by: MING LIM, Broker EXP REALTY, BROKERAGE

4711 Yonge St 10th Flr, Toronto, ON M2N6K8



		Printed on 11/22/2023 12:22:
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866-530-7737

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PIN#: 213540032	ARN#: 1904	01341000100			
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Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0	Hydro:	
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:	
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:	
A/C:	Central Air	UFFI:		Water:	Municipal
Central Vac:		Pool:	None	Water Supply:	
Apx Age:		Energy Cert:		Sewer:	Sewers
Apx Sqft:		Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:	Library, Park, Public	Waterfront:	
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Schedule B

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Offer Summary F801

Links:

Floor Plans



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See Schedule B		DOM: 1
Detached	Front On: E	Rms: 12 + 5
Link: N	Acre:	Bedrooms: 6 + 2
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Geowarehouse		1x3xBsmt

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Holdover: 60	Possession Date: 2/	02/2024 Pos	session Remarks: Flexible	e/TBA Occup: Ow	/n+Ten
PIN#: 213540032	ARN#: 1904	01341000100			
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Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0	Hydro:	
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:	
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:	
A/C:	Central Air	UFFI:		Water:	Municipal
Central Vac:		Pool:	None	Water Supply:	
Apx Age:		Energy Cert:		Sewer:	Sewers
Apx Sqft:		Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:	Library, Park, Public	Waterfront:	
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Laundry Lev:				Oth Struct:	Garden Shed
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Schedule B

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Home Inspection

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Offer Summary F801

Links:





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2	EAF REALTT, BRUKER		
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Schedule B

Home Inspection

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Brkage Remks: Offers Welcome Anytime, Attach Schedule B. Please Provide 24 Hour Irrevocable. Only Certified Deposits. The Seller/Listing Agent Do Not Guarantee The Legality Or Retrofit Of The Apartments. Financials Attached To Listing, **24Hour Notice Required**Home Inspection Available*

Contract Date: 11/21/2023	Condition: Appt: 24 Hour Notice	Ad: N
Expiry Date: 2/21/2024	Cond Expiry:	Escape:
Last Update: 11/21/2023	CB Comm: 2.5% + Hst	Original: \$1,748,000

Offer Summary F801

Links:





Schedule B

Prepared by: MING LIM, Broker

	1711 1	EXP REAL onge St 10th Fir. Toron	to, ON M2N6K8 866-53	0 7727								
	4/11/10	bige St Totil Fir, Toron	10, ON WIZNORO 000-55	0-1131	Printed on 11/22/2023 12:22:24 PM	# Koom	Level	Length (IT)	wiath (ft)	Description		
					List: \$1,748,000 For: Sale	1 Living	Ground	12.40	x 11.09	Hardwood Floor	Combined W/Dining	Window
	N N	Toronto Ontario M	6P 2F1		1	2 Kitchen	Ground	11.09	x 10.50	Breakfast Bar	W/O To Yard	Window
	and I	Toronto W02 High F				3 Prim Bdrm	Ground	11.68	x 11.09	Hardwood Floor	Large Closet	Mirrored Closet
A ANDE		Taxes: \$7.462.26 /		PIS: N	Last State New	4 2nd Br	Ground	10.99	x 7.90	Hardwood Floor	Closet	
	the select	See Schedule B	2023	DOM: 1	Last Status New	5 3rd Br	Ground	10.99	x 7.51	Hardwood Floor	Closet	
A CAN BE A					12+5	6 Living	2nd	14.60	x 10.82	Laminate	Combined W/Dining	
		Detached	From			7 Dining	2nd	9.91	x 7.15	Laminate	Combined W/Living	
		Link: N	Acre:		ooms: 6 + 2	8 Kitchen	2nd	11.74	x 6.43	Updated	Stainless Steel Appl	
and the local sector		2 1/2 Storey	29.25 x 74.6 F		rooms: 4	9 4th Br	2nd	14.17	x 10.92	Laminate	Large Closet	
		Irreg: Irregular As F	er		Fround, 1x4x2nd, 1x3x3rd,	10 5th Br	2nd	10.66	x 8.50	Laminate	Closet	
States of the		Geowarehouse		1x3xB	smt	11 Living	3rd	20.50	x 6.59	Open Concept	Combined W/Dining	Combined W/Br
1.20 A 1997		Dir/Cross St: South C	f Humberside/Glenlake			12 Kitchen	3rd	7.74	x 7.35	Modern Kitchen	Open Concept	W/O To Balcony
						Client Remks: Fal	oulous Investm	ent Property In	High Park North. L	Ipdated Triplex With Base	ment Apartment As Per G	eowarehouse. This 2.5 Story
MLS	Sellers:				Contact After Exp: N							Apartment + Laundry; 3rd Floor:
Holdover: 60	Possession Date: 2/02	2/2024 Pos	session Remarks: Flexible/	BA Occup: Own	CONSERVATION CONTRACTOR CONTRACTOR CONTRACTOR							ants Pay Own Hydro. Electric
PIN#: 213540032	ARN#: 190401		coston remarks. The Abier	Dri Occup. Olli								Income: \$101,251.68. Financials
Kitchens:	3+1	Exterior:	Brick	Zoning:								Just Short Walk To UP Express,
Fam Rm:	3+1		Private	Cable TV:								on (April 2023); Unit 2 Full
	Apartment / Sep Entrance	Drive:	None / 0.0							2022). Property Is Fully Te		
Basement:	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0	Hydro:			erty Is Detache	ed With 4 Self C	ontained Apartmer	its As Per Assessment. As	s Per Geowarehouse It Is	A Triplex With A Basement
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:		Apartment.						
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:			: Stove & Fridg	ge; Unit 2: Stove	, Fridge & Dishwas	sher; Unit 3: Stove, Fridge	& Wall-Mounted A/C; Bas	ement: Stove, Fridge, 2 Head A/C,
A/C:	Central Air	UFFI:		Water:	Municipal	Washer & Dryer.					o	
Central Vac:		Pool:	None	Water Supply:						Primary Bedroom. Anythin	ig Owned by Tenants (Inc	, Curtains).
Apx Age:		Energy Cert:		Sewer:	Sewers	Rental Items: On-				- ·· ·· ·		
Apx Sqft:		Cert Level:		Spec Desig:	Unknown							osits. The Seller/Listing Agent Do
Assessment:		GreenPIS:		Farm/Agr:		Not Guarantee Th	e Legality Or H	Retrofit Of The A	partments. Financi	als Attached To Listing.	24Hour Notice Required	Home Inspection Available*
POTL:		Prop Feat:	Library, Park, Public	Waterfront:								
Elevator/Lift:		Transit, Rec Centre	School	Retirement:								
Laundry Lev:				Oth Struct:	Garden Shed							
Phys Hdcp-Eqp:						Contract Date: 11			ondition: Appt: 24	+ Hour Notice		: N
						Expiry Date: 2/21			ond Expiry:	l=t		cape:
						Last Update: 11/2	1/2023	C	B Comm: 2.5% + ⊦	IST	Or	iginal: \$1,748,000

Home Inspection

Financials

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Links:

Floor Plans

@@volitionproperties
 www.volitionprop.com



Schedule B

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Home Inspection

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EXP REALTY, BROKERAGE

4711 Yonge St 10th Flr, Toronto, ON M2N6K8 866-530-7737

					Printed on 11/22/2023 12:22:24 PM	<u># коот</u>	Level	Length (III)	width (ft)	Description		
					List: \$1,748,000 For: Sale	1 Living	Ground	12.40	x 11.09	Hardwood Floor	Combined W/Dining	Window
TANK BANK		Toronto Ontario M	6P 2E1			Kitchen	Ground	11.09	x 10.50	Breakfast Bar	W/O To Yard	Window
A AND A	and //	Toronto W02 High F	Park North Toronto			3 Prim Born	Ground	11.68	x 11.09	Hardwood Floor	Large Closet	Mirrored Closet
	La Las La	Taxes: \$7.462.26 /		PIS: N	Last Status: New	4 2nd Br	Ground	10.99	x 7.90	Hardwood Floor	Closet	
		See Schedule B	-	DOM: 1		5 2 0	Ground	10.99	x 7.51	Hardwood Floor	Closet	
		Detached	Front On: E		12 + 5	6 Living	2nd	14.60	x 10.82	Laminate	Combined W/Dining	
		Link: N	Acre:		poms: 6 + 2	7 Dining	2nd	9.91	x 7.15	Laminate	Combined W/Living	
						8 Kitchen	2nd	11.74	x 6.43	Updated	Stainless Steel Appl	
and the second		2 1/2 Storey	29.25 x 74.6 F		rooms: 4	9 4th Br	2nd	14.17	x 10.92	Laminate	Large Closet	
		Irreg: Irregular As F	Per		Ground, 1x4x2nd, 1x3x3rd,	10 5th Br	2nd	10.66	x 8.50	Laminate	Closet	
· 注意。	A REAL PROPERTY AND A REAL	Geowarehouse		1x3xB	Ismt	11 Living	3rd	20.50	x 6.59	Open Concept	Combined W/Dining	Combined W/Br
and the second second second		ir/Cross St: South O	f Humberside/Glenlake			12 Kitchen	3rd	7.74	x 7.35	Modern Kitchen	Open Concept	W/O To Balcony
												Geowarehouse. This 2.5 Story
MLS	Sellers:				Contact After Exp: N							m Apartment + Laundry; 3rd Floor:
Holdover: 60	Possession Date: 2/02	/2024 Pos	session Remarks: Flexible/	TBA Occup: Own	TRANSFER AND TRANSFER A							nants Pay Own Hydro. Electric
PIN#: 213540032	ARN#: 190401			bit occupioni								t Income: \$101,251.68. Financials
Kitchens:	3+1	Exterior:	Brick	Zoning:								. Just Short Walk To UP Express,
Fam Rm:	N	Drive:	Private	Cable TV:								tion (April 2023); Unit 2 Full
Basement:	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0							e 2022). Property Is Fully T		
	Apartment / Sep Entrance		None / 0.0	Hydro:			rty Is Detache	ed With 4 Self C	ontained Apartm	ents As Per Assessment. A	s Per Geowarehouse It Is	A Triplex With A Basement
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:		Apartment.			E · · · · · · · ·			
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:			Stove & Fridg	ge; Unit 2: Stove	, Fridge & Dishw	asher; Unit 3: Stove, Fridge	e & Wall-Mounted A/C; Ba	asement: Stove, Fridge, 2 Head A/C,
A/C:	Central Air	UFFI:	C STORAGEN	Water:	Municipal	Washer & Dryer.		h d - l' (D d -		4 Deine - De des en Arride	on One of her Townshi (In	- Outsine)
Central Vac:		Pool:	None	Water Supply:					0	1 Primary Bedroom. Anyth	ing Owned by Tenants (In	c. Curtains).
Apx Age:		Energy Cert:		Sewer:	Sewers	Rental Items: On-D				Denide Of Liens Inc.	and the Carly Card Gard Day	The College Letter Areas De
Apx Sqft:		Cert Level:		Spec Desig:	Unknown							oosits. The Seller/Listing Agent Do *Home Inspection Available*
Assessment:		GreenPIS:		Farm/Agr:		Not Guarantee The	Legality Of P	Retront Or The A	partments. Finar	Icials Attached To Listing.	24Hour Notice Required	Home Inspection Available
POTL:		Prop Feat:	Library, Park, Public	Waterfront:								
Elevator/Lift:		Transit, Rec Centre	, School	Retirement:								
Laundry Lev:				Oth Struct:	Garden Shed	Contract Date: 151				14 Hour Dietee		
Phys Hdcp-Eqp:						Contract Date: 11/2			ondition: Appt:	24 HOUL NOUCE		d: N
						Expiry Date: 2/21/2			ond Expiry:	11-4		scape:
						Last Update: 11/21	12023	C	B Comm: 2.5% +	- msi	0	riginal: \$1,748,000

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Financials

Links:

Floor Plans





Printed on 11/22/2023 12:22:24 PM

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Schedule B

Home Inspection

Prepared by: MING LIM, Broker

EXP REALTY, BROKERAGE

4711 Yonge St 10th Fir, Toronto, ON M2N6K8 866-530-7737

S					Printed on 11/22/2023 12:22:24 PM
	E TANK				List: \$1,748,000 For: Sale
AN SAME	All A	Toronto Ontario M			
	ATTA /	Toronto W02 High I			
	All Alle I do	Taxes: \$7,462.26 /	2023	SPIS: N	Last Status: New
The Way Street		See Schedule B		DOM: 1	
		Detached	Front On: E	E Rm:	s: 12 + 5
and a long		Link: N	Acre:		rooms: 6 + 2
and the second		2 1/2 Storey	29.25 x 74.6	6 Feet Was	hrooms: 4
20月19日本「20		Irreg: Irregular As I	Per	1x4x	Ground, 1x4x2nd, 1x3x3rd,
State of the second		Geowarehouse		1x3x	Bsmt
and the second		Dir/Cross St: South C	of Humberside/Glenlake		
		2			
MLS	Sellers:				Contact After Exp: N
Holdover: 60	Possession Date: 2	/02/2024 Pos	session Remarks: Flexible	e/TBA Occup: Ov	/n+Ten
TIN#: 213540032	ARN#: 15	01341000100			
Kitchens:	3 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	Ν	Drive:	Private	Cable TV:	
Basement:	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0	Hydro:	
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:	
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:	
A/C:	Central Air	UFFI:		Water:	Municipal
Central Vac:		Pool:	None	Water Supply:	
Apx Age:		Energy Cert:		Sewer:	Sewers
Apx Sqft:		Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:	Library, Park, Public	Waterfront:	
Elevator/Lift:		Transit, Rec Centre	, School	Retirement:	
Laundry Lev:				Oth Struct:	Garden Shed
Phys Hdcp-Eqp:					

٨	Æ	Koom	Level	Length (III)	wiath (ft)	Description		
1	1	Living	Ground	12.40	x 11.09	Hardwood Floor	Combined W/Dining	Window
	2	Kitchen	Ground	11.09	x 10.50	Breakfast Bar	W/O To Yard	Window
	3	Prim Bdrm	Ground	11.68	x 11.09	Hardwood Floor	Large Closet	Mirrored Closet
	4	2nd Br	Ground	10.99	x 7.90	Hardwood Floor	Closet	
	5	3rd Br	Ground	10.99	x 7.51	Hardwood Floor	Closet	
ł	6	Living	2nd	14.60	x 10.82	Laminate	Combined W/Dining	
	7	Dining	2nd	9.91	x 7.15	Laminate	Combined W/Living	
	8	Kitchen	2nd	11.74	x 6.43	Updated	Stainless Steel Appl	
	9	4th Br	2nd	14.17	x 10.92	Laminate	Large Closet	
	10	5th Br	2nd	10.66	x 8.50	Laminate	Closet	
	11	Living	3rd	20.50	x 6.59	Open Concept	Combined W/Dining	Combined W/Br
	12	Kitchen	3rd	7.74	x 7.35	Modern Kitchen	Open Concept	W/O To Balcony

Client Remks: Fabulous Investment Property In High Park North. Updated Triplex With Basement Apartment As Per Geowarehouse. This 2.5 Story Building Offers 4 Self Contained Units And Private Driveway. Main Level: 3 Bedroom Apartment; 2nd Floor: 2 Bedroom Apartment + Laundry; 3rd Floor: Large Bachelor Apartment + Balcony; Basement: Renovated 2 Bedroom Apartment, 2 Separate Electrical Meters - Tenants Pay Own Hydro. Electric Heat Pump/AC,On-Demand Hot Water Heater Rental. Gross Income: \$116,058. Operating Expenses: \$14,806.32. Net Income: \$101,251.68. Financials Attached To Listing. Corner House With Great Curb Appeal On A Beautiful Tree Winding Street South Of Humberside. Just Short Walk To UP Express, Bloor Subway Or Trendy Junction. Sound-proofing In Primary Bedroom In Unit 1 (Oct 2023); Unit 1 Bathroom Renovation (April 2023); Unit 2 Full Renovation (July 2021); Basement Unit Kitchen Renovation (June 2022). Property Is Fully Tenanted.

Extras: This Property Is Detached With 4 Self Contained Apartments As Per Assessment. As Per Geowarehouse It Is A Triplex With A Basement Apartment.

Inclusions: Unit 1: Stove & Fridge; Unit 2: Stove, Fridge & Dishwasher; Unit 3: Stove, Fridge & Wall-Mounted A/C; Basement: Stove, Fridge, 2 Head A/C, Washer & Dryer.

Exclusions: Mirrored Doors & Chandelier/Pendant Lights in Unit 1 Primary Bedroom. Anything Owned by Tenants (Inc. Curtains). Rental Items: On-Demand Hot-Water Heater: \$169 per month

Financials

Brkage Remks: Offers Welcome Anytime, Attach Schedule B. Please Provide 24 Hour Irrevocable. Only Certified Deposits. The Seller/Listing Agent Do Not Guarantee The Legality Or Retrofit Of The Apartments. Financials Attached To Listing.**24Hour Notice Required**Home Inspection Available*

Contract Date: 11/21/2023	Condition: Appt: 24 Hour Notice	Ad: N
Expiry Date: 2/21/2024	Cond Expiry:	Escape:
Last Update: 11/21/2023	CB Comm: 2.5% + Hst	Original: \$1,748,000

Offer Summary F801

Links:





Prepared by: MING LIM, Broker

EXP REALTY, BROKERAGE

4711 Yonge St 10th Fir, Toronto, ON M2N6K8 866-530-7737

					Printed on 11/22/2023 12:22:24 PM	. 🖻	Room	Lev
		~			List: \$1,748,000 For: Sale	1	Living	Gro
		Toronto Ontario N	16P 2E1		1	2	Kitchen	Gro
	ALERANA AND	Toronto W02 High	Park North Toronto			3	Prim Bdrm	Gro
		Taxes: \$7,462.26		SPIS: N	Last Status: New	4	2nd Br	Gro
		See Schedule B		DOM: 1		5	3rd Br	Gro
		Detached	Front On: E		ns: 12 + 5	6	Living	2nd
		Link: N	Acre:		drooms: 6 + 2	7	Dining	2nc
			29.25 x 74.6			8	Kitchen	2nc
		2 1/2 Storey			shrooms: 4	9	4th Br	2nc
		Irreg: Irregular As	Per		xGround, 1x4x2nd, 1x3x3rd,	10	o our bi	2nc
		Geowarehouse		1x3	BxBsmt	1'	2.00.9	3rd
	State of the second second	Dir/Cross St: South 0	Of Humberside/Glenlake					3rd
							ient Remks: Fal	
	MLS: Se	ellers:			Contact After Exp: N		ilding Offers 4 S	
			session Remarks: Flexible	TBA Occup: O	Contraction of the Contraction o		rge Bachelor Ap	
		RN#: 190401341000100	Session Remarks. The Abre	and occup. o			at Pump/AC,Or	
	Kitchens:	Exterior:	Brick	Zoning:			ached To Listin	
_				-			oor Subway Or	
	Fam Rm: N	Drive:	Private	Cable TV:			novation (July 2	
_	Basement: Apartment / Sep En		None / 0.0	Hydro:			tras: This Prop	erty Is [
	isenlace/Stv: N	Drive Pk Spcs:	1	Gas:		1 1 7	artment.	
	Heat: Heat Pump / Electri		1.0	Phone:			clusions: Unit 1	: Stove
	A/C: Central Air	UFFI:		Water:	Municipal		asher & Dryer.	
	Central Vac:	Pool:	None	Water Supply:	13		clusions: Mirro	
	Apx Age:	Energy Cert:		Sewer:	Sewers		ental Items: On-	
	Apx Sqft:	Cert Level:		Spec Desig:	Unknown		kage Remks: O t Guarantee Th	
	Assessment:	GreenPIS:		Farm/Agr:			t Guarantee Th	e Legal
	POTL:	Prop Feat:	Library, Park, Public	Waterfront:				
	Elevator/Lift:	Transit, Rec Centre	e, School	Retirement:				
	Laundry Lev:			Oth Struct:	Garden Shed		ontract Date: 11	6416405
	Phys Hdcp-Eqp:	1					pirv Date: 2/21	
						10	piry Date: 2/21	/2024

Schedule B

Home Inspection

Æ	Room	Level	Length (III)	wiath (ft)	Description		
	Living	Ground	12.40	x 11.09	Hardwood Floor	Combined W/Dining	Window
	2 Kitchen	Ground	11.09	x 10.50	Breakfast Bar	W/O To Yard	Window
	8 Prim Bdrm	Ground	11.68	x 11.09	Hardwood Floor	Large Closet	Mirrored Closet
4	2nd Br	Ground	10.99	x 7.90	Hardwood Floor	Closet	
1	5 3rd Br	Ground	10.99	x 7.51	Hardwood Floor	Closet	
	6 Living	2nd	14.60	x 10.82	Laminate	Combined W/Dining	
	Dining	2nd	9.91	x 7.15	Laminate	Combined W/Living	
	8 Kitchen	2nd	11.74	x 6.43	Updated	Stainless Steel Appl	
1	4th Br	2nd	14.17	x 10.92	Laminate	Large Closet	
	0 5th Br	2nd	10.66	x 8.50	Laminate	Closet	
	1 Living	3rd	20.50	x 6.59	Open Concept	Combined W/Dining	Combined W/Br
	2 Kitchen	3rd	7.74	x 7.35	Modern Kitchen	Open Concept	W/O To Balcony

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Last Update: 11/21/2023	CB Comm: 2.5% + Hst	Original: \$1,748,000

Offer Summary F801

Links:







red by: MING LIM, Broker	Prepared b
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EXP REALTY, BROKERAGE

4711 Yonge St 10th Flr, Toronto, ON M2N6K8 866-530-7737

Printed on 11/22/2023 12:22:24 PM List: \$1,748,000 For: Sale Toronto Ontario M6P 2E1 Toronto W02 High Park North Toronto Taxes: \$7.462.26 / 2023 SPIS: N Last Status: New See Schedule B DOM: 1 Detached Front On: Rms: 12 + 5 F Link: N Acre: Bedrooms: 6 + 2 2 1/2 Storey 29.25 x 74.0 Washrooms: 4 Irreg: Irregular As Per Geowarehouse 1x3xBsmt Dir/Cross St: South Of Humberside/Glenlake

Schedule B

MLS	Sellers:				Contact After Exp: N
Holdover: 60	Possession Date: 2	02/2024 Pos	session Remarks: Flexible	e/TBA Occup: Ov	vn+Ten
PIN#: 213540032	ARN#: 1904	01341000100			
Kitchens:	3 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0	Hydro:	
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:	
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:	
A/C:	Central Air	UFFI:		Water:	Municipal
Central Vac:		Pool:	None	Water Supply:	
Apx Age:		Energy Cert:		Sewer:	Sewers
Apx Sqft:		Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:	Library, Park, Public	Waterfront:	
Elevator/Lift:		Transit, Rec Centre	e, School	Retirement:	
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Expiry Date: 2/21/2024	Cond Expiry:	Escape:
Last Update: 11/21/2023	CB Comm: 2.5% + Hst	Original: \$1,748,000

Offer Summary F801

Links:

Floor Plans





Home Inspection

Financials

Library, Park, Public

Schedule B

Printed on 11/22/2023 12:22:24 PM List: \$1,748,000 For: Sale

Last Status: New

Contact After Exp: N

Home Inspection

DOM: 1

Sewer:

Spec Desig:

Farm/Agr:

Waterfront:

Retirement:

Oth Struct:

Or

Rms: 12 + 5

Bedrooms: 6 + 2

1x4xGround, 1x4x2nd, 1x3x3rd,

Municipal

Sewers

Unknown

Garden Shed

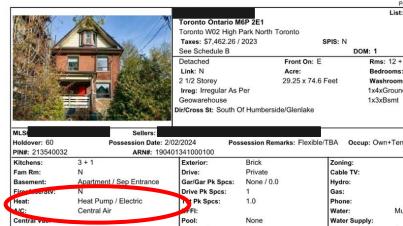
Washrooms: 4

1x3xBsmt

Prepared by: MING LIM, Broker

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4711 Yonge St 10th Flr, Toronto, ON M2N6K8 866-530-7737



Energy Cert:

Cert Level:

GreenPIS:

Prop Feat:

Floor Plans

Transit, Rec Centre, School

M	Ħ	Koom	Level	Length (It)	width (ft)	Description		
	1	Living	Ground	12.40	x 11.09	Hardwood Floor	Combined W/Dining	Window
	2	Kitchen	Ground	11.09	x 10.50	Breakfast Bar	W/O To Yard	Window
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	4	2nd Br	Ground	10.99	x 7.90	Hardwood Floor	Closet	
	5	3rd Br	Ground	10.99	x 7.51	Hardwood Floor	Closet	
-	6	Living	2nd	14.60	x 10.82	Laminate	Combined W/Dining	
	7	Dining	2nd	9.91	x 7.15	Laminate	Combined W/Living	
	8	Kitchen	2nd	11.74	x 6.43	Updated	Stainless Steel Appl	
	9	4th Br	2nd	14.17	x 10.92	Laminate	Large Closet	
	10	5th Br	2nd	10.66	x 8.50	Laminate	Closet	
	11	Living	3rd	20.50	x 6.59	Open Concept	Combined W/Dining	Combined W/Br
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Offer Summary F801

Links:

@volitionproperties () www.volitionprop.com

Apx Age:

Apx Saft:

POTL:

Assessment

Elevator/Lift:

Laundry Lev:

Phys Hdcp-Eqp:



Prepared by: MING LIM, Broker

EXP REALTY, BROKERAGE

4711 Yonge St 10th Fir, Toronto, ON M2N6K8 866-530-7737

					Printed on 11/22/2023 12:22:24 Pl
		Toronto Ontario M	I6P 2E1		List: \$1,748,000 For: Sale
	1	Toronto W02 High			
A AMALI	THE	Taxes: \$7.462.26 /		SPIS: N	Last Status: New
13 HL		See Schedule B	2023	DOM:	
Contraction of the second		Detached	Front On:		Rms: 12 + 5
4.2		Link: N	Acre:	T- ()	Bedrooms: 6 + 2
		2 1/2 Storey	29.25 x 74.	5525 FL	Vashrooms: 4
State of the second		Irreg: Irregular As			x4xGround, 1x4x2nd, 1x3x3rd,
		Geowarehouse			x3xBsmt
			Of Humberside/Glenlake	1.	(ADSIII)
SHE STONE WING		Diricioss St. Soduri C	of Humberside/Gieniake		
MLS	Sellers:				Contact After Exp: N
Holdover: 60	Possession Date: 2	2/02/2024 Pos 401341000100	session Remarks: Flexibl	e/TBA Occup:	Own+Ten
PIN#: 21354003	2 ARN#: 190				
	3+1	Exterior:	Brick	Zoning:	
Fam Rm:	3+1 N	Exterior: Drive:	Private	C ble TV:	
Fam Rm: Basement:	3 + 1 N Apartment / Sep Entrance	Exterior: Drive: Car/Gar Pk Spcs:		Cible TV: Hydro:	
Kitchens: Fam Rm: Basement: Fireplace/Stv:	3 + 1 N Apartment / Sep Entrance N	Exterior: Drive: Gar/Gar Pk Spcs: Drive Pk Spcs:	Private None / 0.0	C: ble TV: Hydro: Gas:	
Fam Rm: Basement: Fireplace/Stv: Heat:	3 + 1 N Apartment / Sep Entrance N Heat Pump / Electric	Exterior: Drive: Gar/Gar Pk Spcs: Drive Pk Spcs: Tot Pk Spcs:	Private	Cible TV: Hydro: Gas: Phone:	
Fam Rm: Basement: Fireplace/Stv: Heat: A/C:	3 + 1 N Apartment / Sep Entrance N	Exterior: Drive: Gar/Gar Pk Spcs: Drive Pk Spcs: Tot Pk Spcs: UFFI:	Private None / 0.0 1.0	Coble TV: Hydro: Gas: Phone: Water:	Municipal
Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac:	3 + 1 N Apartment / Sep Entrance N Heat Pump / Electric	Exterior: Drive: Gar/Gar Pk Spcs: Drive Pk Spcs: Tot Pk Spcs: UFFI: Pool:	Private None / 0.0	Coble TV: Hydro: Gas: Phone: Water: Water Supply:	
Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: Apx Age:	3 + 1 N Apartment / Sep Entrance N Heat Pump / Electric	Exterior: Drive: Gar/Gar Pk Spcs: Drive Pk Spcs: Tot Pk Spcs: UFFI: Pool: Energy Cert:	Private None / 0.0 1.0	Coble TV: Hydro: Gas: Phone: Water: Water Supply: Sewer:	Sewers
Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: Apx Age: Apx Sqft:	3 + 1 N Apartment / Sep Entrance N Heat Pump / Electric	Exterior: Drive: Gar/Gar Pk Spcs: Drive Pk Spcs: Tot Pk Spcs: UFFI: Pool: Energy Cert: Cert Level:	Private None / 0.0 1.0	Cole TV: Hydro: Gas: Phone: Water: Water Supply: Sewer: Spec Desig:	
Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: Apx Age: Apx Agft: Assessment:	3 + 1 N Apartment / Sep Entrance N Heat Pump / Electric	Exterior: Drive: Gar/Gar Pk Spcs: Drive Pk Spcs: Tot Pk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS:	Private None / 0.0 1.0 None	Cole TV: Hydro: Gas: Phone: Water: Water Supply: Sewer: Spec Desig: Farm/Agr:	Sewers
Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: Apx Age: Apx Agft: Assessment: POTL:	3 + 1 N Apartment / Sep Entrance N Heat Pump / Electric	Exterior: Drive: Gar/Gar Pk Spcs: Drive Pk Spcs: Tot Pk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat:	Private None / 0.0 1.0 None Library, Park, Public	Cole TV: Hydro: Gas: Phone: Water: Water Supply: Sewer: Spec Desig: Farm/Agr: Waterfront:	Sewers
Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: Apx Age: Apx Sqft: Assessment: POTL: Elevator/Lift:	3 + 1 N Apartment / Sep Entrance N Heat Pump / Electric	Exterior: Drive: Gar/Gar Pk Spcs: Drive Pk Spcs: Tot Pk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS:	Private None / 0.0 1.0 None Library, Park, Public	Die TV: Hydro: Gas: Phone: Water: Water Supply: Sewer: Spec Desig: Farm/Agr: Waterfront: Retirement:	Sewers Unknown
Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: Apx Age: Apx Agft: Assessment: POTL:	3 + 1 N Apartment / Sep Entrance N Heat Pump / Electric	Exterior: Drive: Gar/Gar Pk Spcs: Drive Pk Spcs: Tot Pk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat:	Private None / 0.0 1.0 None Library, Park, Public	Cole TV: Hydro: Gas: Phone: Water: Water Supply: Sewer: Spec Desig: Farm/Agr: Waterfront:	Sewers

Schedule B

Home Inspection

8.1	Ŧ	Koom	Level	Length (It)	VV	ατη (π)	Description		
1	1	Living	Ground	12.40	х	11.09	Hardwood Floor	Combined W/Dining	Window
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Offer Summary F801

Links:





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EXP REALTY, BROKERAGE

4711 Yonge St 10th Fir, Toronto, ON M2N6K8 866-530-7737

		rongo or routrin, rono		0 000 1101	B :		Koom	Level
r					Printed on 11/22/2023 12:22:24 PM List: \$1,748,000 For: Sale	Γ ₁	Living	Ground
PAS IN DOMEST	A CARE AND				List: \$1,748,000 For: Sale	2	Kitchen	Ground
	12	Toronto Ontario M				3	Prim Bdrm	Ground
Esterna 1	TER		Park North Toronto		522	1 A	2nd Br	Ground
San Mill	Letter Anthe	Taxes: \$7,462.26	/ 2023	SPIS: N	Last Status: New	5	3rd Br	Ground
CARLAN SAL	- Star Star	See Schedule B		DOM: 1		6	Living	2nd
		Detached	Front On	:E Rn	ns: 12 + 5	7	Dining	2nd
A State States		Link: N	Acre:	Be	drooms: 6 + 2	8	Kitchen	2nd
State Dio Law		2 1/2 Storey	29.25 x 7	4.6 Feet Wa	shrooms: 4	9	4th Br	2nd
1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1		Irreg: Irregular As	Per	1x4	xGround, 1x4x2nd, 1x3x3rd,	10	5th Br	2nd
State of the second		Geowarehouse		1x3	xBsmt	11	Living	3rd
and the second	and the second se	Dir/Cross St: South (Of Humberside/Glenlake	Э		12	Kitchen	3rd
		2				Clie	ent Remks: Fa	bulous Investme
MLS	Sellers:				Contact After Exp: N	Buil	ding Offers 4 \$	Self Contained U
Holdover: 60	Possession Date: 2	100/0004 B-	Density Flow		CONTRACTOR CONTRA	Larg	ge Bachelor Ap	partment + Balco
			ssession Remarks: Flex	ble/TBA Occup: O	wn+Ten	Hea	t Pump/AC,O	n-Demand Hot W
PIN#: 213540032		401341000100		1		Atta	ched To Listin	ig. Corner House
Kitchens:	3 + 1	Exterior:	Brick	Zoning:		Blo	or Subway Or	Trendy Junction.
Fam Rm:	N	Drive:	Private	Cable TV:		Rer	ovation (July 2	2021); Basement
Basement:	Apartment / Sep Entrance	anoar PK Spcs:	None / 0.0	Hydro:		Ext	ras: This Prop	erty Is Detached
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:		Apa	rtment.	
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:	- 1991 Mart 18			I: Stove & Fridge
A/C:	Central Air	HEEL.		Water:	Municipal		sher & Dryer.	
Central Vac:		Pool:	None	Water Supply:				ored Doors & Cha
Apx Age:		Energy Cert:		Sewer:	Sewers			-Demand Hot-Wa
Apx Sqft:		Cert Level:		Spec Desig:	Unknown			offers Welcome A
Assessment:		GreenPIS:		Farm/Agr:		Not	Guarantee Th	e Legality Or Re
POTL:		Prop Feat:	Library, Park, Public	Waterfront:				
Elevator/Lift:		Transit, Rec Centre	e, School	Retirement:				
Laundry Lev:		100000000000000000000000000000000000000		011 01-01	Garden Shed			
				Oth Struct:				
Phys Hdcp-Eqp:				Oth Struct:	Garden Sned		ntract Date: 11 biry Date: 2/21	

Schedule B

Home Inspection

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8					Printed on 11/22/2023 12:22:24 P
	20/2200010.000				List: \$1,748,000 For: Sale
Martin State	10	Toronto Ontario N	16P 2E1		
11. 分版至1	1	Toronto W02 High	Park North Toronto		
Star Werl	A Miller / And	Taxes: \$7,462.26 /	2023	SPIS: N	Last Status: New
The Martin		See Schedule B		DOM	1
		Detached	Front On: E		Rms: 12 + 5
All and and		Link: N	Acre:		Bedrooms: 6 + 2
Control Control	- Statistics	2 1/2 Storey	29.25 x 74.6	Feet	Washrooms: 4
		Irreg: Irregular As	Per	1	1x4xGround, 1x4x2nd, 1x3x3rd,
States of the		Geowarehouse		1	Ix3xBsmt
MLS:	Sellers:	Dir/Cross St: South C	Of Humberside/Glenlake		Contact And Exp: N
Holdover: 60	Possession Date: 2	/02/2024 Pos	session Remarks: Flexible	TBA Occup:	Own+Ten
PIN#: 21354003	2 ARN#: 1904	01341000100			
Kitchens:	3 + 1	Exterior:	Brick	Zoning.	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0	Hydro:	
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:	

1.0

None

Library, Park, Public

Schedule B

Phone:

Water:

Sewer:

Water Supply:

Spec Desig:

Farm/Agr:

Waterfront:

Retirement:

Oth Struct:

Municipal

Sewers

Unknown

Garden Shed

Home Inspection

Tot Pk Spcs:

Energy Cert:

Cert Level:

GreenPIS:

Prop Feat:

Floor Plans

Transit, Rec Centre, School

UFFI:

Pool:

1 011		коот	Level	Length (III)	wiath (ft)	Description			
4 PM	ľ1	Living	Ground	12.40	x 11.09	Hardwood Floor	Combined W/Dining	Window	
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Inclusions: Unit 1: Stove & Fridge; Unit 2: Stove, Fridge & Dishwasher; Unit 3: Stove, Fridge & Wall-Mounted A/C; Basement: Stove, Fridge, 2 Head A/C, Washer & Dryer.

Exclusions: Mirrored Doors & Chandelier/Pendant Lights in Unit 1 Primary Bedroom. Anything Owned by Tenants (Inc. Curtains). Rental Items: On-Demand Hot-Water Heater: \$169 per month

Financials

Brkage Remks: Offers Welcome Anytime, Attach Schedule B. Please Provide 24 Hour Irrevocable. Only Certified Deposits. The Seller/Listing Agent Do Not Guarantee The Legality Or Retrofit Of The Apartments. Financials Attached To Listing, **24Hour Notice Required**Home Inspection Available*

Contract Date: 11/21/2023	Condition: Appt: 24 Hour Notice	Ad: N
Expiry Date: 2/21/2024	Cond Expiry:	Escape:
Last Update: 11/21/2023	CB Comm: 2.5% + Hst	Original: \$1,748,000

Offer Summary F801

Links:

Heat Pump / Electric

Central Air

Heat:

A/C:

Central Vac:

Assessment

Elevator/Lift:

Laundry Lev:

Phys Hdcp-Eqp:

Apx Age:

Apx Saft:

POTL:





Prepared by: MING LIM, Broker EXP REALTY, BROKERAGE

4711	Yonge St 10th Fir, Toronto, ON Ma	2N6K8	866-530-7737		
	-			Printed on 11/22/2023 12:	22:24
				List: \$1,748,000 For: Sa	ale
13	Toronto Ontario M6P 2E1				1
17	Toronto W02 High Park Nort	h Toronto			
1 low	Taxes: \$7,462.26 / 2023		SPIS: N	Last Status: No	N
N/W	See Schedule B		I	DOM: 1	
K.	Detached	Front	On: E	Rms: 12 + 5	
344	Link: N	Acre:		Bedrooms: 6 + 2	
	2 1/2 Storey	29.25	x 74.6 Feet	Washrooms: 4	
	Irreg: Irregular As Per			1x4xGround, 1x4x2nd, 1x3x3rd	
	Geowarehouse			1x3xBsmt	
Sec. 1	Dir/Cross St: South Of Humbe	rside/Glen	lake		

4 PM

Home Inspection

MLS	Sellers:				Contact After Exp: N			
Holdover: 60	Possession Date: 2/	02/2024 Pos	session Remarks: Flexible	e/TBA Occup: Ow	vn+Ten			
PIN#: 213540032	ARN#: 1904	01341000100						
Kitchens:	3 + 1	Exterior:	Brick	Zoning:				
Fam Rm:	N	Drive:	Private	Cable TV:				
Basement:	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0	Hydro:				
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:				
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:				
A/C:	Central Air	UFFI:		Water:	Municipal			
Central Vac:		Pool:	None	Water Supply:				
Apx Age:		Energy Cert:		Sewer:	Sewers			
Apx Sqft:		Cert Level:		Spec Desig:	Unknown			
Assessment:		GreenPIS:		Farm/Agr:				
POTL:		Prop Feat:	Library, Park, Public	Waterfront:				
Elevator/Lift:		Transit, Rec Centre	e, School	Retirement:				
Laundry Lev:				Oth Struct:	Garden Shed			
Phys Hdcp-Eqp:								

Schedule B

	Ŧ	Noom	Level	ength (It)	wiath (ft)	Description		
2	11	Living	Ground	12. 2	x 11.09	Hardwood Floor	Combined W/Dining	Window
	2	Kitchen	Ground	11.09	x 10.50	Breakfast Bar	W/O To Yard	Window
	3	Prim Bdrm	Ground	11.68	x 11.09	Hardwood Floor	Large Closet	Mirrored Closet
	4	2nd Br	Ground	10.99	x 7.90	Hardwood Floor	Closet	
	5	3rd Br	Ground	10.99	x 7.51	Hardwood Floor	Closet	
+	6	Living	2nd	14.60	x 10.82	Laminate	Combined W/Dining	
	7	Dining	2nd	9.91	x 7.15	Laminate	Combined W/Living	
	8	Kitchen	2nd	11.74	x 6.43	Updated	Stainless Steel Appl	
	9	4th Br	2nd	14.17	x 10.92	Laminate	Large Closet	
	10	5th Br	2nd	10.66	x 8.50	Laminate	Closet	
٠	11	Living	3rd	20 .0	x 6.59	Open Concept	Combined W/Dining	Combined W/Br
	12	Kitchen	3rd	7.74	x 7.35	Modern Kitchen	Open Concept	W/O To Balcony

Client Remks: Fabulous Investment Property In High Park North. Updated Triplex With Basement Apartment As Per Geowarehouse. This 2.5 Story Building Offers 4 Self Contained Units And Private Driveway. Main Level: 3 Bedroom Apartment; 2nd Floor: 2 Bedroom Apartment + Laundry; 3rd Floor: Large Bachelor Apartment + Balcony; Basement: Renovated 2 Bedroom Apartment. 4 Separate Electrical Meters - Tenants Pay Own Hydro. Electric Heat Pump/AC,On-Demand Hot Water Heater Rental. Gross Income: \$116,058. Operating Expenses: \$14,806.32. Net Income: \$101,251.68. Financials Attached To Listing. Corner House With Great Curb Appeal On A Beautiful Tree Winding Street South Of Humberside. Just Short Walk To UP Express, Bloor Subway Or Trendy Junction. Sound-proofing In Primary Bedroom In Unit 1 (Oct 2023); Unit 1 Bathroom Renovation (April 2023); Unit 2 Full Renovation (July 2021); Basement Unit Kitchen Renovation (June 2022). Property Is Fully Tenanted.

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Expiry Date: 2/21/2024	Cond Expiry:	Escape:
Last Update: 11/21/2023	CB Comm: 2.5% + Hst	Original: \$1,748,000

Offer Summary F801

Links:





Prepared by: MING LIM, Broker EXP REALTY, BROKERAGE

4711 Yonge St 10th Flr, Toronto, ON M2N6K8



Toronto Ontario MCD 2E1		Printed on 11/22/2023 12:22: List: \$1,748,000 For: Sale
Toronto W02 High Park Nor	h Toronto	
Taxes: \$7,462.26 / 2023	PIS: N	Last Status: New
See Schedule B		DOM: 1
Detacheo	Front On: E	Rms : 12 + 5
Link: N	Acre:	Bedrooms: 6 + 2
2 1/2 Storey	29.25 x 74.6 Feet	Washrooms: 4
Irreg: Irregular As Per		1x4xGround, 1x4x2nd, 1x3x3rd,
Geowarehouse		1x3xBsmt
Dir/Cross St: South Of Humbe	rside/Glenlake	

Home Inspection

866-530-7737

MLS	Sellers:				Contact After Exp: N				
Holdover: 60	Possession Date: 2	02/2024 Possession Remarks: Flexible/TBA Occup: Own+Ten							
PIN#: 213540032	ARN#: 1904	01341000100							
Kitchens:	3 + 1	Exterior:	Brick	Zoning:					
Fam Rm:	N	Drive:	Private	Cable TV:					
Basement:	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0	Hydro:					
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:					
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:					
A/C:	Central Air	UFFI:		Water:	Municipal				
Central Vac:		Pool:	None	Water Supply:					
Apx Age:		Energy Cert:		Sewer:	Sewers				
Apx Sqft:		Cert Level:		Spec Desig:	Unknown				
Assessment:		GreenPIS:		Farm/Agr:					
POTL:		Prop Feat:	Library, Park, Public	Waterfront:					
Elevator/Lift:		Transit, Rec Centre	e, School	Retirement:					
Laundry Lev:				Oth Struct:	Garden Shed				
Phys Hdcp-Eqp:									

Schedule B

Λ	#	Room	Level	Length (It)	wiath (ft)	Description		
٦	1	Living	Ground	12.40	x 11.09	Hardwood Floor	Combined W/Dining	Window
	2	Kitchen	Ground	11.09	x 10.50	Breakfast Bar	W/O To Yard	Window
	3	Prim Bdrm	Ground	11.68	x 11.09	Hardwood Floor	Large Closet	Mirrored Closet
	4	2nd Br	Ground	10.99	x 7.90	Hardwood Floor	Closet	
	5	3rd Br	Ground	10.99	x 7.51	Hardwood Floor	Closet	
4	6	Living	2nd	14.60	x 10.82	Laminate	Combined W/Dining	
	7	Dining	2nd	9.91	x 7.15	Laminate	Combined W/Living	
	8	Kitchen	2nd	11.74	x 6.43	Updated	Stainless Steel Appl	
	9	4th Br	2nd	14.17	x 10.92	Laminate	Large Closet	
	10	5th Br	2nd	10.66	x 8.50	Laminate	Closet	
	11	Living	3rd	20.50	x 6.59	Open Concept	Combined W/Dining	Combined W/Br
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Contract Date: 11/21/2023	Condition: Appt: 24 Hour Notice	Ad: N	
Expiry Date: 2/21/2024	Cond Expiry:	Escape:	İ.
Last Update: 11/21/2023	CB Comm: 2.5% + Hst	Original: \$1,748,000	

Offer Summary F801

Links:





Schedule B

Prepared by: MING LIM, Broker

EXP REALTY, BROKERAGE

4711 Yonge St 10th Fir, Toronto, ON M2N6K8 866-530-7737

	47111	onge of four Fir, foroi		0-1151	Printed on 11/22/2023 12:22:24 PM	# Koom	Level	Length (It)	wiath (ft)	Description		
					List: \$1,748,000 For: Sale	1 Living	Ground	12.40	x 11.09	Hardwood Floor	Combined W/Dining	Window
	A A A A A A A A A A A A A A A A A A A	Toronto Ontario M	6P 2E1			2 Kitchen	Ground	11.09	x 10.50	Breakfast Bar	W/O To Yard	Window
	and /	Toronto W02 High F				3 Prim Bdrm	Ground	11.68	x 11.09	Hardwood Floor	Large Closet	Mirrored Closet
	THE MAN	Taxes: \$7.462.26 /		PIS: N	Last Status: New	4 2nd Br	Ground	10.99	x 7.90	Hardwood Floor	Closet	
	Le Selle	See Schedule B	2023	DOM: 1	Last Status. New	5 3rd Br	Ground	10.99	x 7.51	Hardwood Floor	Closet	
					: 12 + 5	6 Living	2nd	14.60	x 10.82	Laminate	Combined W/Dining	
		Detached	Front On: E			7 Dining	2nd	9.91	x 7.15	Laminate	Combined W/Living	
A CONTRACTOR		Link: N	Acre:		rooms: 6 + 2	8 Kitchen	2nd	11.74	x 6.43	Updated	Stainless Steel Appl	
See 15 11 (1)		2 1/2 Storey	29.25 x 74.6		hrooms: 4	9 4th Br	2nd	14.17	x 10.92	Laminate	Large Closet	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Irreg: Irregular As F	Per		Ground, 1x4x2nd, 1x3x3rd,	10 5th Br	2nd	10.66	x 8.50	Laminate	Closet	
		Geowarehouse		1x3x8	Bsmt	11 Living	3rd	20.50	x 6.59	Open Concept	Combined W/Dining	Combined W/Br
and the second second		Dir/Cross St: South C	f Humberside/Glenlake			12 Kitchen	3rd	7.74	x 7.35	Modern Kitchen	Open Concept	W/O To Balcony
						Client Remks: Fab	ulous Investm	nent Property In	High Park North.	Jpdated Triplex With Base	ment Apartment As Per G	eowarehouse. This 2.5 Story
MLS	Sellers:				Contact After any N	Building Offers 4 Se						Apartment + Laundry; 3rd Floor:
Holdover: 60	Possession Date: 2/02	2/2024 Pos	session Remarks: Flexible/	TBA Occup: Own		Posholor A						nants Pay Own Hydro. Electric
PIN#: 213540032	ARN#: 190401			ibit ottapi oni								Income: \$101,251.68. Financials
Kitchens:	3+1	Exterior:	Brick	Zoning:								Just Short Walk To UP Express,
Fam Rm:	N	Drive:	Private	Cable TV:								ion (April 2023); Unit 2 Full
	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0	100 40 40 00 00 00 00 00 00 00 00 00 00 0						2022). Property Is Fully Te		
Basement:	Apartment / Sep Entrance		None / 0.0	Hydro:			rty Is Detache	ed With 4 Self C	Contained Apartme	nts As Per Assessment. A	s Per Geowarehouse It Is	A Triplex With A Basement
Fireplace/Stv:		Drive Pk Spcs:		Gas:		Apartment.			E : 1 A D : 1			
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:			Stove & Fridg	ge; Unit 2: Stove	e, Fridge & Dishwa	sner; Unit 3: Stove, Fridge	& Wall-Mounted A/C; Bas	sement: Stove, Fridge, 2 Head A/C,
A/C:	Central Air	UFFI:		Water:	Municipal	Washer & Dryer.					o 11 - 11 1	
Central Vac:		Pool:	None	Water Supply:						Primary Bedroom, Anythi	ng Owned by Tenants (Inc	. Curtains).
Apx Age:		Energy Cert:		Sewer:	Sewers	Rental Items: On-D				B		
Apx Sqft:		Cert Level:		Spec Desig:	Unknown							osits. The Seller/Listing Agent Do
Assessment:		GreenPIS:		Farm/Agr:		Not Guarantee The	Legality Or R	Retrotit Of The P	Apartments. Financ	ials Attached To Listing.	24Hour Notice Required	Home Inspection Available*
POTL:		Prop Feat:	Library, Park, Public	Waterfront:								
Elevator/Lift:		Transit, Rec Centre	, School	Retirement:								
Laundry Lev:				Oth Struct:	Garden Shed							
Phys Hdcp-Eqp:						Contract Date: 11/2			ondition: Appt: 2	4 MOUR NOTICE		I: N
		-		-		Expiry Date: 2/21/2			ond Expiry:			cape:
						Last Update: 11/21	/2023	c	B Comm: 2.5% +	Hst	Or	iginal: \$1,748,000

Home Inspection

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Financials

Or

Links:

Floor Plans





Schedule B

Prepared by: MING LIM, Broker

EXP REALTY, BROKERAGE

4711 Yonge St 10th Fir, Toronto, ON M2N6K8 866-530-7737

Printed on 11/22/2023 12:22:24 PM E	Koom Level	Length (II)	wiath (ft)	Description		
	Living Ground	12.40	x 11.09	Hardwood Floor	Combined W/Dining	Window
TOTOTILO OTILATIO MIGE ZET	Kitchen Ground		x 10.50	Breakfast Bar	W/O To Yard	Window
Toronto W02 High Park North Toronto 3 F	Prim Bdrm Ground	11.68	x 11.09	Hardwood Floor	Large Closet	Mirrored Closet
Taxes: \$7.462.26 / 2023 SPIS: N Last Status: New 4 2	2nd Br Ground		x 7.90	Hardwood Floor	Closet	
See Schedule B DOM: 1 5 3	3rd Br Ground		x 7.51	Hardwood Floor	Closet	
Datashad Front On: E Proc. 12 + 5	Living 2nd	14.60	x 10.82	Laminate	Combined W/Dining	
	Dining 2nd	9.91	x 7.15	Laminate	Combined W/Living	
	Kitchen 2nd	11.74	x 6.43	Updated	Stainless Steel Appl	
	4th Br 2nd	14.17	x 10.92	Laminate	Large Closet	
	5th Br 2nd	10.66	x 8.50	Laminate	Closet	
	Living 3rd	20.50	x 6.59	Open Concept	Combined W/Dining	Combined W/Br
	Kitchen 3rd	7.74	x 7.35	Modern Kitchen	Open Concept	W/O To Balcony
				h		eowarehouse. This 2.5 Story
						Apartment + Laundry; 3rd Floor:
Holdover: 60 Persession Date: 2/02/2024 Persession Remarks: Elevible/TRA Occup: Own+Ten						ants Pay Own Hydro. Electric
Heat P						Income: \$101,251.68. Financials
Attach						Just Short Walk To UP Express,
			· ,	(, , , , , , , , , , , , , , , , , , ,		on (April 2023); Unit 2 Full
I VEILOV				022). Property Is Fully Ter		Tripley Mith A Deserves
		iched with 4 Self C	contained Apartmen	ts As Per Assessment. As	Per Geowarehouse It Is A	A Triplex With A Basement
		Line Or Oher		have Unit 0. Otawa Esideral	NALLI Manata d A/O. Daar	Start Ohmer Esider Ollerd A/O
	her & Dryer.	hage; Unit 2: Stove	e, Fridge & Dishwas	ner; Unit 3: Stove, Fridge	& wall-wounted A/C; Base	ement: Stove, Fridge, 2 Head A/C,
	,	Chandelier/Dend	ont Lighto in Linit 4.	Primary Bedroom, Anythin	a Oursed by Tenents (Inc.	Cutaina
	tal Items: On-Demand H		0	Primary Bedroom, Anything	g Owned by Tenants (Inc.	Curtains).
Apr Age. Jewei. Jeweis				o Desuido 24 Hour Irrous	able Only Carlified Depa	sits. The Seller/Listing Agent Do
Apx Sqrt: Spec Desig: Onknown						Home Inspection Available*
Assessment: GreenPis: FarmAgr.	Suarantee The Legality of	or Retrolit Or The P	Apartments. Financia	als Attached To Listing. 2	4Hour Notice Required F	tome inspection Available
POTL: Prop Feat: Library, Park, Public Waterfront:						
Elevator/Lift: Transit, Rec Centre, School Retirement:						
Laundry Lev: Oth Struct: Garden Shed	treat Date: 33/13/19/19		andition: Annt: 14	Heur Netice		
Dhue Hdon-Ean	tract Date: 11/21/2023 iry Date: 2/21/2024		ondition: Appt: 24	Hour Nouce	Ad:	ape:
	Update: 11/21/2023		:B Comm: 2.5% + H			ape: ginal: \$1.748.000

Home Inspection

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Financials

O

Links:

Floor Plans





Schedule B

O

Prepared by: MING LIM, Broker

EXP REALTY, BROKERAGE

4711 Yonge St 10th Fir, Toronto, ON M2N6K8 866-530-7737

		ronge of rourrin, rono			Printed on 11/22/2023 12:22:24 PM	<u># коот</u>	Level	Length (II)	wiath (ft)	Description		
					List: \$1,748,000 For: Sale	1 Living	Ground	12.40	x 11.09	Hardwood Floor	Combined W/Dining	Window
		Toronto Ontario M	16P 2E1		1	2 Kitchen	Ground	11.09	x 10.50	Breakfast Bar	W/O To Yard	Window
	and the	Toronto W02 High	Park North Toronto			3 Prim Bdrm	Ground	11.68	x 11.09	Hardwood Floor	Large Closet	Mirrored Closet
	THE LINE L	Taxes: \$7,462.26 /		SPIS: N	Last Status: New	4 2nd Br	Ground	10.99	x 7.90	Hardwood Floor	Closet	
	E. Solar	See Schedule B	2020	DOM: 1	Lust olulus. Her	5 3rd Br	Ground	10.99	x 7.51	Hardwood Floor	Closet	
		Detached	Front On: E		12 + 5	6 Living	2nd	14.60	x 10.82	Laminate	Combined W/Dining	
						7 Dining	2nd	9.91	x 7.15	Laminate	Combined W/Living	
		Link: N	Acre:		oms: 6 + 2	8 Kitchen	2nd	11.74	x 6.43	Updated	Stainless Steel Appl	
and the local data of the second		2 1/2 Storey	29.25 x 74.6	1	rooms: 4	9 4th Br	2nd	14.17	x 10.92	Laminate	Large Closet	
A Distant with		Irreg: Irregular As	Per		round, 1x4x2nd, 1x3x3rd,	10 5th Br	2nd	10.66	x 8.50	Laminate	Closet	
and the second second		Geowarehouse		1x3xB	smt	11 Living	3rd	20.50	x 6.59	Open Concept	Combined W/Dining	Combined W/Br
and the second second		Dir/Cross St: South C	Of Humberside/Glenlake			12 Kitchen	3rd	7.74	x 7.35	Modern Kitchen	Open Concept	W/O To Balcony
						Client Remks: Fabu	lous Investr	nent Property In	High Park North.	Jpdated Triplex With Baser	ment Apartment As Per G	eowarehouse. This 2.5 Story
MLS	Sellers:				Contact After Exp: N	Building Offers 4 Se	If Contained	Units And Priva	te Driveway. Main	Level: 3 Bedroom Apartme	ent; 2nd Floor: 2 Bedroom	Apartment + Laundry; 3rd Floor:
Holdover: 60	Possession Date: 2/	02/2024 Bee	session Remarks: Flexible/	TBA Occup: Own	The second s	Large Bachelor Apa	rtment + Bal	cony; Basement	: Renovated 2 Bee	droom Apartment. 4 Separa	ate Electrical Meters - Ten	nants Pay Own Hydro. Electric
PIN#: 213540032		02/2024 Pos	session Remarks: Flexible/	TBA Occup: Own	+ Ten	Heat Pump/AC,On-	Demand Hot	Water Heater R	ental. Gross Incor	ne: \$116,058. Operating Ex	xpenses: \$14,806.32. Net	Income: \$101,251.68. Financials
	3+1			1		Attached To Listing.	Corner Hou:	se With Great C	urb Appeal On A B	Beautiful Tree Winding Stre	et South Of Humberside.	Just Short Walk To UP Express,
Kitchens:	3+1	Exterior:	Brick	Zoning:								ion (April 2023); Unit 2 Full
Fam Rm:	N	Drive:	Private	Cable TV:						2022). Property Is Fully Te		
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Central Vac:		Pool:	None	Water Supply:						Primary Bedroom. Anythin	ng Owned by Tenants (Inc	. Curtains).
Apx Age:		Energy Cert:		Sewer:	Sewers	Rental Items: On-D						
Apx Sqft:		Cert Level:		Spec Desig:	Unknown			, , , , , , , , , , , , , , , , , , , ,				osits. The Seller/Listing Agent Do
Assessment:		GreenPIS:		Farm/Agr:		Not Guarantee The	Legality Or F	Retrofit Of The A	partments. Financ	ials Attached To Listing.**2	24Hour Notice Required**	Home Inspection Available*
POTL:		Prop Feat:	Library, Park, Public	Waterfront:								
Elevator/Lift:		Transit, Rec Centre		Retirement:								
Laundry Lev:		in anon, recooning	, 001001	Oth Struct:	Garden Shed							
Phys Hdcp-Eqp:				our ou det.	Garden oned	Contract Date: 11/2	1/2023	C	ondition: Appt: 2	4 Hour Notice	Ad	i: N
r mys nucp-Eqp:		1		1	1	Expiry Date: 2/21/2	024	С	ond Expiry:		Es	cape:
						Last Update: 11/21	2023	с	B Comm: 2.5% + I	Hst	Or	iginal: \$1,748,000

Home Inspection

Financials

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Links:

Floor Plans





Schedule B

Prepared by: MING LIM, Broker

EXP REALTY, BROKERAGE

4711 Yonge St 10th Fir, Toronto, ON M2N6K8 866-530-7737

	47111	onge of rout Fit, roron		0-1151	Printed on 11/22/2023 12:22:24 PM	# Koom	Level	Length (It)	wiath (ft)	Description		
					List: \$1,748,000 For: Sale	1 Living	Ground	12.40	x 11.09	Hardwood Floor	Combined W/Dining	Window
TALL STREET		Toronto Ontario M	6P 2E1			2 Kitchen	Ground	11.09	x 10.50	Breakfast Bar	W/O To Yard	Window
	and /	Toronto W02 High F	Park North Toronto			3 Prim Bdrm	Ground	11.68	x 11.09	Hardwood Floor	Large Closet	Mirrored Closet
15 Martines	THE LINE AND	Taxes: \$7,462.26 /		PIS: N	Last Status: New	4 2nd Br	Ground	10.99	x 7.90	Hardwood Floor	Closet	
	and the second	See Schedule B	2020	DOM: 1	Lust blatus. Hew	5 3rd Br	Ground	10.99	x 7.51	Hardwood Floor	Closet	
		Detached	Front On: E		12 + 5	6 Living	2nd	14.60	x 10.82	Laminate	Combined W/Dining	
						7 Dining	2nd	9.91	x 7.15	Laminate	Combined W/Living	
		Link: N	Acre:		oms: 6 + 2	8 Kitchen	2nd	11.74	x 6.43	Updated	Stainless Steel Appl	
		2 1/2 Storey	29.25 x 74.6		ooms: 4	9 4th Br	2nd	14.17	x 10.92	Laminate	Large Closet	
A Dense autom		Irreg: Irregular As F	Per		round, 1x4x2nd, 1x3x3	10 5th Br	2nd	10.66	x 8.50	Laminate	Closet	
State of the second		Geowarehouse		1x3xB	smt	11 Living	3rd	20.50	x 6.59	Open Concept	Combined W/Dining	Combined W/Br
and the second second		Dir/Cross St: South O	f Humberside/Glenlake			12 Kitchen	3rd	7.74	x 7.35	Modern Kitchen	Open Concept	W/O To Balcony
						Client Remks: Fab	ulous Investm	nent Property In	High Park North.	Jpdated Triplex With Base	ment Apartment As Per G	eowarehouse. This 2.5 Story
MLS	Sellers:				Contact A							Apartment + Laundry; 3rd Floor:
Holdover: 60	Possession Date: 2/0	2/2024 Pos	session Remarks: Flexible/	TBA Occup: Own								ants Pay Own Hydro. Electric
PIN#: 213540032	ARN#: 19040			ibri occup. own								Income: \$101,251.68. Financials
Kitchens:	3+1	Exterior:	Brick	Zoning:	\							Just Short Walk To UP Express,
Fam Rm:	3 + 1		Private	Cable TV:								on (April 2023); Unit 2 Full
	N A STATE OF A STATE O	Drive:								2022). Property Is Fully Te		
Basement:	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0	Hydro:			rty Is Detache	ed With 4 Self C	Contained Apartme	nts As Per Assessment. As	s Per Geowarehouse It Is	A Triplex With A Basement
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:		rtment.						
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:			Stove & Fridg	ge; Unit 2: Stove	e, Fridge & Dishwa	sher; Unit 3: Stove, Fridge	& Wall-Mounted A/C; Bas	sement: Stove, Fridge, 2 Head A/C,
A/C:	Central Air	UFFI:		Water:	Municipal	asher & Dryer.						
Central Vac:		Pool:	None	Water Supply:						Primary Bedroom. Anythin	ng Owned by Tenants (Inc	. Curtains).
Apx Age:		Energy Cert:		Sewer:	Sewers	Rental Items: On-D				B		
Apx Sqft:		Cert Level:		Spec Desig:	Unknown							osits. The Seller/Listing Agent Do
Assessment:		GreenPIS:		Farm/Agr:		Not Guarantee The	Legality OF	arofit Of The A	Apartments. Financ	als Attached To Listing.**2	24Hour Notice Required**	Home Inspection Available*
POTL:		Prop Feat:	Library, Park, Public	Waterfront:								
Elevator/Lift:		Transit, Rec Centre	, School	Retirement:								
Laundry Lev:				Oth Struct:	Garden Shed							
Phys Hdcp-Eqp:						Contract Date: 11/2			Condition: Appt: 2	4 HOUF NOUCE		: N
		-		-		Expiry Date: 2/21/2			Cond Expiry:	1.1		cape:
						Last Update: 11/21	/2023	c	B Comm: 2.5% + I	Hst	Or	iginal: \$1,748,000

Home Inspection

Financials

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Links:

Floor Plans





Prepared by: MING LIM, Broker

EXP REALTY, BROKERAGE

4711 Yonge St 10th Fir, Toronto, ON M2N6K8 866-530-7737



		List: \$1,748,000 For: Sale				
Toronto Ontario M6P 2E1						
Toronto W02 High Park Nort	h Toronto					
Taxes: \$7,462.26 / 2023	SPIS: N	Last Status: New				
See Schedule B	DOM: 1					
Detached	Front On: E	Rms: 12 + 5				
Link: N	Acre:	Bedrooms: 6 + 2				
2 1/2 Storey	29.25 x 74.6 Feet	Washrooms: 4				
Irreg: Irregular As Per		1x4xGround, 1x4x2nd, 1x3x3rd,				
Geowarehouse		1x3xBsmt				
Dir/Cross St: South Of Humbe	rside/Glenlake					

Or

Home Inspection

Printed on 11/22/2023 12:22:24 PM

MLS	Sellers:				Contact After Exp: N
Holdover: 60	Possession Date: 2/	02/2024 Pos	session Remarks: Flexible	e/TBA Occup: Ow	n+Ten
PIN#: 213540032	ARN#: 1904	01341000100			
Kitchens:	3 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0	Hydro:	
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:	
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:	
A/C:	Central Air	UFFI:		Water:	Municipal
Central Vac:		Pool:	None	Water Supply:	
Apx Age:		Energy Cert:		Sewer:	Sewers
Apx Sqft:		Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:	Library, Park, Public	Waterfront:	
Elevator/Lift:		Transit, Rec Centre	e, School	Retirement:	
Laundry Lev:				Oth Struct:	Garden Shed
Phys Hdcp-Eqp:					

Schedule B

ı.	Ħ	Room	Level	Length (III)	wiath (ft)	Description		
'n	1	Living	Ground	12.40	x 11.09	Hardwood Floor	Combined W/Dining	Window
	2	Kitchen	Ground	11.09	x 10.50	Breakfast Bar	W/O To Yard	Window
	3	Prim Bdrm	Ground	11.68	x 11.09	Hardwood Floor	Large Closet	Mirrored Closet
	4	2nd Br	Ground	10.99	x 7.90	Hardwood Floor	Closet	
	5	3rd Br	Ground	10.99	x 7.51	Hardwood Floor	Closet	
4	6	Living	2nd	14.60	x 10.82	Laminate	Combined W/Dining	
	7	Dining	2nd	9.91	x 7.15	Laminate	Combined W/Living	
	8	Kitchen	2nd	11.74	x 6.43	Updated	Stainless Steel Appl	
	9	4th Br	2nd	14.17	x 10.92	Laminate	Large Closet	
	10	5th Br	2nd	10.66	x 8.50	Laminate	Closet	
	11	Living	3rd	20.50	x 6.59	Open Concept	Combined W/Dining	Combined W/Br
	12	Kitchen	3rd	7.74	x 7.35	Modern Kitchen	Open Concept	W/O To Balcony

Client Remks: Fabulous Investment Property In High Park North. Updated Triplex With Basement Apartment As Per Geowarehouse. This 2.5 Story Building Offers 4 Self Contained Units And Private Driveway. Main Level: 3 Bedroom Apartment; 2nd Floor: 2 Bedroom Apartment + Laundry; 3rd Floor: Large Bachelor Apartment + Balcony; Basement: Renovated 2 Bedroom Apartment; 2nd Floor: 2 Bedroom Apartment + Laundry; 3rd Floor: Heat Pump/AC, On-Demand Hot Water Heater Rental. Gross Income: \$116,058. Operating Expenses: \$14,806.32. Net Income: \$101,251.68. Financials Attached To Listing. Corner House With Great Curb Appeal On A Beautiful Tree Winding Street South Of Humberside. Just Short Walk To UP Express, Bloor Subway Or Trendy Junction. Sound-proofing In Primary Bedroom In Unit 1 (Oct 2023); Unit 1 Bathroom Renovation (April 2023); Unit 2 Full Renovation (July 2021); Basement Unit Kitchen Renovation (June 2022). Property Is Fully Tenanted.

Extras: This Property Is Detached With 4 Self Contained Apartments As Per Assessment. As Per Geowarehouse It Is A Triplex With A Basement Apartment.

Inclusions: Unit 1: Stove & Fridge; Unit 2: Stove, Fridge & Dishwasher; Unit 3: Stove, Fridge & Wall-Mounted A/C; Basement: Stove, Fridge, 2 Head A/C, Washer & Dryer.

Exclusions: Mirrored Doors & Chandelier/Pendant Lights in Unit 1 Primary Bedroom. Anything Owned by Tenants (Inc. Curtains). Rental Items: On-Demand Hot-Water Heater: \$169 per month

Brkage Remks: Offers Welcome Anytime, Attach Schedule B. Please Provide 24 Hour Irrevocable. Only Certified Deposits. The Seller/Listing Agent Do Not Guarantee The Legality Or Retrofit Of The Apartments. Financials Attached To Listing.**24Hour Notice Required**Home Inspection Available*

Offer Summary F801

Contract Date: 11/21/2023 Expiry Date: 2/21/2024 Last Update: 11/21/2023

Cond Expiry: CB Comm: 2.5% + Hst

Financials

Ad: N Escape: Original: \$1,748,000

Links:





Prepared by: MING LIM, Broker

EXP REALTY, BROKERAGE

4711 Yonge St 10th Fir, Toronto, ON M2N6K8 866-530-7737



	List: \$1,748,000 For: Sale
Toronto	
SPIS: N	Last Status: New
	DOM: 1
Front On: E	Rms: 12 + 5
Acre:	Bedrooms: 6 + 2
29.25 x 74.6 Feet	Washrooms: 4
	1x4xGround, 1x4x2nd, 1x3x3rd,
	1x3xBsmt
de/Glenlake	
	Front On: E Acre:

Or

Home Inspection

Printed on 11/22/2023 12:22:24 PM

MLS;	Sellers:				Contact After Exp: N
Holdover: 60	Possession Date: 2/	02/2024 Pos	session Remarks: Flexible	e/TBA Occup: Ov	vn+Ten
PIN#: 213540032	ARN#: 1904	01341000100			
Kitchens:	3 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0	Hydro:	
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:	
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:	
A/C:	Central Air	UFFI:		Water:	Municipal
Central Vac:		Pool:	None	Water Supply:	
Apx Age:		Energy Cert:		Sewer:	Sewers
Apx Sqft:		Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:	Library, Park, Public	Waterfront:	
Elevator/Lift:		Transit, Rec Centre	e, School	Retirement:	
Laundry Lev:				Oth Struct:	Garden Shed
Phys Hdcp-Eqp:					

Schedule B

Λ	Ħ	Room	Level	Length (It)	wiath (ft)	Description		
٦	1	Living	Ground	12.40	x 11.09	Hardwood Floor	Combined W/Dining	Window
	2	Kitchen	Ground	11.09	x 10.50	Breakfast Bar	W/O To Yard	Window
	3	Prim Bdrm	Ground	11.68	x 11.09	Hardwood Floor	Large Closet	Mirrored Closet
	4	2nd Br	Ground	10.99	x 7.90	Hardwood Floor	Closet	
	5	3rd Br	Ground	10.99	x 7.51	Hardwood Floor	Closet	
+	6	Living	2nd	14.60	x 10.82	Laminate	Combined W/Dining	
	7	Dining	2nd	9.91	x 7.15	Laminate	Combined W/Living	
	8	Kitchen	2nd	11.74	x 6.43	Updated	Stainless Steel Appl	
	9	4th Br	2nd	14.17	x 10.92	Laminate	Large Closet	
	10	5th Br	2nd	10.66	x 8.50	Laminate	Closet	
	11	Living	3rd	20.50	x 6.59	Open Concept	Combined W/Dining	Combined W/Br
	12	Kitchen	3rd	7.74	x 7.35	Modern Kitchen	Open Concept	W/O To Balcony

Client Remks: Fabulous Investment Property In High Park North. Updated Triplex With Basement Apartment As Per Geowarehouse. This 2.5 Story Building Offers 4 Self Contained Units And Private Driveway. Main Level: 3 Bedroom Apartment; 2nd Floor: 2 Bedroom Apartment + Laundry; 3rd Floor: Large Bachelor Apartment + Balcony; Basement: Renovated 2 Bedroom Apartment; 2nd Floor: 2 Bedroom Apartment + Leundry; 3rd Floor: Heat Pump/AC, On-Demand Hot Water Heater Rental. Gross Income: \$116,058. Operating Expenses: \$14,806.32. Net Income: \$101,251.68. Financials Attached To Listing. Corner House With Great Curb Appeal On A Beautiful Tree Winding Street South Of Humberside. Just Short Walk To UP Express, Bloor Subway Or Trendy Junction. Sound-proofing In Primary Bedroom In Unit 1 (Oct 2023); Unit 1 Bathroom Renovation (April 2023); Unit 2 Full Renovation (July 2021); Basement Unit Kitchen Renovation (June 2022). Property Is Fully Tenanted.

Extras: This Property Is Detached With 4 Self Contained Apartments As Per Assessment. As Per Geowarehouse It Is A Triplex With A Basement Apartment.

Inclusions: Unit 1: Stove & Fridge; Unit 2: Stove, Fridge & Dishwasher; Unit 3: Stove, Fridge & Wall-Mounted A/C; Basement: Stove, Fridge, 2 Head A/C, Washer & Dryer.

Exclusions: Mirrored Doors & Chandelier/Pendant Lights in Unit 1 Primary Bedroom. Anything Owned by Tenants (Inc. Curtains). Rental Items: On-Demand Hot-Water Heater: \$169 per month

Financials

Brkage Remks: Offers Welcome Anytime, Attach Schedule B. Please Provide 24 Hour Irrevocable. Only Certified Deposits. The Seller/Listing Agent Do Not Guarantee The Legality Or Retrofit Of The Apartments. Financials Attached To Listing.**24Hour Notice Required**Home Inspection Available*

Contract Date: 11/21/2023	Condition: Appt: 24 Hour Notice	Ad: N
Expiry Date: 2/21/2024	Cond Expiry:	Escape:
Last Update: 11/21/2023	CB Comm: 2.5% + Hst	Original: \$1,748,000

Offer Summary F801

Links:





Prepared by: MING LIM, Broker

EXP REALTY, BROKERAGE

4711 Yonge St 10th Fir, Toronto, ON M2N6K8 866-530-7737



Toronto Ontario M6P 2E1		List: \$1,748,000 For: Sale
Toronto W02 High Park North Taxes: \$7,462,26 / 2023	n Toronto SPIS: N	Last Status: New
See Schedule B		DOM: 1
Detached	Front On: E	Rms: 12 + 5
Link: N	Acre:	Bedrooms: 6 + 2
2 1/2 Storey	29.25 x 74.6 Feet	Washrooms: 4
Irreg: Irregular As Per		1x4xGround, 1x4x2nd, 1x3x3rd,
Geowarehouse		1x3xBsmt
Dir/Cross St: South Of Humber	rside/Glenlake	

Printed on 11/22/2023 12:22:24 PM

Home Inspection

MLS	Sellers:				Contact After Exp: N
Holdover: 60	Possession Date: 2/	02/2024 Pos	session Remarks: Flexible	e/TBA Occup: Ow	vn+Ten
PIN#: 213540032	ARN#: 1904	01341000100			
Kitchens:	3+1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0	Hydro:	
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:	
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:	
A/C:	Central Air	UFFI:		Water:	Municipal
Central Vac:		Pool:	None	Water Supply:	
Apx Age:		Energy Cert:		Sewer:	Sewers
Apx Sqft:		Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:	Library, Park, Public	Waterfront:	
Elevator/Lift:		Transit, Rec Centre	e, School	Retirement:	
Laundry Lev:				Oth Struct:	Garden Shed
Phys Hdcp-Eqp:					

Schedule B

1	Ħ	Room	Level	Length (It)	width (ft)	Description		
٦.	1	Living	Ground	12.40	x 11.09	Hardwood Floor	Combined W/Dining	Window
L	2	Kitchen	Ground	11.09	x 10.50	Breakfast Bar	W/O To Yard	Window
L	3	Prim Bdrm	Ground	11.68	x 11.09	Hardwood Floor	Large Closet	Mirrored Closet
	4	2nd Br	Ground	10.99	x 7.90	Hardwood Floor	Closet	
	5	3rd Br	Ground	10.99	x 7.51	Hardwood Floor	Closet	
ł	6	Living	2nd	14.60	x 10.82	Laminate	Combined W/Dining	
L	7	Dining	2nd	9.91	x 7.15	Laminate	Combined W/Living	
L	8	Kitchen	2nd	11.74	x 6.43	Updated	Stainless Steel Appl	
L	9	4th Br	2nd	14.17	x 10.92	Laminate	Large Closet	
	10	5th Br	2nd	10.66	x 8.50	Laminate	Closet	
1	11	Living	3rd	20.50	x 6.59	Open Concept	Combined W/Dining	Combined W/Br
L	12	Kitchen	3rd	7.74	x 7.35	Modern Kitchen	Open Concept	W/O To Balcony

Client Remks: Fabulous Investment Property In High Park North. Updated Triplex With Basement Apartment As Per Geowarehouse. This 2.5 Story Building Offers 4 Self Contained Units And Private Driveway. Main Level: 3 Bedroom Apartment; 2nd Floor: 2 Bedroom Apartment + Laundry; 3rd Floor: Large Bachelor Apartment + Balcony; Basement: Renovated 2 Bedroom Apartment; 2nd Floor: 2 Bedroom Apartment + Laundry; 3rd Floor: Level Bachelor Apartment + Balcony; Basement: Renovated 2 Bedroom Apartment. 4 Separate Electrical Meters - Tenants Pay Own Hydro. Electric Heat Pump/AC, On-Demand Hot Water Heater Rental. Gross Income: \$116,058. Operating Expenses: \$14,806.32. Net Income: \$101,251.68. Financials Attached To Listing. Corner House With Great Curb Appeal On A Beautiful Tree Winding Street South Of Humberside. Just Short Walk To UP Express, Bloor Subway Or Trendy Junction. Sound-proofing In Primary Bedroom In Unit 1 (Oct 2023); Unit 1 Bathroom Renovation (April 2023); Unit 2 Full Renovation (July 2021); Basement Unit Klichen Renovation (June 2022). Property Is Fully Tenanted.

Extras: This Property Is Detached With 4 Self Contained Apartments As Per Assessment. As Per Geowarehouse It Is A Triplex With A Basement Apartment.

Inclusions: Unit 1: Stove & Fridge; Unit 2: Stove, Fridge & Dishwasher; Unit 3: Stove, Fridge & Wall-Mounted A/C; Basement: Stove, Fridge, 2 Head A/C, Washer & Dryer.

Exclusions: Mirrored Doors & Chandelier/Pendant Lights in Unit 1 Primary Bedroom. Anything Owned by Tenants (Inc. Curtains). Rental Items: On-Demand Hot-Water Heater: \$169 per month

Financials

Brkage Remks: Offers Welcome Anytime, Attach Schedule B. Please Provide 24 Hour Irrevocable. Only Certified Deposits. The Seller/Listing Agent Do Not Guarantee The Legality Or Retrofit Of The Apartments. Financials Attached To Listing.**24Hour Notice Required**Home Inspection Available*

Contract Date: 11/21/2023	Condition: Appt: 24 Hour Notice	Ad: N
Expiry Date: 2/21/2024	Cond Expiry:	Escape:
Last Update: 11/21/2023	CB Comm: 2.5% + Hst	Original: \$1,748,000

Offer Summary F801

Links:





Prepared by: MING LIM, Broker

EXP REALTY, BROKERAGE

4711 Yonge St 10th Fir, Toronto, ON M2N6K8 866-530-7737



Toronto Ontario M6P 2E1 Toronto W02 High Park Nort	th Toronto	
Taxes: \$7,462.26 / 2023	SPIS: N	Last Status: New
See Schedule B	C	DOM: 1
Detached	Front On: E	Rms: 12 + 5
Link: N	Acre:	Bedrooms: 6 + 2
2 1/2 Storey	29.25 x 74.6 Feet	Washrooms: 4
Irreg: Irregular As Per		1x4xGround, 1x4x2nd, 1x3x3rd,
Geowarehouse		1x3xBsmt

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Printed on 11/22/2023 12:22:24 PM

Home Inspection

MLS	Sellers:				Contact After Exp: N
Holdover: 60	Possession Date: 2	02/2024 Pos	session Remarks: Flexible	e/TBA Occup: Ov	vn+Ten
PIN#: 213540032	ARN#: 1904	01341000100			
Kitchens:	3 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0	Hydro:	
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:	
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:	
A/C:	Central Air	UFFI:		Water:	Municipal
Central Vac:		Pool:	None	Water Supply:	
Apx Age:		Energy Cert:		Sewer:	Sewers
Apx Sqft:		Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:	Library, Park, Public	Waterfront:	
Elevator/Lift:		Transit, Rec Centre	e, School	Retirement:	
Laundry Lev:				Oth Struct:	Garden Shed
Phys Hdcp-Eqp:					

Schedule B

1	#	Room	Level	Length (It)	wiath (ft)	Description		
1	1	Living	Ground	12.40	x 11.09	Hardwood Floor	Combined W/Dining	Window
H	2	Kitchen	Ground	11.09	x 10.50	Breakfast Bar	W/O To Yard	Window
H	3	Prim Bdrm	Ground	11.68	x 11.09	Hardwood Floor	Large Closet	Mirrored Closet
H	4	2nd Br	Ground	10.99	x 7.90	Hardwood Floor	Closet	
H	5	3rd Br	Ground	10.99	x 7.51	Hardwood Floor	Closet	
ŧ.	6	Living	2nd	14.60	x 10.82	Laminate	Combined W/Dining	
H	7	Dining	2nd	9.91	x 7.15	Laminate	Combined W/Living	
H	8	Kitchen	2nd	11.74	x 6.43	Updated	Stainless Steel Appl	
H	9	4th Br	2nd	14.17	x 10.92	Laminate	Large Closet	
H	10	5th Br	2nd	10.66	x 8.50	Laminate	Closet	
	11	Living	3rd	20.50	x 6.59	Open Concept	Combined W/Dining	Combined W/Br
	12	Kitchen	3rd	7.74	x 7.35	Modern Kitchen	Open Concept	W/O To Balcony

Client Remks: Fabulous Investment Property In High Park North. Updated Triplex With Basement Apartment As Per Geowarehouse. This 2.5 Story Building Offers 4 Self Contained Units And Private Driveway. Main Level: 3 Bedroom Apartment; 2nd Floor: 2 Bedroom Apartment + Laundry; 3rd Floor: Large Bachelor Apartment + Balcony; Basement: Renovated 2 Bedroom Apartment; 2nd Floor: 2 Bedroom Apartment + Heater Heat Pump/AC, On-Demand Hot Water Heater Rental. Gross Income: \$116,058. Operating Expenses: \$14,806.32. Net Income: \$101,251.68. Financials Attached To Listing. Corner House With Great Curb Appeal On A Beautiful Tree Winding Street South Of Humberside. Just Short Walk To UP Express, Bloor Subway Or Trendy Junction. Sound-proofing In Primary Bedroom In Unit 1 (Oct 2023); Unit 1 Bathroom Renovation (April 2023); Unit 2 Full Renovation (July 2021); Basement Unit Kitchen Renovation (June 2022). Property Is Fully Tenanted.

Extras: This Property Is Detached With 4 Self Contained Apartments As Per Assessment. As Per Geowarehouse It Is A Triplex With A Basement Apartment.

Inclusions: Unit 1: Stove & Fridge; Unit 2: Stove, Fridge & Dishwasher; Unit 3: Stove, Fridge & Wall-Mounted A/C; Basement: Stove, Fridge, 2 Head A/C, Washer & Dryer.

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Financials

Brkage Remks: Offers Welcome Anytime, Attach Schedule B. Please Provide 24 Hour Irrevocable. Only Certified Deposits. The Seller/Listing Agent Do Not Guarantee The Legality Or Retrofit Of The Apartments. Financials Attached To Listing.**24Hour Notice Required**Home Inspection Available*

Contract Date: 11/21/2023	Condition: Appt: 24 Hour Notice	Ad: N
Expiry Date: 2/21/2024	Cond Expiry:	Escape:
Last Update: 11/21/2023	CB Comm: 2.5% + Hst	Original: \$1,748,000

Offer Summary F801

Links:





Prepared by: MING LIM, Broker

EXP REALTY, BROKERAGE

4711 Yonge St 10th Fir, Toronto, ON M2N6K8 866-530-7737



		List: \$1,748,000 For: Sale
Toronto Ontario M6P 2E1		
Toronto W02 High Park North	n Toronto	
Taxes: \$7,462.26 / 2023	SPIS: N	Last Status: New
See Schedule B	1	DOM: 1
Detached	Front On: E	Rms: 12 + 5
Link: N	Acre:	Bedrooms: 6 + 2
2 1/2 Storey	29.25 x 74.6 Feet	Washrooms: 4
Irreg: Irregular As Per		1x4xGround, 1x4x2nd, 1x3x3rd,
Geowarehouse		1x3xBsmt
Dir/Cross St: South Of Humbe	rside/Glenlake	

Printed on 11/22/2023 12:22:24 PM

Home Inspection 🧲 🖉

MLS;	Sellers:				Contact After Exp: N
Holdover: 60	Possession Date: 2/02/2024		session Remarks: Flexible	e/TBA Occup: Ov	wn+Ten
PIN#: 213540032	ARN#: 1904	01341000100			
Kitchens:	3+1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0	Hydro:	
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:	
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:	
A/C:	Central Air	UFFI:		Water:	Municipal
Central Vac:		Pool:	None	Water Supply:	
Apx Age:		Energy Cert:		Sewer:	Sewers
Apx Sqft:		Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:	Library, Park, Public	Waterfront:	
Elevator/Lift:		Transit, Rec Centre	e, School	Retirement:	
Laundry Lev:				Oth Struct:	Garden Shed
Phys Hdcp-Eqp:					

Schedule B

OI

1	#	Room	Level	Length (It)	wiath (ft)	Description		
1	1	Living	Ground	12.40	x 11.09	Hardwood Floor	Combined W/Dining	Window
H	2	Kitchen	Ground	11.09	x 10.50	Breakfast Bar	W/O To Yard	Window
H	3	Prim Bdrm	Ground	11.68	x 11.09	Hardwood Floor	Large Closet	Mirrored Closet
H	4	2nd Br	Ground	10.99	x 7.90	Hardwood Floor	Closet	
H	5	3rd Br	Ground	10.99	x 7.51	Hardwood Floor	Closet	
ŧ.	6	Living	2nd	14.60	x 10.82	Laminate	Combined W/Dining	
H	7	Dining	2nd	9.91	x 7.15	Laminate	Combined W/Living	
H	8	Kitchen	2nd	11.74	x 6.43	Updated	Stainless Steel Appl	
H	9	4th Br	2nd	14.17	x 10.92	Laminate	Large Closet	
H	10	5th Br	2nd	10.66	x 8.50	Laminate	Closet	
	11	Living	3rd	20.50	x 6.59	Open Concept	Combined W/Dining	Combined W/Br
	12	Kitchen	3rd	7.74	x 7.35	Modern Kitchen	Open Concept	W/O To Balcony

Client Remks: Fabulous Investment Property In High Park North. Updated Triplex With Basement Apartment As Per Geowarehouse. This 2.5 Story Building Offers 4 Self Contained Units And Private Driveway. Main Level: 3 Bedroom Apartment; 2nd Floor: 2 Bedroom Apartment + Laundry; 3rd Floor: Large Bachelor Apartment + Balcony; Basement: Renovated 2 Bedroom Apartment; 2nd Floor: 2 Bedroom Apartment + Leundry; 3rd Floor: Heat Pump/AC, On-Demand Hot Water Heater Rental. Gross Income: \$116,058. Operating Expenses: \$14,806.32. Net Income: \$101,251.68. Financials Attached To Listing. Corner House With Great Curb Appeal On A Beautiful Tree Winding Street South Of Humberside. Just Short Walk To UP Express, Bloor Subway Or Trendy Junction. Sound-proofing In Primary Bedroom In Unit 1 (Oct 2023); Unit 1 Bathroom Renovation (April 2023); Unit 2 Full Renovation (July 2021); Basement Unit Kitchen Renovation (June 2022). Property Is Fully Tenanted.

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Contract Date: 11/21/2023	Condition: Appt: 14 Hour Notico	Adt N
Contract Date: 11/21/2023	Condition: Appt: 24 Hour Notice	Ad: N
Expiry Date: 2/21/2024	Cond Expiry:	Escape:
Last Update: 11/21/2023	CB Comm: 2.5% + Hst	Original: \$1,748,000

Ofer Summary F801

Links:





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Link: N	Acre:	Bedrooms: 6 + 2
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Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Apartment / Sep Entrance	Gar/Gar Pk Spcs:	None / 0.0	Hydro:	
Fireplace/Stv:	N	Drive Pk Spcs:	1	Gas:	
Heat:	Heat Pump / Electric	Tot Pk Spcs:	1.0	Phone:	
A/C:	Central Air	UFFI:		Water:	Municipal
Central Vac:		Pool:	None	Water Supply:	
Apx Age:		Energy Cert:		Sewer:	Sewers
Apx Sqft:		Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
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Elevator/Lift:		Transit, Rec Centre	e, School	Retirement:	
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Schedule B

Or

Home Inspection

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Financials Offer Summary F801

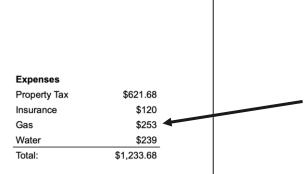
Contract Date: 11/21/2023	Condition: Appt: 24 Hour Notice	Ad: N
Expiry Date: 2/21/2024	Cond Expiry:	Escape:
Last Update: 11/21/2023	CB Comm: 2.5% + Hst	Original: \$1,748,000

Links:



Attached Financials

– Income & Expense			
Listing Price:	\$1,748,000		
Rents			
Unit #1	\$3,300		
Unit #2	\$2,538		
Unit #3	\$1,845		
Unit #4	\$1,988.50		
Total:	\$9,672		



Mortgage

Mortgage Amount	\$1,398,400
Interest Rate	5.50%
Amortization	30
Monthly Mortgage	\$7,939.96

Cashflow

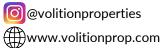
Monthly Cashflow	\$498
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Cap Rate

•	
Monthly NOI	\$8,438
Annual NOI	\$101,254
Cap Rate	5.79%



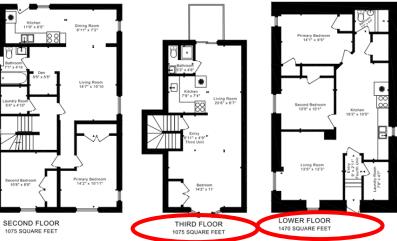




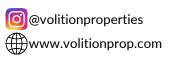
Floorplans

FLOOR PLANS





2595 sq ft + 1005 sq ft BELOW GRADE



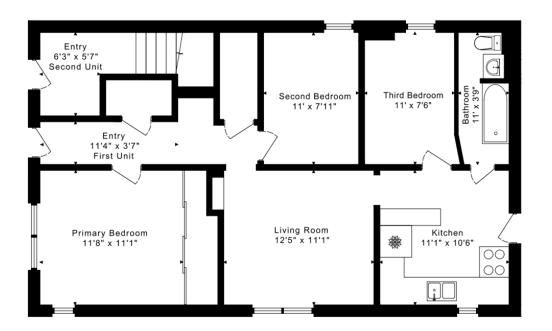
CAPTURED ON: 20 NOV 2023 DIMENSIONS ARE APPROXIMATE AND SHOULD BE CONSIDERED ILLUSTRATIVE ONLY.

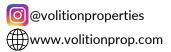


Floorplans

FLOOR PLANS

MAIN FLOOR 1005 SQUARE FEET

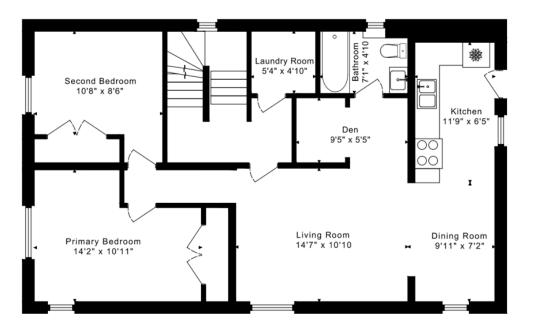


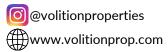




Floorplans





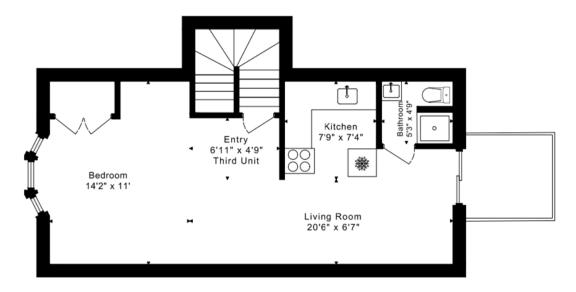




Floorplans

FLOOR PLANS

THIRD FLOOR 585 SQUARE FEET



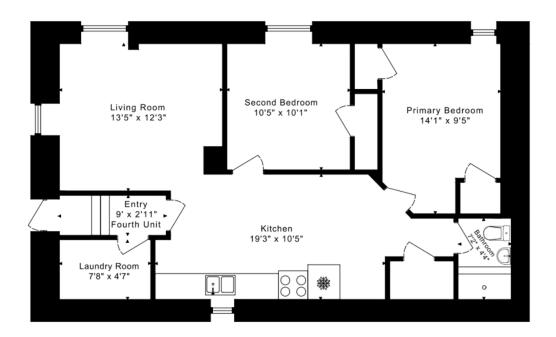


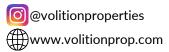


Floorplans

FLOOR PLANS

LOWER FLOOR 1005 SQUARE FEET



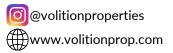




Summary

Until this point...

- Main: 3bdrm + common laundry + hydro, 1000sqft, \$3300
- 2nd: 2bdrm + den + common laundry + hydro, 1000sqft, \$2538
- 3rd: 1bdm + balcony + common laundry + hydro, 600sqft, \$1845
- Lower: 2bdrm+ dedicated laundry + hydro, 1000sqft, \$1988.50
- Tax: \$621.68
- Insurance \$120 (seems much too low)
- Gas \$253 (seems a bit high, but...)
- Water \$239 (seems a bit high, but...)
- On paper it's a 9/10, worthwhile to go see... to validate our assumptions.

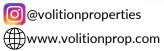




Networking break!

See you in 20 mins!



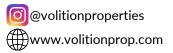




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Checklist

Location/Neighborhood

- Walkability
- Walk to Subway Station
- Distance to Downtown
- Street View
- Google the address
- "Legal"... MPAC,
 - Geowarehouse, City Recognized Use, Fire Retrofit.
- Reno Upside potential...?
- Development Upside potential...?
- ...and much more!



Good Enough To Book A Showing??

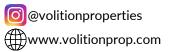






12 min Video Walkthru with Ming







AFTER SITE VISIT... Before making an offer...

Ran our own RENTAL comps... (comparing area, condition, size, features like balcony/parking)

Unit	Actual	Comps		
3bdrm above grade	\$3300 (Owner Occupied)	\$3000-3100 🗙		
2bdrm above grade	\$2538	\$2500-2600 🖌		
1bdrm above grade	\$1845	\$1800-1900 🖌		
2bdrm below grade	\$1988.50	\$1900-2000 🗹		





AFTER SITE VISIT... Before making an offer...

Ran our own SOLD comps... (comparing area, condition, size, features like balcony/parking)

\$1.725M	-Only a Triplex \$200k		
		-Completely renovated \$150k -Sold in better market \$100k	\$1.675M
\$1.5M	-Only a Triplex \$200k -Partially renovated \$50k	-Sold in better market \$50k	\$1.7M
\$1.9M		-Better rents \$200k -Inferior location \$50	\$1.65M
		-Partially renovated \$50k	\$1.5M-Only a Triplex \$200k -Partially renovated \$50k-Sold in better market \$50k\$1.9M-Better rents \$200k

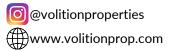
(\mu)www.volitionprop.com

AFTER SITE VISIT... Making an Offer

Negotiations:

- Emotional reasons...
- Lifestyle situations...
- WIN-WIN...
- Negotiate with seller... instead of fighting in multiples...
- Sage of Omaha...

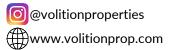




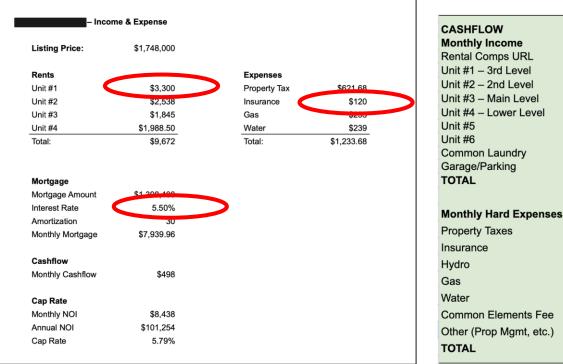


				VOLITIO	ON BUY & HOLD PROFO	RMA			
Proforma	OVERVIEW Address # of Units List Price Predicted Selling Price Selling Comps URL Other Costs Annual Appreciation Rent Increase Inflation Hold Period in Yrs	\$1,750,000 \$1,675,000 \$0 5.00% 3.00% 2.00%	l	P 1 E in	ition Properties L-833-416-BRRR nfo⊜volitionprop.com W www.	volitionprop.com			
FIOIOIIIIa	Funds Required At Closing Closing Fees Land Transfer Tax Other Costs Downpayment Funds Required At Closing		SCENARIO 1 Mortgage \$5,863 \$59,200 \$00 \$335,000 \$400,063		SCENARIO 2 Mortgage + HELOC \$5,863 \$59,200 \$0 \$1,675,000 \$1,740,063		SCENARIO 3 Owner Occupied \$5,863 \$59,200 \$0 \$0 \$0 \$65,063		
	Monthly Financing Downpayment % LTV% Downpayment Amount Financing Amount GMHCs Insurance premium Financing remeium Interest Rate Financing Fees Rate Financing Fees Rate Financing Interest TOTAL Monthly:	nce Premium	SCENARIO 1 Mortgage 80% \$335,000 \$1,340,000 N/A N/A 30 6,00% 0,00% \$1,334 \$5,700 \$8,034		SCENARIO 2 Mortgage HELOC 100% S0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0,00% \$.55% \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Total 0% \$1,675,000 \$0 \$0 \$0	SCENARIO 3 Mortgage avect, two of \$100.0% \$1.675.000 301 6.00% 0.00% \$6,00% \$? must be SK of the first 5500k an	d 10%; Nuevaller OR 20% over \$1M
	CASHFLOW Monthly Income Rental Comps URL Unit #1 – 3rd Level Unit #2 – Zha Level Unit #3 – Main Level Unit #4 – Lower Level Unit #6 Common Laundry Garage/Parking TOTAL	\$1,845 \$2,538 \$3,100 \$1,989 \$9,472							
	Monthly Hard Expenses Property Taxes Insurance Hydro Gas Water Common Elements Fee Other (Prop Mgmt, etc.) TOTAL	\$622 \$250 \$253 \$239 \$1,364	Monthly Expenses \$1 Monthly Financing \$8	1,364 Monti 8,034 Monti	Cashflow – SCENARIC thly Income thly Expenses thly Financing thly Cashflow	\$9,472 \$1,364 \$0 \$8,108	Cashflow – SCENARIC Live In Unit #3 – Value of Unit Monthly Income Monthly Expenses Monthly Financing		
	ROI Calculations		Total Mortgage Paydown (\$) \$9 Total Appreciation (\$) \$46 Total Return \$59 Cash-on-Cash % 2 Equity-on-Cash % 2	36,227 Total 33,072 Total 32,772 Total 52,772 Total 1,8% Cash 4.7% Equit 23,1% Appre	Mortgage Paydown (\$) Appreciation (\$)	\$518,266 \$0 \$462,772 \$981,038 25.9% 0.0% 23.1% 49.0%	Mortgage Amount Interest Rate	\$600,000 \$120,000 \$2,100 \$16,200 \$138,300 \$480,000 6.00%	wrgolymatt a boue
properties						1	Amortization Principal Monthly Interest Monthly Monthly Mortgage	30 \$478 NOTE: MUCH N \$2,400 \$2,878	tone Mortgage Paydown for the house vs. condo
itionprop.com							Property Taxes: Condo Fees Insurance Total Monthly Carry	\$200 \$450 \$25 \$3,553 NOTE: Same M	onthly Carry Cost as house





Compare vs. Attached Financials



@volitionproperties () www.volitionprop.com Cap Rate: 5.79%

Rental Comps URL Unit #1 – 3rd Level Unit #2 - 2nd Level Unit #3 – Main Level Unit #4 – Lower Level Common Laundry Garage/Parking

\$1,845
\$2,538
\$3,100
\$1,989
\$9,472

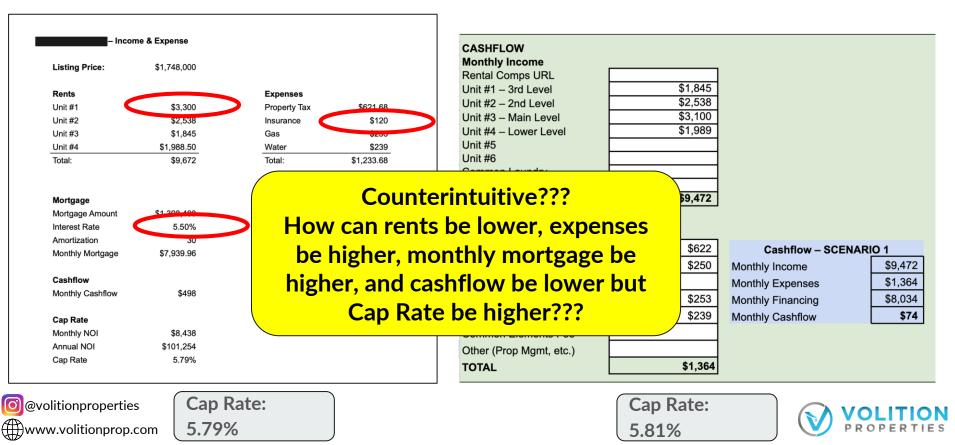
1363	
	\$622
	\$250
	\$253
	\$239
ee	
c.)	
	\$1,364

Cashflow – SCENARI <u>O 1</u>						
Monthly Income	\$9,472					
Monthly Expenses	\$1,364					
Monthly Financing	\$8,034					
Monthly Cashflow	\$74					

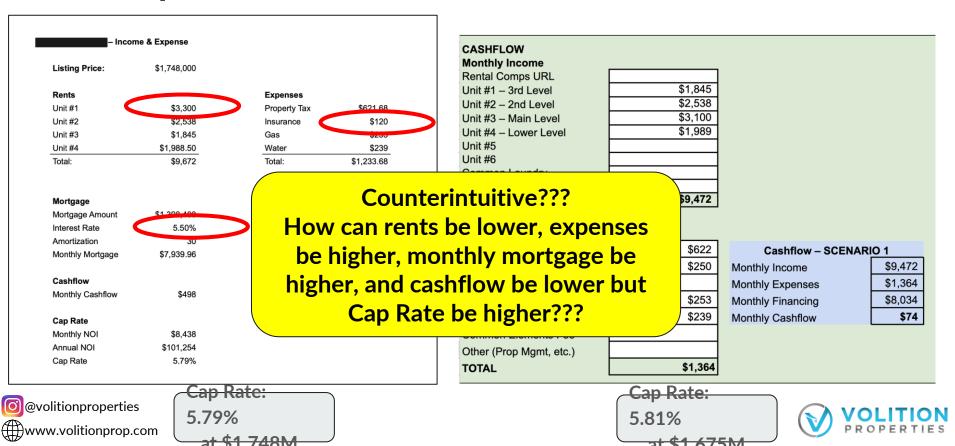
Cap Rate: 5.81%



Compare vs. Attached Financials

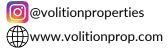


Compare vs. Attached Financials



Is this a good buy?







		OLITION BUY & HOLD PROFORMA	
OVERVIEW Address 47 d Inits \$1750,000 List Price \$1,750,000 Predicted Seiling Price \$1,675,000 Seting Comps URL 00 Other Coats \$00 Annual Approclution \$00% Inflation 2.00% Indiation 2.00%		Voltion Properties P 1:633-146-8888 E info@voltionprop.com W www.voltionprop.com 0 0 0 0 0 0	
Funds Required At Closing Closing Fees Land Transfer Tax Other Costs	SCENARIO 1 Mortgage \$5,863 \$59,200 \$00 \$00 \$00	SCENARIO 2 Mortgage + HELOC \$5,863 \$59,200 \$59,200 \$00 \$00 \$00 \$00 \$00 \$00 \$00	SCENARIO 3 Owner Occupied \$5,863 \$59,200 30

ROI Calculations

ROI – SCENARIO 1 (5yrs)

Total Cashflow (\$)	\$36,227
Total Mortgage Paydown (\$)	\$93,072
Total Appreciation (\$)	\$462,772
Total Return	\$592,071
Cash-on-Cash %	1.8%
Equity-on-Cash %	4.7%
Appreciation-on-Cash %	23.1%
Total ROI %	29.6%



Appreciation-on-Cash %	

	Appreciation-on-Cash
.6%	Total ROI %

Funds Required At	\$138,300	
Mortgage Amount		
Interest Rate	6.00%	
Amortization		
Insurance		
	\$3,553	



But... it's just neutral cashflow!

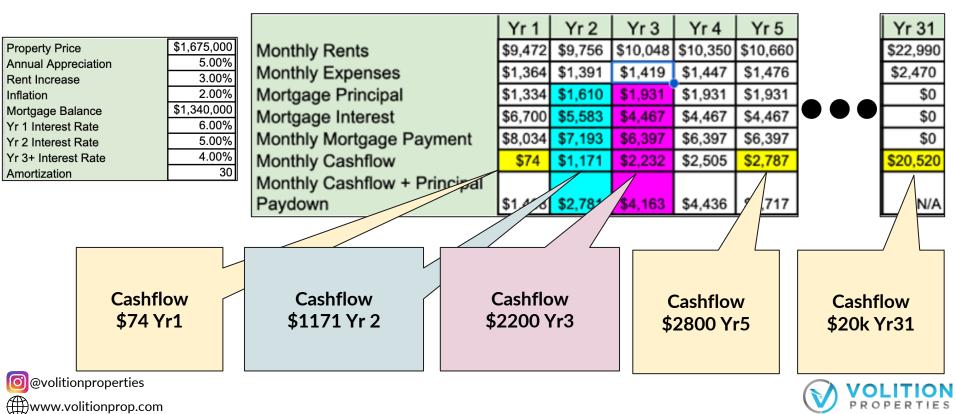
										7	
					Yr 1	Yr 2	Yr 3	Yr 4	Yr 5		Yr 31
Property Price		\$1,675,000	Monthly Rents		\$9,472	\$9,756	\$10,048	\$10,350	\$10,660]	\$22,990
Annual Appre Rent Increase		5.00% 3.00%	Monthly Expenses		\$1,364	\$1,391	\$1,419	\$1,447	\$1,476	1	\$2,470
Inflation	•	2.00%	Mortgage Principal		\$1,334		\$1,931	\$1,931	\$1,931	1	\$0
Mortgage Bal	ance	\$1,340,000	Mortgage Interest		\$6,700		\$4,467	\$4,467	\$4,467		\$0
Yr 1 Interest F	Rate	6.00%	00								
Yr 2 Interest Rate 5.00%		Monthly Mortgage Payn	nent	\$8,034	\$7,193	\$6,397	\$6,397	\$6,397		\$0	
Yr 3+ Interest Rate 4.00%		Monthly Cashflow		\$74	\$1,171	\$2,232	\$2,505	\$2,787		\$20,520	
Amortization		30	Monthly Cashflow + Principal			/	1			1	Λ
				\$1 40P \$2 794 \$4		CA 100	4 4 6 2 4 4 2 6 4 7				
		Paydown	\$1,400 \$2,78 \$4,163 \$4,436 7 7			<u>8</u> ,717					
			Cashflow jumps	Casl	hflow j	umps					
			\$1100 with 3%		-	-					
	Neutr	al 🦳		-	100 with 3%			\$2800		\$20k Ca	shflow
	cashflow Yr1		higher rents and	high	er rent	ts and	C.	-			
			5% rates. CF + PP	4% ra	ates. CF + PP		Ca	shflow `	r5	Yr3	1
			is \$1400 higher.	ic \$1	1400 higher.						
				13 41		igner.					
0 @volitio	nproperties										LITION
~											

PROPERTIES

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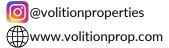
But... it's just neutral cashflow!



Home Inspection Report (23pgs)

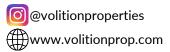






What Now?

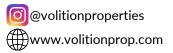








- You need somebody (like Volition!) who has this level of rigor and understanding of investment properties.
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Take MASSIVE Action...

How Volition Can Help. As Advisors.

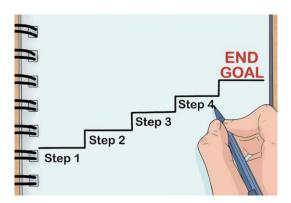
FREE 30-min Advisory session with Matt



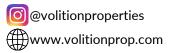
Come prepared with: Capital available to invest Mortgage qualification Current real estate portfolio details



We will help you determine: Where you are at Where you want to go Customized plan to get there







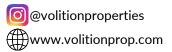
How Volition Can Help. As Agents.

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Home Buyer & Home Sellers are 50% of our business! We can ensure that your home





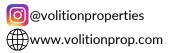


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