



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!

www.volitionprop.com/mastermind-meetup/

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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- Past investment performance is not a guarantee or predictor of future investment performance.

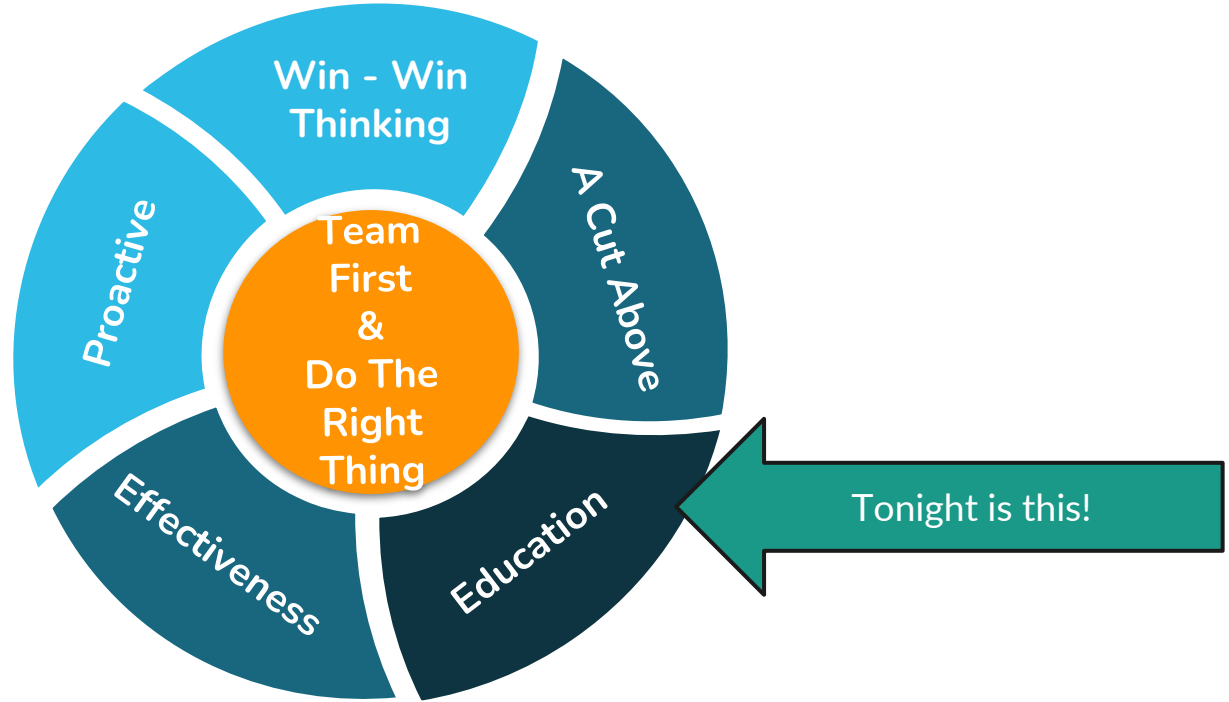
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Who is Volition?

- **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!

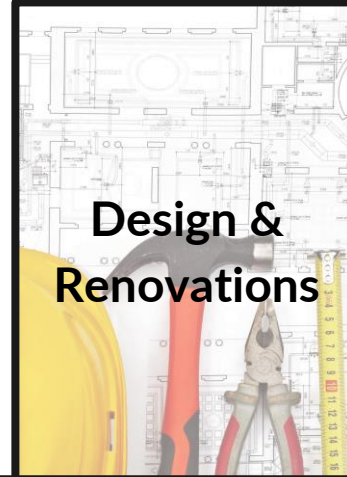


What are our values?



What do we do? Volition Services

Toronto's Leading Real Estate Investment Advisory & Realty Firm



Advisory

Realty

Renovations

Community



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
Interior Design



Sally Xu
Administrative Assistant



JC Robas
Transaction Coordinator

What are our results?

- **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 Milleneer Real Estate Investing Leadership Award nomination, etc, etc.
- **We Practice What We Preach: \$22M+ personal holdings in Toronto Real Estate (55+ doors)**

\$228M+

REAL ESTATE INVESTED FOR CLIENTS

\$113M+

WEALTH BUILT FOR CLIENTS

\$10.3M+

CASHFLOW GENERATED FOR CLIENTS

4,000+

INVESTORS EDUCATED



Exclusive Volition Inner Circle Whatsapp Group

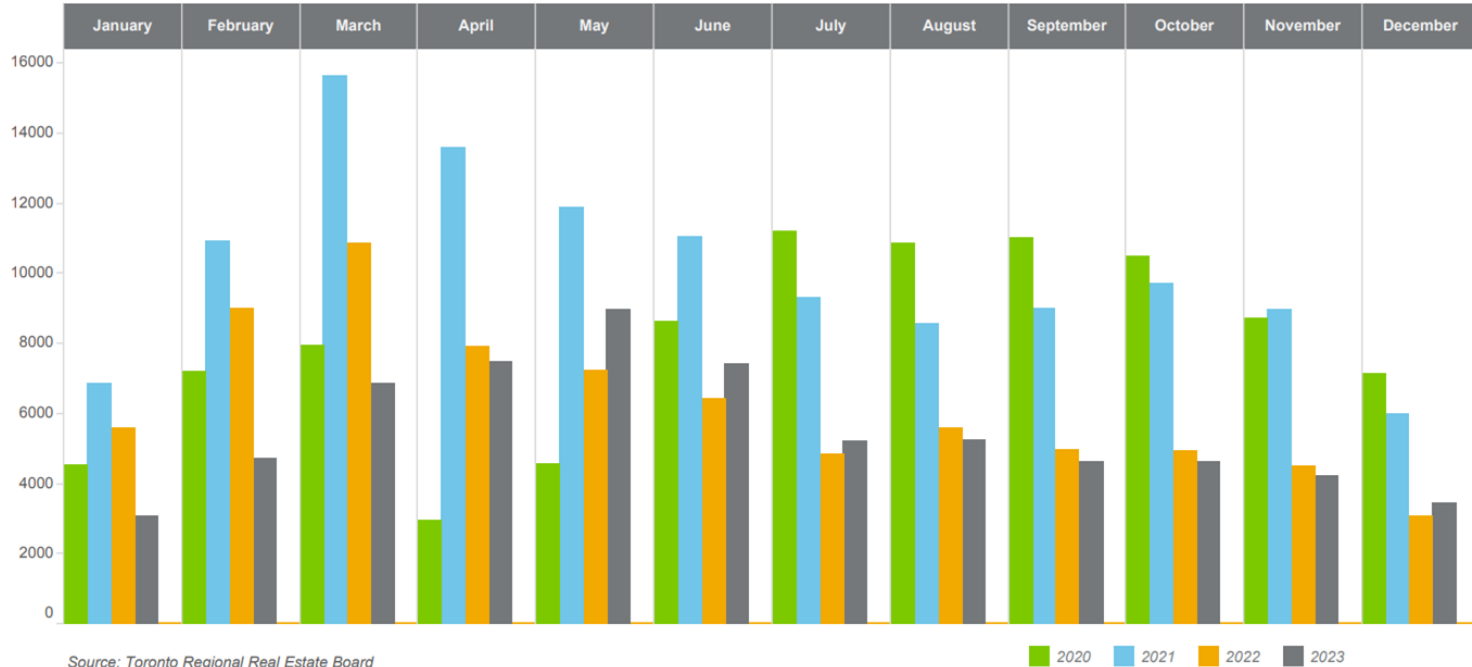


Ming's Market Minute

Sales Volume

TRREB MLS® Sales

Monthly with Three Previous Years for Comparison



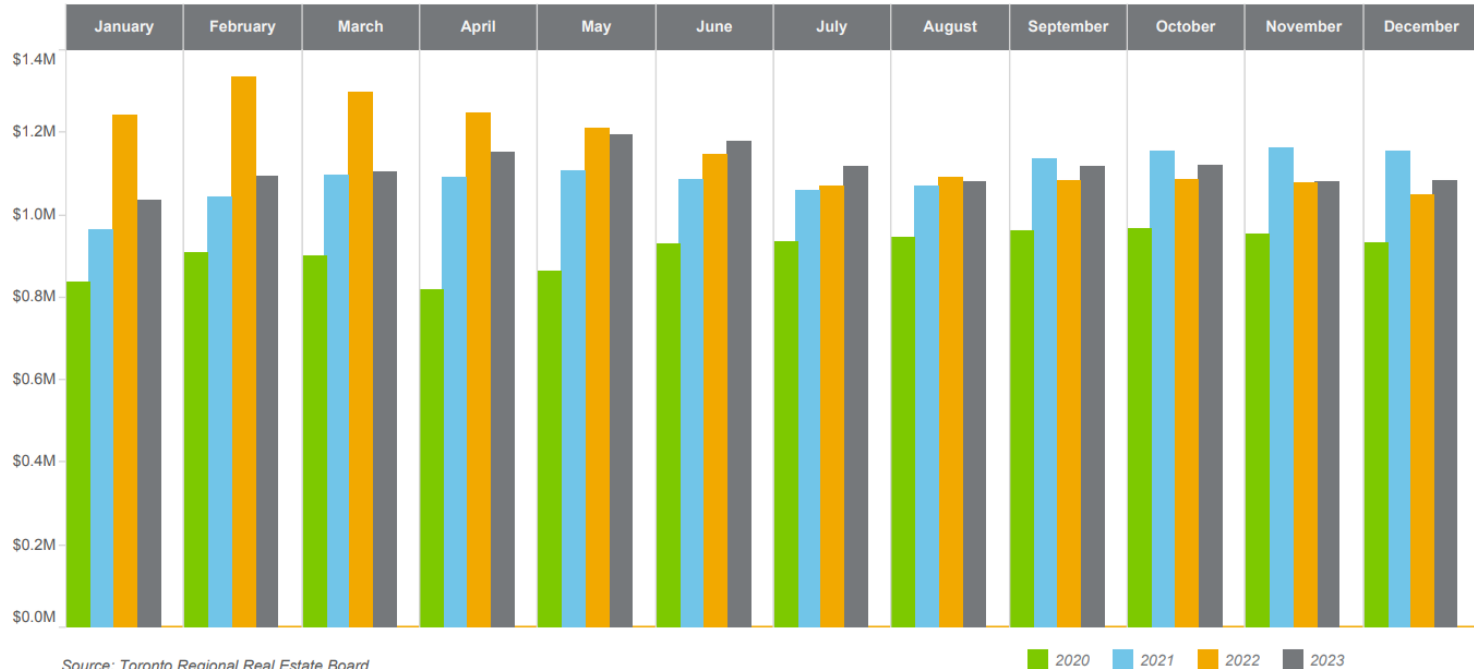
Source: Toronto Regional Real Estate Board

2020 2021 2022 2023

Average Resale Home Price

TRREB MLS® Average Price

Monthly with Three Previous Years for Comparison

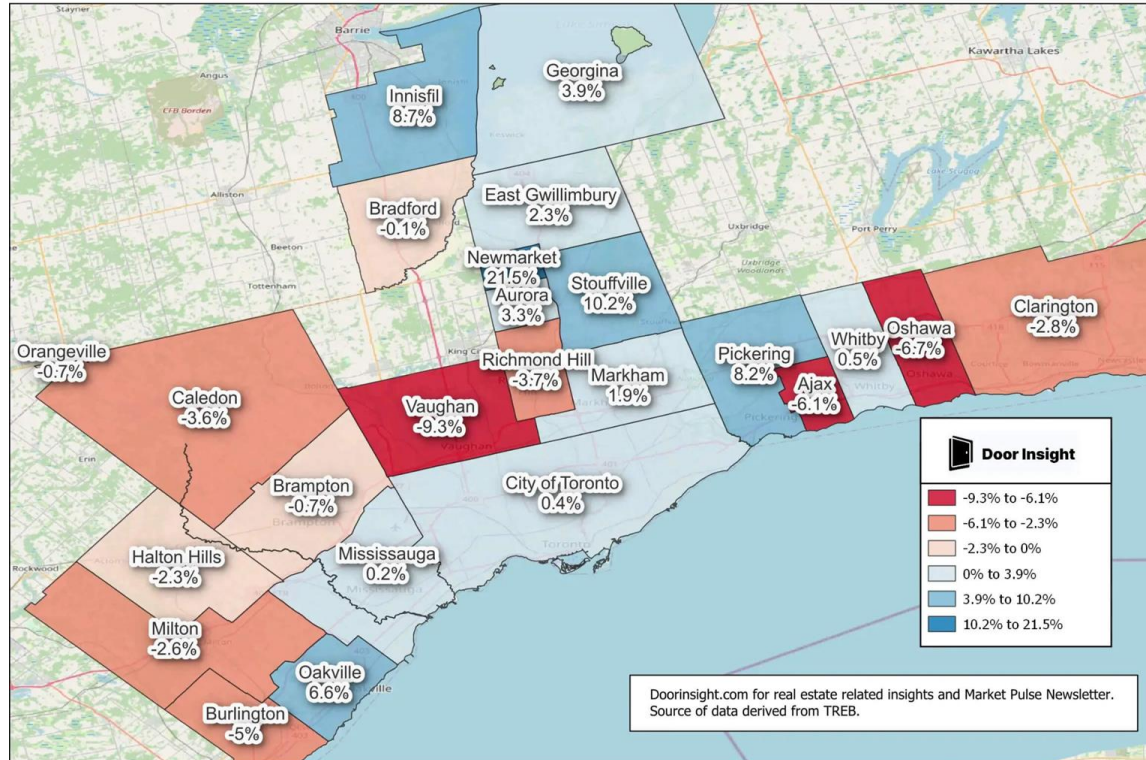


Source: Toronto Regional Real Estate Board

2020 2021 2022 2023

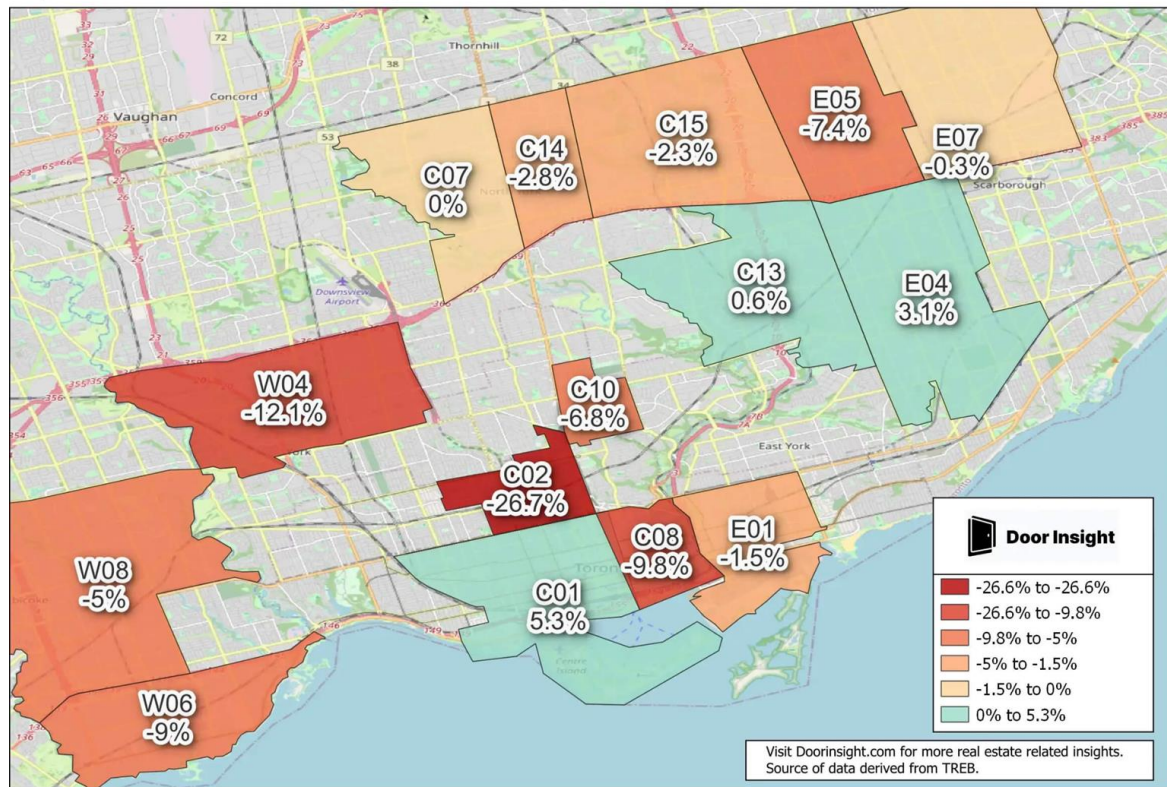
YoY Price Change SFH

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



YoY Price Change Condos

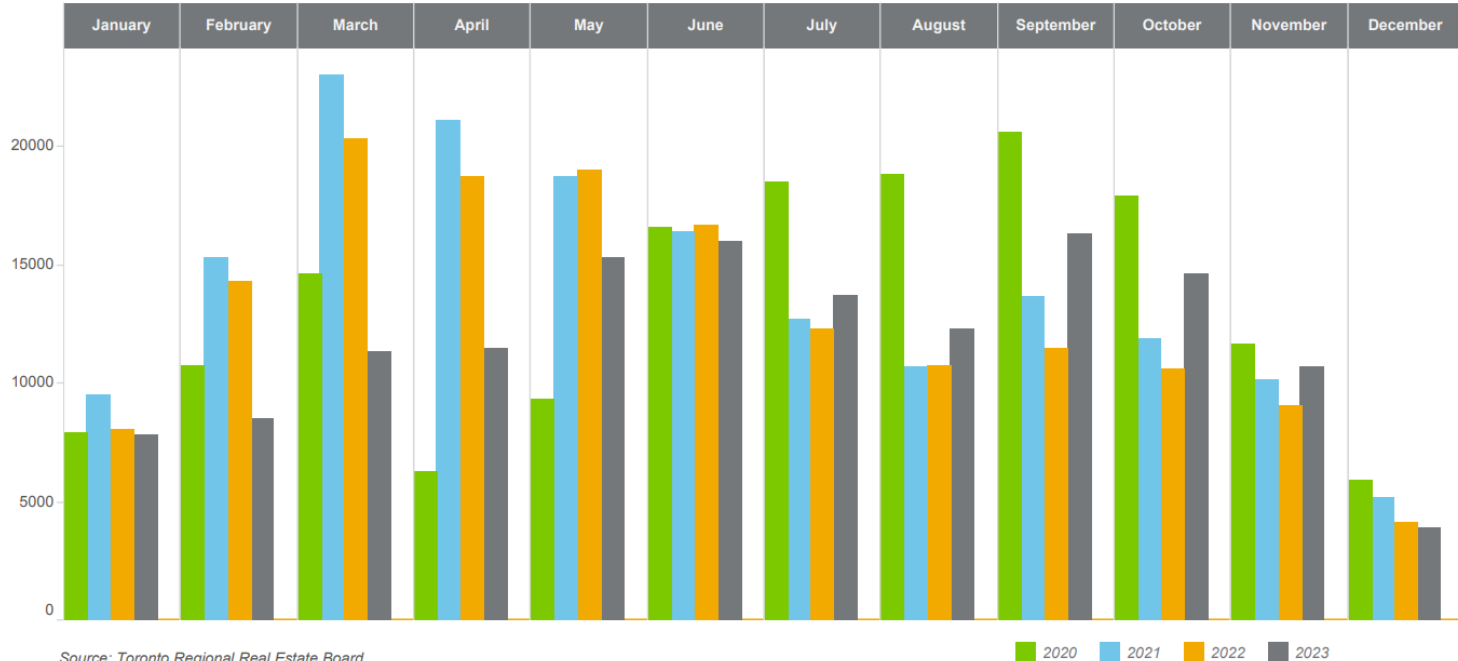
City of Toronto - YoY Median Price Change % - (Dec 2022 to Dec 2023) - Condo - Apartments



New Listings

TRREB MLS® New Listings

Monthly with Three Previous Years for Comparison



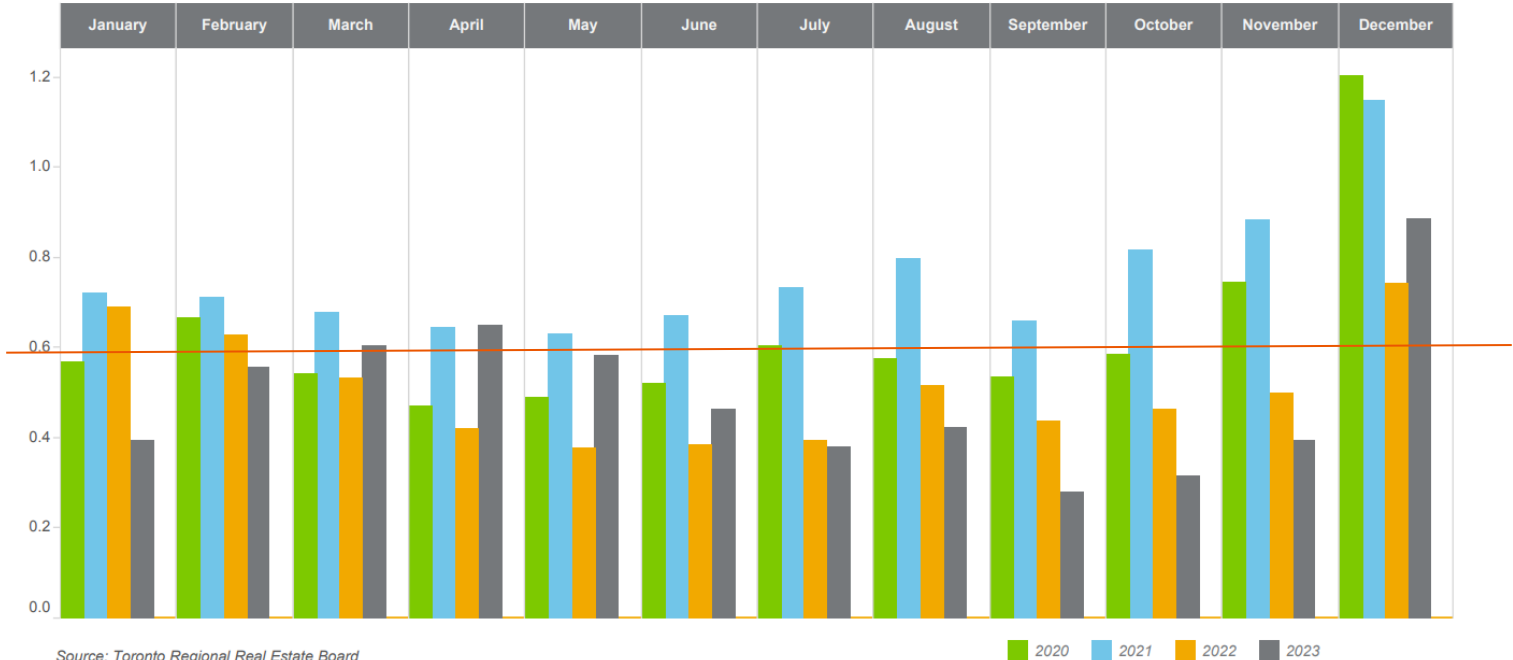
Source: Toronto Regional Real Estate Board

2020 2021 2022 2023

Sales to New Listings Ratio

TRREB MLS® SNLR

Monthly with Three Previous Years for Comparison

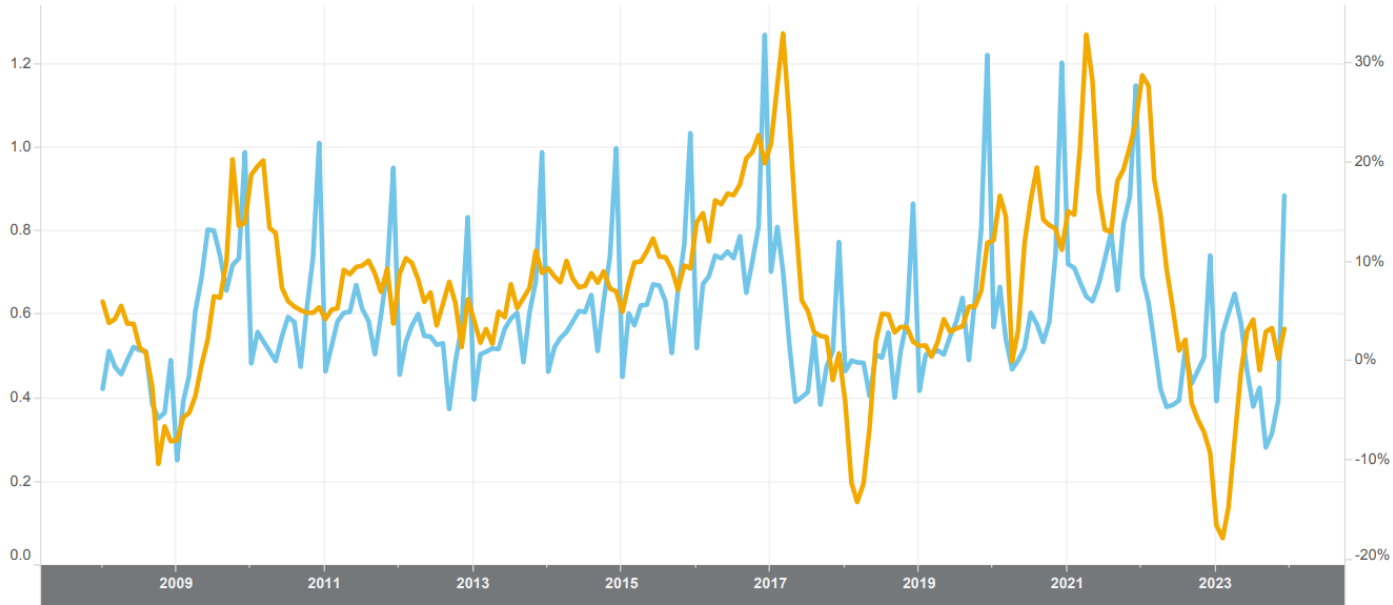


Source: Toronto Regional Real Estate Board

2020 2021 2022 2023

Sales to New Listings Ratio vs Avg Home Price

TRREB MLS® SNLR vs Annual Price Growth

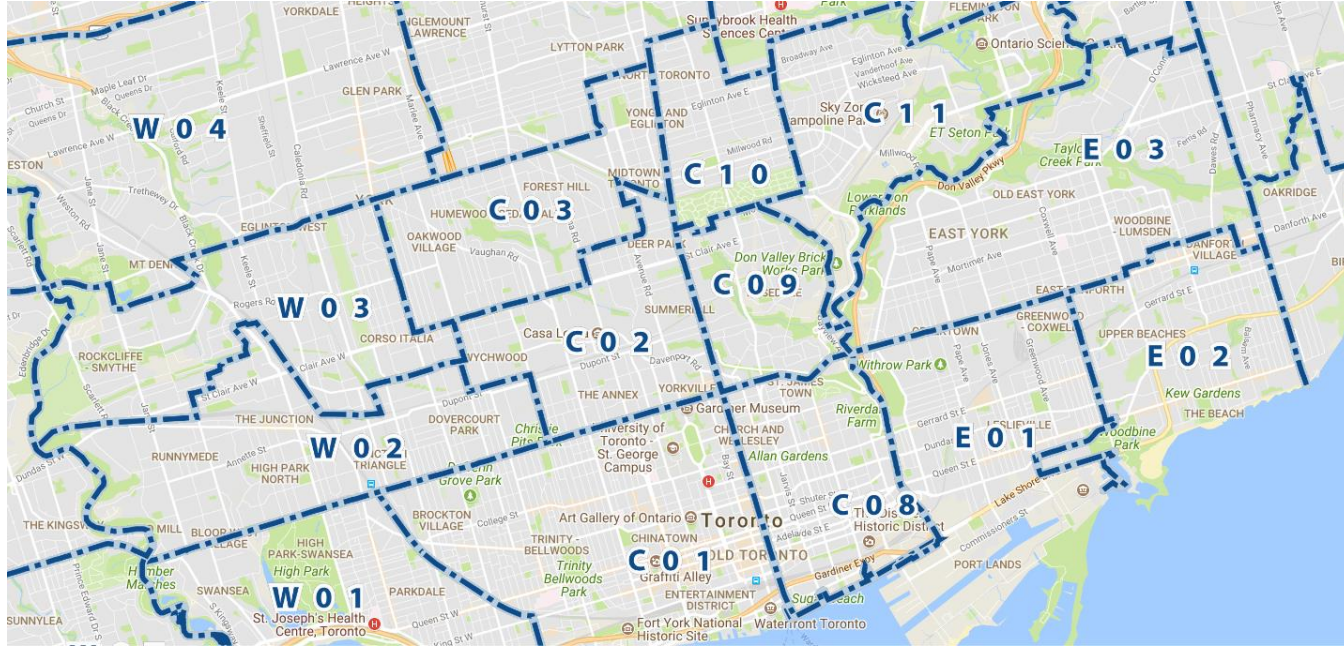


Source: Toronto Regional Real Estate Board

■ Sales-to-New Listings Ratio
■ Average Price Annual Per Cent Change

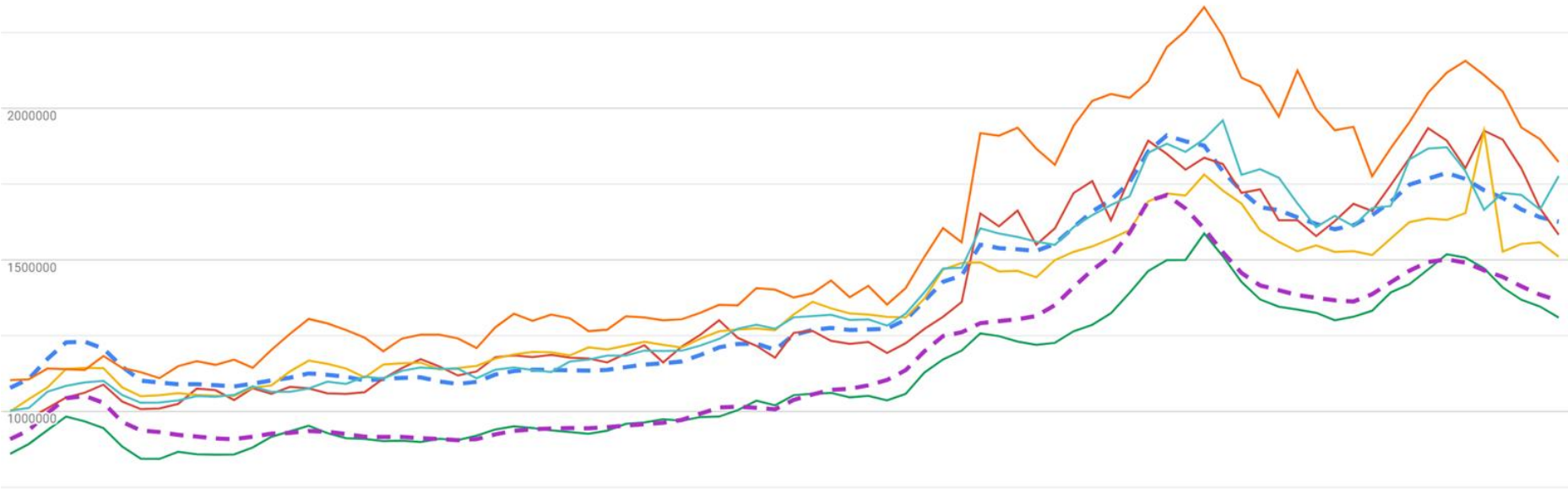
Volition Market Data

Volition Metrics - Downtown municipalities



Volition Metrics - Downtown SF Detached

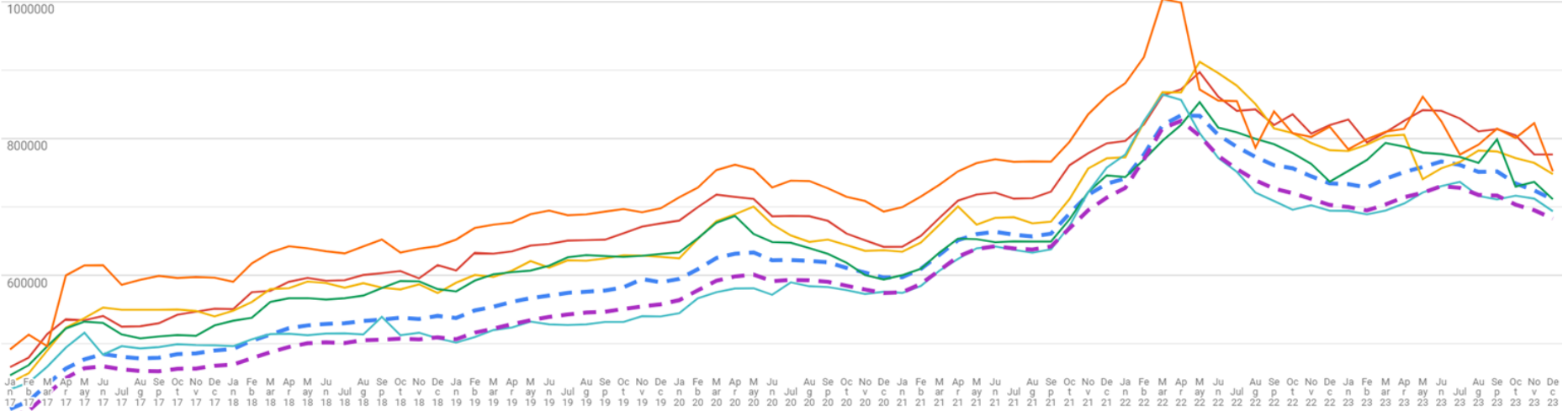
Toronto C01 E01 E03 W01 W02 TREB



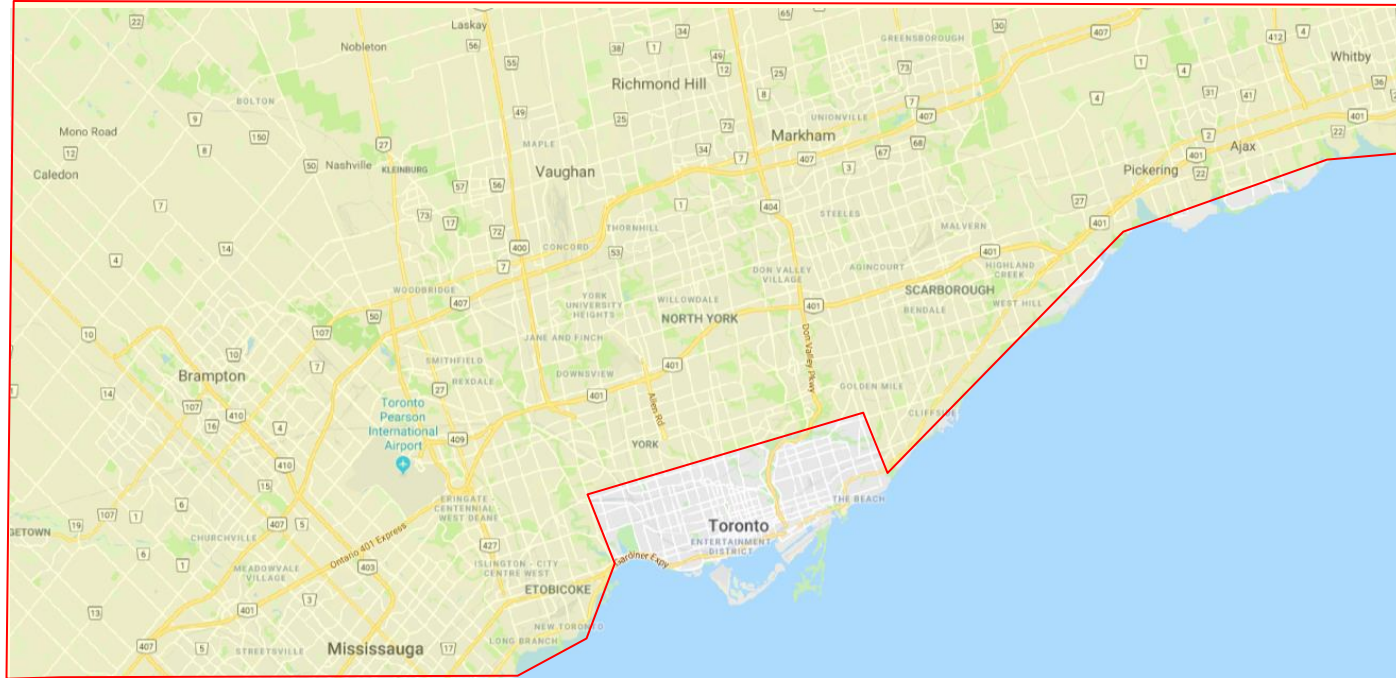
Jan 17 Feb 17 Mar 17 Apr 17 May 17 Jun 17 Jul 17 Aug 17 Sep 17 Oct 17 Nov 17 Dec 17 Jan 18 Feb 18 Mar 18 Apr 18 May 18 Jun 18 Jul 18 Aug 18 Sep 18 Oct 18 Nov 18 Dec 18 Jan 19 Feb 19 Mar 19 Apr 19 May 19 Jun 19 Jul 19 Aug 19 Sep 19 Oct 19 Nov 19 Dec 19 Jan 20 Feb 20 Mar 20 Apr 20 May 20 Jun 20 Jul 20 Aug 20 Sep 20 Oct 20 Nov 20 Dec 20 Jan 21 Feb 21 Mar 21 Apr 21 May 21 Jun 21 Jul 21 Aug 21 Sep 21 Oct 21 Nov 21 Dec 21 Jan 22 Feb 22 Mar 22 Apr 22 May 22 Jun 22 Jul 22 Aug 22 Sep 22 Oct 22 Nov 22 Dec 22 Jan 23 Feb 23 Mar 23 Apr 23 May 23 Jun 23 Jul 23 Aug 23 Sep 23 Oct 23 Nov 23 Dec 23

Volition Metrics - Condos

Toronto C01 C07 C08 C14 Vaughan TREB

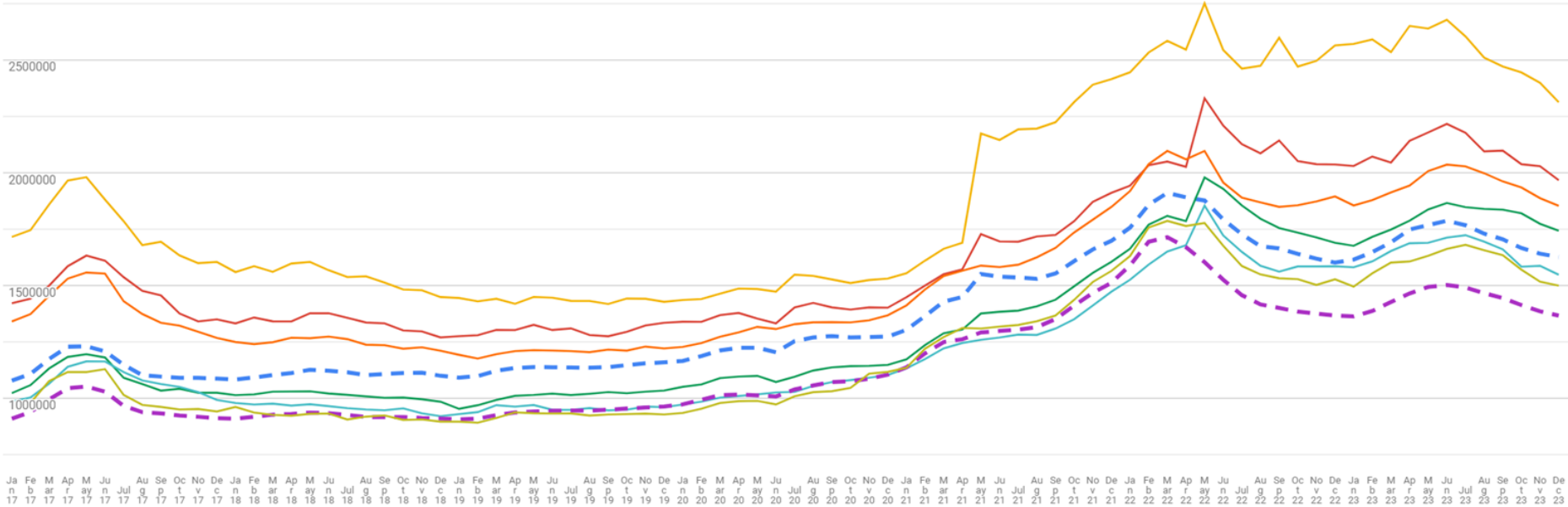


Volition Metrics - Toronto - Everywhere else



Volition Metrics - Uptown SF Detached

Toronto C07 C14 Vaughan Richmond Hill Aurora TREB Stouffville



What's happening now? SFH only!

NEW REGISTERED OFFER (8 TOTAL) - 20
King Edward Ave External Inbox x

NEW REGISTERED OFFER (7 TOTAL) - 388
Rhodes Ave External Inbox x

NEW REGISTERED OFFER (9 TOTAL) - 323
Ashdale Ave External Inbox x

NEW REGISTERED OFFER (14 TOTAL) - 54
Grenadier Rd External Inbox x

Offers Update - KELLER WILLI...
to me ▾

Please be advised that an offer has been registered on 20 King Edward Ave.
TOTAL # OFFERS: 9.

For more information, please contact the listing agents.

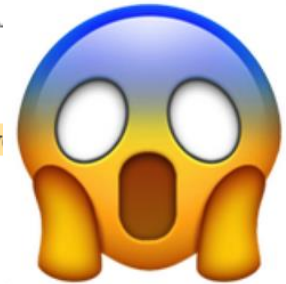
NEW REGISTERED OFFER (18 TOTAL) - 88
Linnsmore Cres External Inbox x

Offers Update - RE/MAX HALL... Mon, Jan 29, 5:35 PM (2 days ago)
to me ▾

Please be advised that an offer has been registered on 88 Linnsmore Cres.
TOTAL # OFFERS: 18.

For more information please contact the listing agents.

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...he listing agents.



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

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

Prepared by: MING LIM, Broker
EXP REALTY, BROKERAGE

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

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



Toronto Ontario M6P 2E1
Toronto W02 High Park North Toronto
Taxes: \$7,462.26 / 2023
See Schedule B
SPIS: N
DOM: 1
Last Status: **New**
List: **\$1,748,000 For: Sale**

Detached
Link: N
2 1/2 Storey
Irreg: Irregular As Per Geowarehouse
Dir/Cross St: South Of Humberside/Glenlake

Front On: E
Acre: 29.25 x 74.6 Feet

Rms: 12 + 5
Bedrooms: 6 + 2
Washrooms: 4
1x4xGround, 1x4x2nd, 1x3x3rd, 1x3xBsmt

MLS#: [REDACTED] Sellers: [REDACTED] Contact After Exp: N
Holdover: 60 Possession Date: 2/02/2024 Possession Remarks: Flexible/TBA Occup: Own+Ten
PIN#: 213540032 ARN#: 190401341000100

Kitchens: 3 + 1
Fam Rm: N
Basement: Apartment / Sep Entrance
Fireplace/Stv: N
Heat: Heat Pump / Electric
A/C: Central Air
Central Vac:
Apx Age:
Apx Sqft:
Assessment:
POTL:
Elevator/Lift:
Laundry Lev:
Phys Hdcp-Exp:

Exterior: Brick
Drive: Private
Gar/Gar Pk Spcs: None / 0.0
Drive Pk Spcs: 1
Tot Pk Spcs: 1.0
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Library, Park, Public Transit, Rec Centre, School

Zoning:
Cable TV:
Hydro:
Gas:
Phone:
Water: Municipal
Water Supply:
Sewer:
Spec Desig:
Farm/Agr:
Waterfront:
Retirement:
Oth Struct: Garden Shed

#	ROOM	Level	Length (ft)	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
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 Storey 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.

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*

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:

[Floor Plans](#) [Schedule B](#) [Home Inspection](#) [Financials](#) [Offer Summary F801](#)

HouseSigma Listing (and what's missing)

HouseSigma ON [Map Search](#) [Market Trends](#) [Home Valuation](#) [Tools](#) [Watched](#) [My Account](#)

[Overview](#) [Listing History](#) [Estimates](#) [Comparables](#) [Schools](#) [Community](#) [Share](#) [⋮](#)

Toronto - High Park North
Detached

Listed: \$1,748,000
Suspended in Nov 2023

Watch this listing and get notified when it's sold [Save](#)

Receive updates for Detached homes in High Park North - Toronto [Watch](#)

Contact HouseSigma Agent

Your Name *

Your Contact Number *

matthew@volitionprop.com

I'd like to buy/sell something similar to:

[View Listing In Full Map](#)

[See all 40 photos](#)

[Suspended](#)

[Key Facts](#) [Details](#) [Rooms](#)

Key facts for [redacted] High Park North, Toronto.

Tax: \$7,462 / 2023 Listing #: [redacted]

Property Type: Detached, 2 1/2 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

Description: Buyer's Market Balanced Seller's Market

[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: \$98,851.68. 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. 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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HouseSigma Listing (and what's missing)

HouseSigma ON Map Search Market Trends Home Valuation Tools Watched My Account

Overview Listing History Estimates Comparables Schools Community [Share](#)

Toronto - High Park North
Detached

6+2 Bedrooms 4 Bathrooms 0 Garage

Listed: \$1,748,000
Suspended in Nov 2023

Listing History

Date Start	Date End	Price	Event	Listing ID
2023-11-21	2023-11-29	\$1,748,000	Suspended	[Redacted]
2021-03-31	2021-04-04	\$1,750,000	Sold	[Redacted]
2011-10-04	2011-11-14	\$802,000	Sold	[Redacted]
2011-09-15	2011-10-04	\$849,900	Terminated	[Redacted]

Key Facts Details Rooms

Key facts for [Redacted] High Park North, Toronto.

Tax: \$7,462 / 2023 Listing #: [Redacted]

Property Type: Detached, 2 1/2 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

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: \$98,851.68. 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. This Property Is Detached With 4 Self Contained Apartments As Per Assessment. As Per Geowarehouse It Is A Triplex With A Basement Apartment.

[Show Less](#)



HouseSigma Listing (and what's missing)

Key Facts	Details		Rooms
Property listed for \$1,748,000 on 2023-11-21			
Property	Building		
Property Type:	Detached	Structures:	Garden Shed
Style:	2 1/2 Storey	Construction:	Brick
Fronting on:	E	Parking	
Community:	High Park North	Driveway:	Private
Municipality:	Toronto	Garage:	0.0
Inside		Parking Places:	1
Bedrooms:	6	Total Parking Space:	1.0
Bathrooms:	4	Land	
Bathrooms Detail:	1, 4pc Ground floor	Sewer:	Sewers
Bathrooms Detail:	1, 4pc 2nd floor	Frontage:	29.25
Bathrooms Detail:	1, 3pc 3rd floor	Depth:	74.60
Bathrooms Detail:	1, 3pc Bsmt floor	Lot Size:	29 x 74 feet
Basement Type:	Apartment(Sep Entrance)	Lot Size Code:	Feet
Kitchens:	3	Cross Street:	South Of Humberside/Glenlake
Rooms:	12		
Utilities			
Water:	Municipal		
Cooling:	Central Air		
Heating Type:	Heat Pump		
Heating Fuel:	Electric		

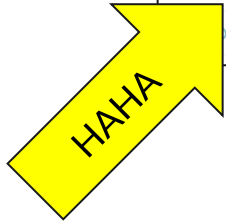
Key Facts	Details	Rooms
Room details for [REDACTED] Toronto. Listed for \$1,748,000 on 2023-11-21		
Metres ▾		
Living(3.78 x 3.38 m) Hardwood Floor, Combined W/Dining, Window		Level: Ground
Kitchen(3.38 x 3.20 m) Breakfast Bar, W/O To Yard, Window		Level: Ground
Prim Bdrm(3.56 x 3.38 m) Hardwood Floor, Large Closet, Mirrored Closet		Level: Ground
2nd Br(3.35 x 2.41 m) Hardwood Floor, Closet		Level: Ground
3rd Br(3.35 x 2.29 m) Hardwood Floor, Closet		Level: Ground
Living(4.45 x 3.30 m) Laminate, Combined W/Dining		Level: 2nd
Dining(3.02 x 2.18 m) Laminate, Combined W/Living		Level: 2nd
Kitchen(3.58 x 1.96 m) Updated, Stainless Steel Appl		Level: 2nd
4th Br(4.32 x 3.33 m) Laminate, Large Closet		Level: 2nd
5th Br(3.25 x 2.59 m) Laminate, Closet		Level: 2nd
Living(6.25 x 2.01 m) Open Concept, Combined W/Dining, Combined W/Br		Level: 3rd
Kitchen(2.36 x 2.24 m) Modern Kitchen, Open Concept, W/O To Balcony		Level: 3rd

HouseSigma Listing (and what's missing)

Home Value
Current valuation for [redacted] High Park North, Toronto. Listed for \$1,748,000 on 2023-11-21

SigmaEstimate \$1,777,365	Estimated Date 2023-11-29	Estimated Rent \$5,530	Rental Yield 3.05%	Rental DOM 25 day(s)
------------------------------	------------------------------	---------------------------	-----------------------	-------------------------

★★★★★ Growth ★★★★★ Rental ★★★★★



Listing Popularity
Popularity: 83/100

Legend: Current Listings (Blue), Similar Listings (Grey)

Index: Cold (0-50), Medium (50-80), Hot (80-100)

My notes
[Write a note about this home](#)

Mortgage Calculator

Home Price:	\$	1777365	
Term:		25 years	
Rate:		6 %	
Down Payment:	\$	355473	20 %

Mortgage Payment
\$ 9162

HouseSigma Listing (and what's missing)

Cash Flow Analysis

Mortgage Payment: \$9162
 Monthly Payment: \$9784
 Break Even Down Payment: 58%

Property Tax (Monthly): \$ 622
 Maintenance Cost: \$ 0
 Rental Income: \$ 5530
 Down Payment: \$ 20 %

Cash Flow \$ -4254

HAHA

HAHA

Catchment Schools

Rating	School Name	Distance
8.7 of 10	Humber Collegiate Institute	1.0 km
6.5 of 10	Indian Road Crescent Junior Public School	0.3 km
6.5 of 10	St. Cecilia Catholic School	1.4 km
5.4 of 10	Annette Street Junior and Senior Public School	1.3 km
4.2 of 10	St. Josephat Catholic School	8.0 km
	Western Technical-Commercial School	1.5 km

Show Less

Community Statistics

Overview of Community Stats for Detached in High Park North, Toronto

December 2023	December 2023	December 2023	1 Year
Median Price	New Listings	Median Days on Market	-8.5%
\$1,800,000	3	11	+23%
			+85%

Community Median Price (Detached) *

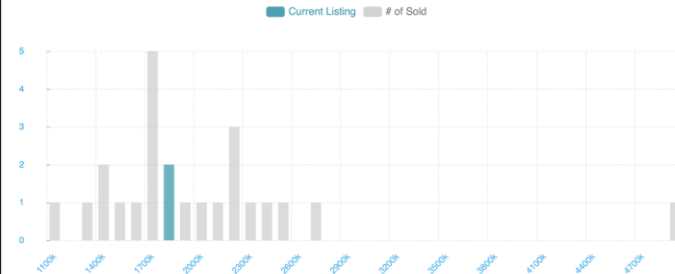
High Park North - Toronto

USELESS

HouseSigma Listing (and what's missing)

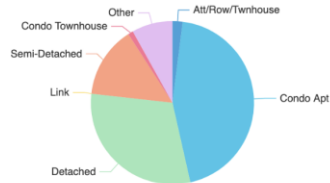
Sold Price Distribution (recent 6 months)*

Overview of sold price for Detached in High Park North, Toronto in the last 180 days



Property Type Distribution (Toronto / High Park North) *

Att/Row/Twnhouse Condo Apt Detached Link Semi-Detached Condo Townhouse Other



[View More Stats](#)

* Source: Based on analysis of information from past listings from respective real estate boards.

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.

Statistics Canada: Area [REDACTED]

Population 2021:	Average Age:	Household A
471	37.5	2.3
Average Household Income:	Renters:	Immigrants:
\$166,000	45.2%	22.6%
Condos:	College/University Education:	Average Hour
4.8%	71.2%	\$1,220,000
Low Income:	Not in Labour Force:	Single:
8%	21.92%	40%
Households with Children:		
44.4%		

Household Income Age Education Ethnicity (Top 10) Language (Top 10) Religion

Construction Occupation Housing Commute Method

\$0 - \$29,999 \$30,000 - \$59,999 \$60,000 - \$79,999 \$80,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+



Photos (1 of 10)



Photos (2 of 10)



Photos (3 of 10)



Photos (4 of 10)



Photos (5 of 10)



Photos (6 of 10)



Photos (7 of 10)



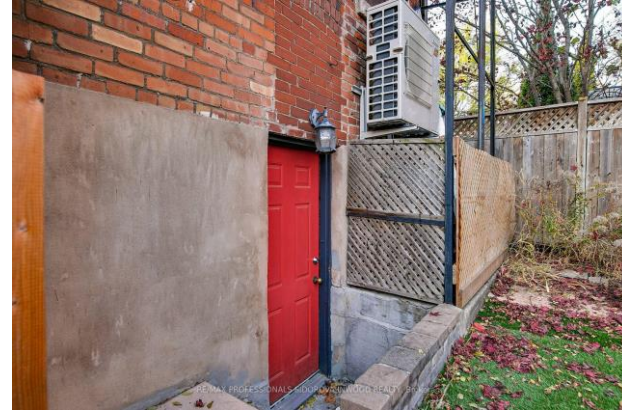
Photos (8 of 10)



Photos (9 of 10)



Photos (10 of 10)



MLS Listing Deep Dive

Prepared by: MING LIM, Broker
EXP REALTY, BROKERAGE

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

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



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
List: \$1,748,000 For: Sale

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/Glenlake

MLS#: [REDACTED] **Sellers:** [REDACTED] **Contact After Exp:** N
Holdover: 60 **Possession Date:** 2/02/2024 **Possession Remarks:** Flexible/TBA **Occup:** Own+Ten
PIN#: 213540032 **ARN#:** 190401341000100

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, School	Retirement:
Laundry Lev:		Oth Struct: Garden Shed
Phys Hdcp-Exp:		

#	ROOM	LEVEL	LENGTH (FT)	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
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
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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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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*

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

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- [Schedule B](#)
- [Home Inspection](#)
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Toronto Ontario M6P 2E1
 Toronto W02 High Park North Toronto
 Taxes: \$7,492.267 2023
 See Schedule B
 SPIS: N
 DOM: 1
 Last Status: New
 Detached
 Front On: E
 Rms: 12 + 5
 Link: N
 Acre: 29.25 x 74.6 Feet
 Bedrooms: 6 + 2
 2 1/2 Storey
 Washrooms: 4
 Irreg: Irregular As Per
 1x4xGround, 1x4x2nd, 1x3x3rd,
 Geowarehouse
 1x3xBsmt
 Dir/Cross St: South Of Humber/Glenlake

List: \$1,748,000 For: Sale

MLS#: [REDACTED] Sellers: [REDACTED] Contact After Exp: N
 Holdover: 60 Possession Date: 2/02/2024 Possession Remarks: Flexible/TBA Occup: Own+Ten
 PIN#: 213540032 ARN#: 190401341000100

Kitchens: 3 + 1
Fam Rm: N
Basement: Apartment / Sep Entrance
Fireplace/Stv: N
Heat: Heat Pump / Electric
A/C: Central Air
Central Vac:
Apx Age:
Apx Sqft:
Assessment:
POTL:
Elevator/Lift:
Laundry Lev:
Phys Hdcp-Exp:

Exterior: Brick
Drive: Private
Gar/Gar Pk Spcs: None / 0.0
Drive Pk Spcs: 1
Tot Pk Spcs: 1.0
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Library, Park, Public
 Transit, Rec Centre, School

Zoning:
Cable TV:
Hydro:
Gas:
Phone:
Water: Municipal
Water Supply:
Sewer: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:
Oth Struct: Garden Shed

#	ROOM	LEVEL	LENGTH (FT)	WIDTH (FT)	DESCRIPTION
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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:

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MLS Listing Deep Dive

Prepared by: MING LIM, Broker
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
See Schedule B
SPIS: N Last Status: New
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 HumberSide/Glenlake

MLS# [Redacted] Sellers: [Redacted] Contact After Exp: N
Holdover: 60 Possession Date: 2/02/2024 Possession Remarks: Flexible/TBA Occup: Own+Ten
PIN#: 213540032 ARN#: 190401341000100

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, School	Retirement:
Laundry Lev:		Oth Struct: Garden Shed
Phys Hdcp-Exp:		

ROOM	LEVEL	LENGTH (FT)	WIDTH (FT)	DESCRIPTION
1 Living	Ground	12.40	x 11.09	Hardwood Floor
2 Kitchen	Ground	11.09	x 10.50	Breakfast Bar
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4 2nd Br	Ground	10.99	x 7.90	Hardwood Floor
5 3rd Br	Ground	10.99	x 7.51	Hardwood Floor
6 Living	2nd	14.60	x 10.82	Laminate
7 Dining	2nd	9.91	x 7.15	Laminate
8 Kitchen	2nd	11.74	x 6.43	Updated
9 4th Br	2nd	14.17	x 10.92	Laminate
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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:

[Floor Plans](#)
[Schedule B](#)
[Home Inspection](#)
[Financials](#)
[Offer Summary F801](#)

MLS Listing Deep Dive

Prepared by: MING LIM, Broker
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: E Rms: 12 + 5
Link: N Acc Bedrooms: 6 + 2
2 1/2 Storey 23.25 x 74.6 Feet Washrooms: 4
Irreg. Irregular As Per 1x4xGround, 1x4x2nd, 1x3x3rd,
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Last Update: 11/21/2023 CB Comm: 2.5% + Hst Original: \$1,748,000

Links:

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- [Schedule B](#)
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Cable TV:
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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

Links:



[Floor Plans](#)



[Schedule B](#)



[Home Inspection](#)



[Financials](#)



[Offer Summary F801](#)

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SPIS: N Last Status: New
DOM: 1
Detached Front Porch 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 Humberside/Glenlake

MLS# [REDACTED] Sellers: [REDACTED] Contact After Exp: N
Holdover: 60 Possession Date: 2/02/2024 Possession Remarks: Flexible/TBA Occup: Own+Ten
PIN#: 213540032 ARN#: 190401341000100

Kitchens: 3 + 1
Fam Rm: N
Basement: Apartment / Sep Entrance
Fireplace/Stv: N
Heat: Heat Pump / Electric
A/C: Central Air
Central Vac:
Apx Age:
Apx Sqft:
Assessment:
POTL:
Elevator/Lift:
Laundry Lev:
Phys Hdcp-Exp:

Exterior: Brick
Drive: Private
Gar/Gar Pk Spcs: None / 0.0
Drive Pk Spcs: 1
Tot Pk Spcs: 1.0
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Library, Park, Public
Transit, Rec Centre, School

Zoning:
Cable TV:
Hydro:
Gas:
Phone:
Water: Municipal
Water Supply:
Sewer:
Spec Desig:
Farm/Agr:
Waterfront:
Retirement:
Oth Struct: Garden Shed

#	ROOM	LEVEL	LENGTH (FT)	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
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 Remarks: 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.

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

Condition: Appt: 24 Hour Notice
Cond Expiry:
CB Comm: 2.5% + Hst

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

Links:

[Floor Plans](#) [Schedule B](#) [Home Inspection](#) [Financials](#) [Offer Summary F801](#)

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www.volitionprop.com



MLS Listing Deep Dive

Prepared by: MING LIM, Broker
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
See Schedule B

SPIS: N Last Status: New

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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#	ROOM	LEVEL	LENGTH (FT)	WIDTH (FT)	DESCRIPTION
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MLS#: [REDACTED] Sellers: [REDACTED] Contact After Exp: N
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PIN#: 213540032 ARN#: 190401341000100

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Fam Rm: N
Basement: Apartment / Sep Entrance
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Cert Level:
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Cable TV:
Hydro:
Gas:
Phone:
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Water Supply:
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Spec Desig:
Farm/Agr:
Waterfront:
Retirement:
Oth Struct: Garden Shed

Links:

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EXP REALTY, BROKERAGE

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Toronto Ontario M6P 2E1
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FIN#: 213540032 ARN#: 101341000100
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Basement: Apartment / Sep Entrance
Fireplace/Stv: N
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A/C: Central Air
Central Vac:
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Contract Date: 11/21/2023 Condition: Appt: 24 Hour Notice Ad: N
Expiry Date: 2/21/2024 Cond Expiry: Original: \$1,748,000
Last Update: 11/21/2023 CB Comm: 2.5% + Hst

Links: [Floor Plans](#) [Schedule B](#) [Home Inspection](#) [Financials](#) [Offer Summary F801](#)

MLS Listing Deep Dive

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EXP REALTY, BROKERAGE

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Toronto Ontario M6P 2E1
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List: \$1,748,000 For: Sale
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MLS# [REDACTED] Sellers: [REDACTED] Contact After Exp: N
Holdover: 60 Possession Date: 2/02/2024 Possession Remarks: Flexible/TBA Occup: Own+Ten
PIN#: 213540032 ARN#: 190401341000100

Kitchens: [REDACTED]
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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:

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MLS Listing Deep Dive

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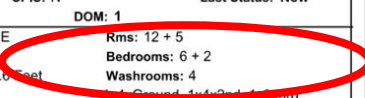
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Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Library, Park, Public	Waterfront:
Elevator/Lift:	Transit, Rec Centre, School	Retirement:
Laundry Lev:		Oth Struct: Garden Shed
Phys Hdcp-Exp:		

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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
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6	Living	2nd	14.60	x 10.82	Laminate Combined W/Dining
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Contract Date: 11/21/2023 Condition: Appt: 24 Hour Notice Ad: N
Expiry Date: 2/21/2024 Cond Expiry: CB Comm: 2.5% + Hst Escape:
Last Update: 11/21/2023 Original: \$1,748,000

Links:

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MLS Listing Deep Dive

Prepared by: MING LIM, Broker
EXP REALTY, BROKERAGE

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

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



Toronto Ontario M6P 2E1
 Toronto W02 High Park North Toronto
Taxes: \$7,462.26 / 2023
See Schedule B
SPIS: N
DOM: 1
Last Status: New
List: \$1,748,000 For: Sale
 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/Glenlake

MLS#: [Redacted] **Sellers:** [Redacted] **Contact After Exp:** N
Holdover: 60 **Possession Date:** 2/02/2024 **Possession Remarks:** Flexible/TBA **Occup:** Own+Ten
PIN#: 213540032 **ARN#:** 190401341000100

Kitchens: 3 + 1
Fam Rm: N
Basement: Apartment / Sep Entrance
Fireplace/Stv: N
Heat: Heat Pump / Electric
A/C: Central Air
Central Vac:
Apx Age:
Apx Sqft:
Assessment:
POTL:
Elevator/Lift:
Laundry Lev:
Phys Hdcp-Exp:

Exterior: Brick
Drive: Private
Gar/Gar Pk Spcs: None / 0.0
Drive Pk Spcs:
Tot Pk Spcs: 1.0
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Library, Park, Public
 Transit, Rec Centre, School

Zoning:
Cable TV:
Hydro:
Gas:
Phone:
Water: Municipal
Water Supply:
Sewer: Sewers
Spec Desig: Unknown
Farm/Agr:
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Last Update: 11/21/2023 **CB Comm:** 2.5% + Hst **Original:** \$1,748,000

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Toronto Ontario M6P 2E1
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See Schedule B
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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 Humberside/Glenlake

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Kitchens: 3 + 1	Exterior: Brick	Zoning:
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Basement: Apartment / Sep Entrance	Garage Pk Spcs: None	Hydro:
Fireplace/Stv: N	Drive Pk Spcs: 1	Gas:
Heat: Heat Pump / Electric	Tot Pk Spcs: 1.0	Phone:
A/C: Central Air	USEL:	Water: Municipal
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4711 Yonge St 10th Flr, Toronto, ON M2N6K8 866-530-7737

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Toronto Ontario M6P 2E1
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Taxes: \$7,462.26 / 2023
See Schedule B
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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. 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.

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*

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:

- [Floor Plans](#)
- [Schedule B](#)
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MLS Listing Deep Dive

Prepared by: MING LIM, Broker
EXP REALTY, BROKERAGE

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

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



Toronto Ontario M6P 2E1
Toronto W02 High Park North Toronto
List: \$1,748,000 For: Sale
Taxes: \$7,462.26 / 2023
See Schedule B
SPIS: N Last Status: New
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 HumberSide/Glenlake

MLS# [Redacted] Sellers: [Redacted] Contact After: [Redacted]
Holdover: 60 Possession Date: 2/02/2024 Possession Remarks: Flexible/TBA Occup: Own+Ten
PIN#: 213540032 ARN#: 190401341000100

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, School	Retirement:
Laundry Lev:		Oth Struct: Garden Shed
Phys Hdcp-Exp:		

#	ROOM	LEVEL	LENGTH (ft)	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
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
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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

Links: [Floor Plans](#) [Schedule B](#) [Home Inspection](#) [Financials](#) [Offer Summary F801](#)

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

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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
List: \$1,748,000 For: Sale
 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 Humberside/Glenlake

MLS#: [REDACTED] **Sellers:** [REDACTED] **Contact After Exp:** N
Holdover: 60 **Possession Date:** 2/02/2024 **Possession Remarks:** Flexible/TBA **Occup:** Own+Ten
PIN#: 213540032 **ARN#:** 190401341000100

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, School	Retirement:
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Phys Hdcp-Exp:		

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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:

- [Floor Plans](#)
- [Schedule B](#)
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MLS Listing Deep Dive

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EXP REALTY, BROKERAGE

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Toronto Ontario M6P 2E1
Toronto W02 High Park North Toronto
List: \$1,748,000 For: Sale
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: Beds: 6 + 2
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Irreg: Irregular As Per 1x4xGround, 1x4x2nd, 1x3x3rd,
Geowarehouse 1x3xBsmt
Dir/Cross St: South Of Humber/Glenlake

MLS# [REDACTED] Sellers: [REDACTED] Contact After Exp: N
Holdover: 60 Possession Date: 2/02/2024 Possession Remarks: Flexible/TBA Occup: Own+Ten
PIN#: 213540032 ARN#: 190401341000100

Kitchens: 3 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Private	Cable TV:
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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:

[Floor Plans](#) [Schedule B](#) [Home Inspection](#) [Financials](#) [Offer Summary F801](#)

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

Links:

- [Floor Plans](#)
- [Schedule B](#)
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- [Financials](#)
- [Offer Summary F801](#)

MLS Listing Deep Dive

Prepared by: MING LIM, Broker
EXP REALTY, BROKERAGE

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

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



Toronto Ontario M6P 2E1
Toronto W02 High Park North Toronto
List: \$1,748,000 For: Sale
Taxes: \$7,462.26 / 2023
See Schedule B
SPIS: N Last Status: New
DOM: 1
Detached Front On: E Rms: 12 + 5
Link: N Acre: Beds: 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 HumberSide/Glenlake

MLS# [REDACTED] Sellers: [REDACTED] Contact After Exp: N
Holdover: 60 Possession Date: 2/02/2024 Possession Remarks: Flexible/TBA Occup: Own+Ten
PIN#: 213540032 ARN#: 190401341000100

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:
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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-Exp:		

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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

Expenses

Property Tax	\$621.68
Insurance	\$120
Gas	\$253
Water	\$239
Total:	\$1,233.68

Mortgage

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

Cashflow

Monthly Cashflow \$498

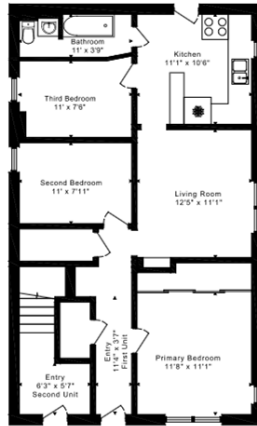
Cap Rate

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

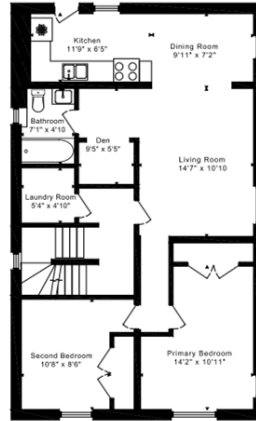


Floorplans

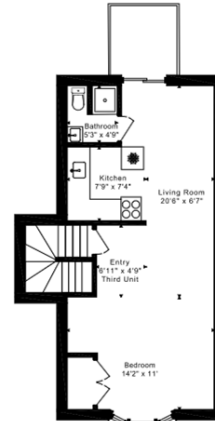
FLOOR PLANS



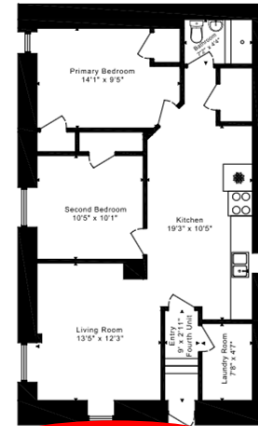
MAIN FLOOR
1005 SQUARE FEET



SECOND FLOOR
1075 SQUARE FEET



THIRD FLOOR
1075 SQUARE FEET



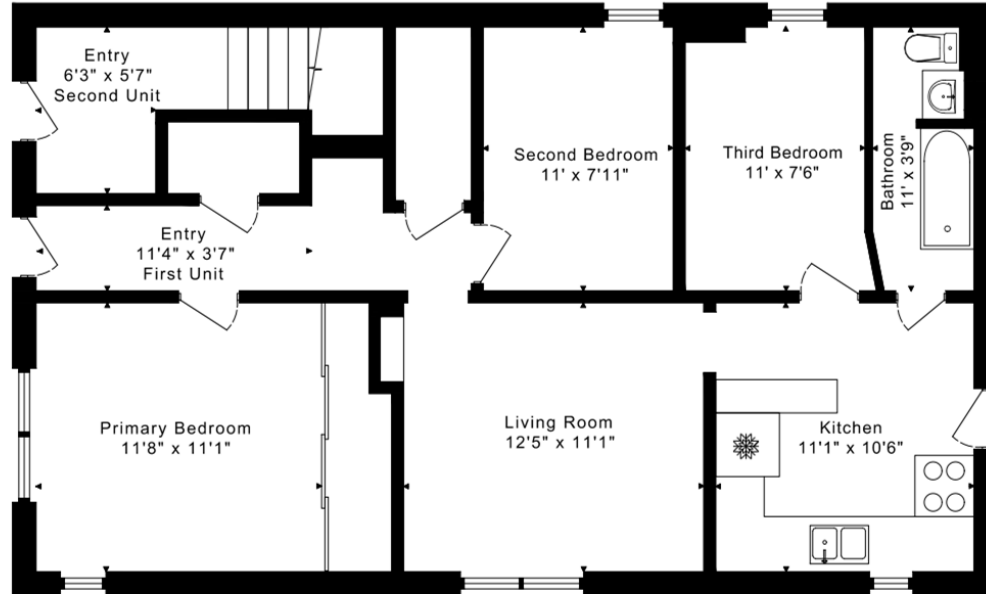
LOWER FLOOR
1470 SQUARE FEET

2595 sq ft + 1005 sq ft
BELOW GRADE

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

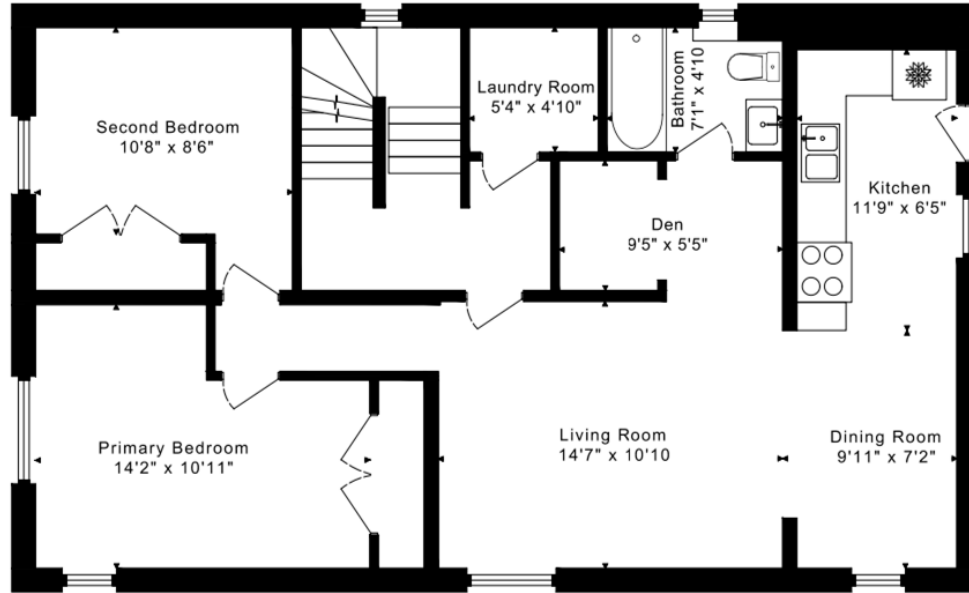
Floorplans

FLOOR PLANS MAIN FLOOR 1005 SQUARE FEET



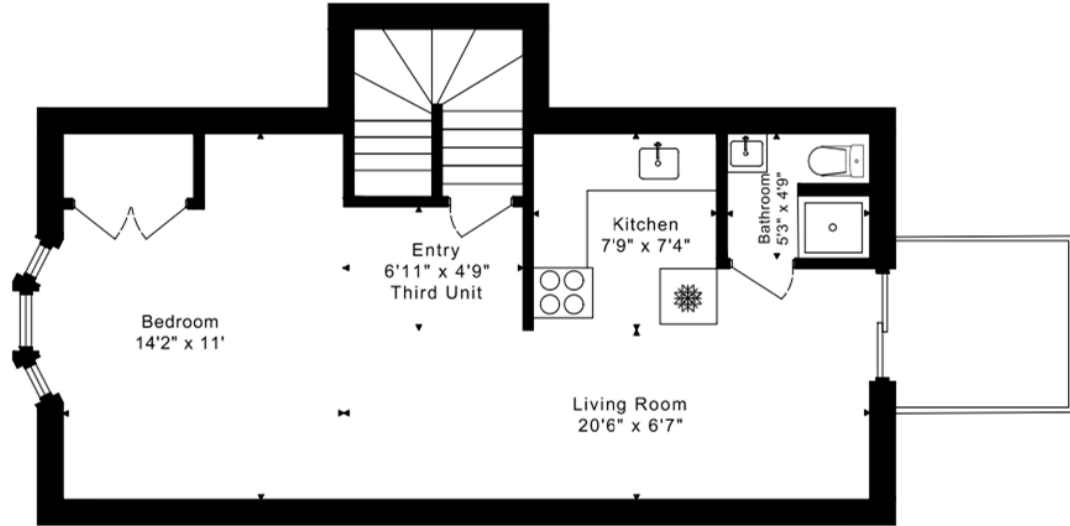
Floorplans

FLOOR PLANS SECOND FLOOR 1005 SQUARE FEET



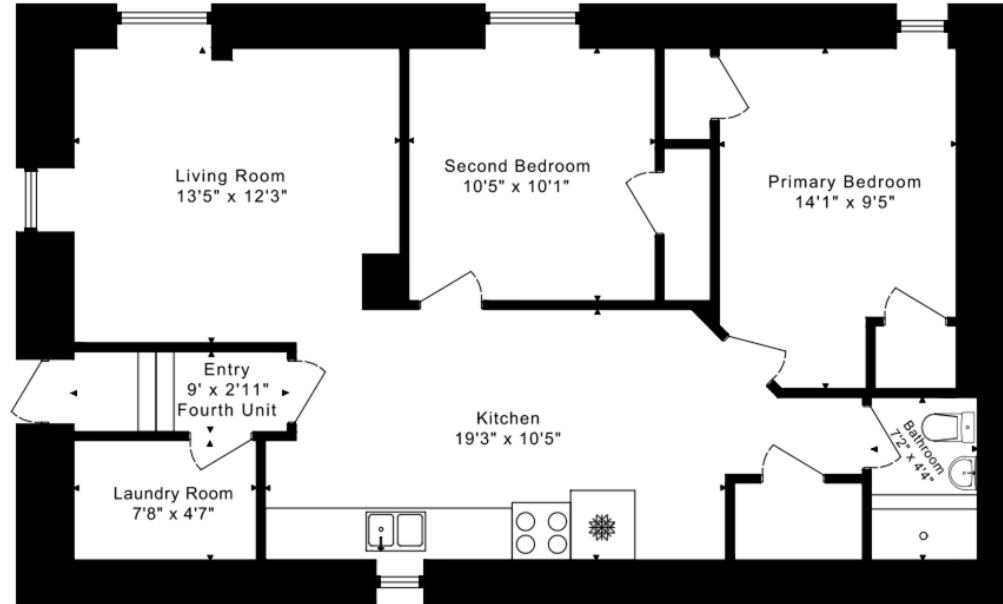
Floorplans

FLOOR PLANS THIRD FLOOR 585 SQUARE FEET



Floorplans

FLOOR PLANS LOWER FLOOR 1005 SQUARE FEET



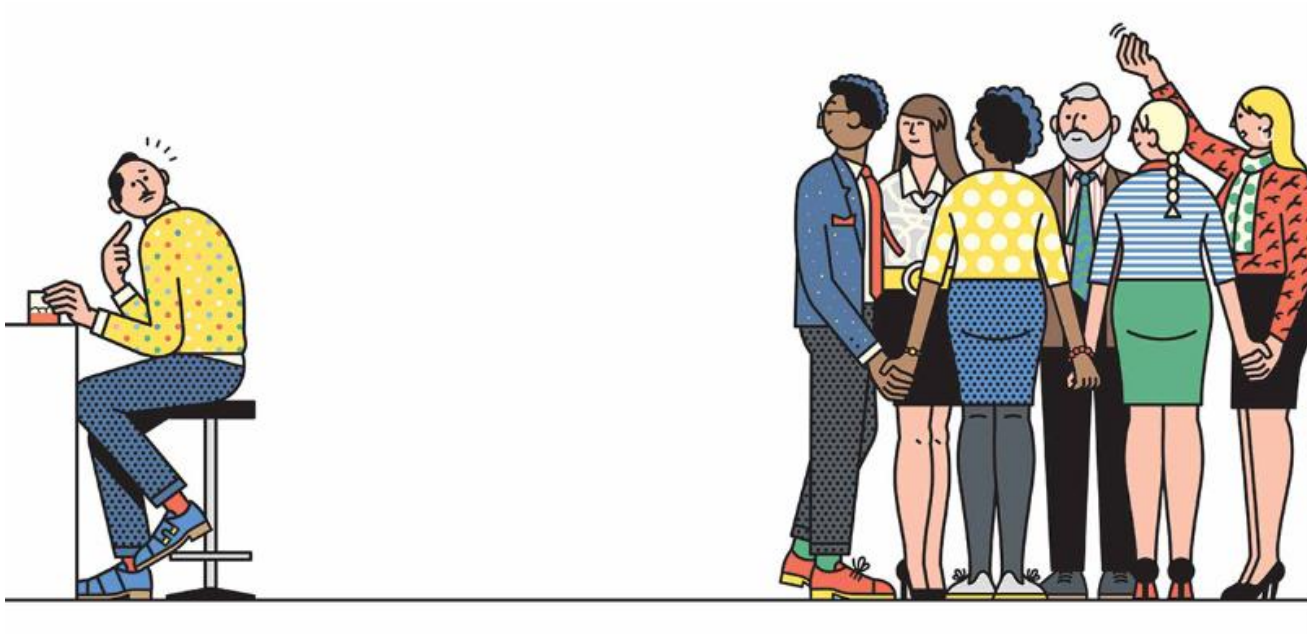
Summary

Until this point...

- Main: 3bdrm + common laundry + hydro, 1000sqft, \$3300
- 2nd: 2bdrm + den + common laundry + hydro, 1000sqft, \$2538
- 3rd: 1bdrm + 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!

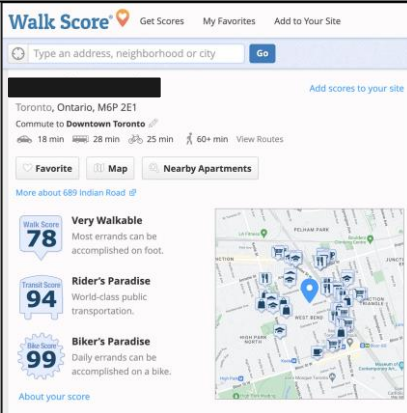
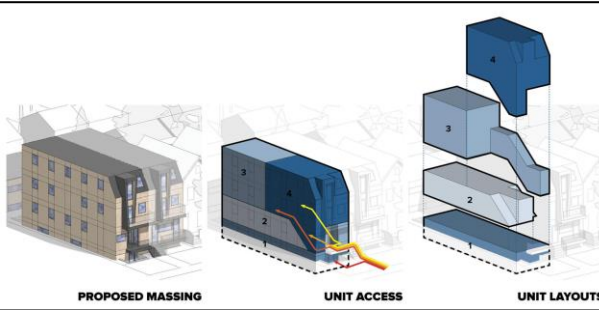
See you in 20 mins!



Summary

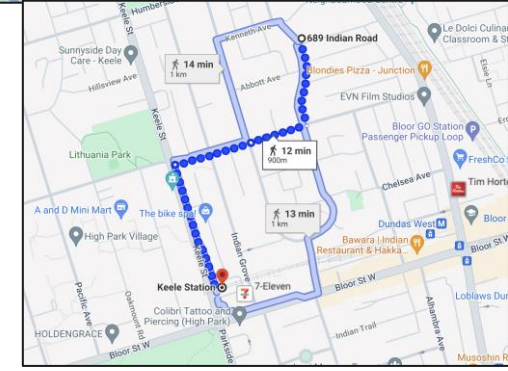
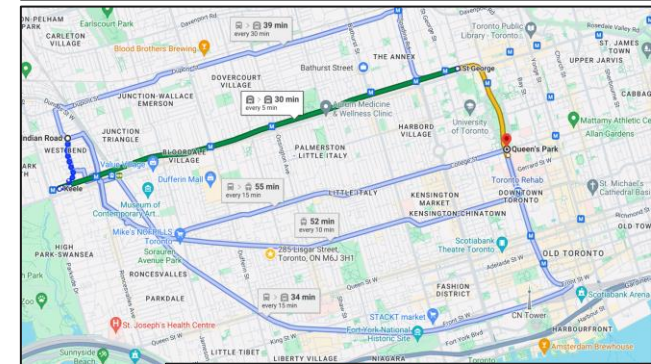
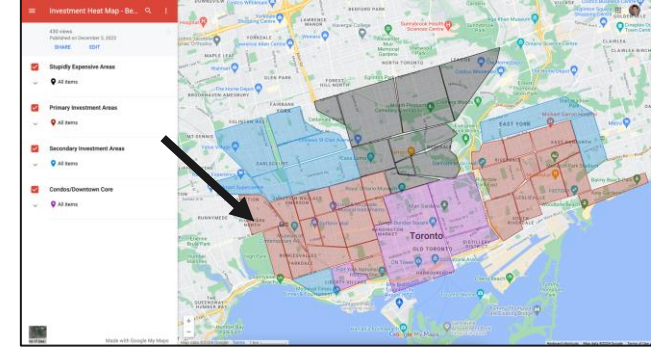
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- On paper it's a 9/10, worthwhile to go see... to validate our assumptions.



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

Instead...look thru Volition's
Expert Eyes during Feb 2024
"House Hacking - Street
Smart Tour" next Month!



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)

Comp	Price	Adjust Upwards	Adjust Downwards	Adjusted Price
Property #1	\$1.725M	-Only a Triplex \$200k	-Completely renovated \$150k -Sold in better market \$100k	\$1.675M
Property #2	\$1.5M	-Only a Triplex \$200k -Partially renovated \$50k	-Sold in better market \$50k	\$1.7M
Property #3	\$1.9M		-Better rents \$200k -Inferior location \$50	\$1.65M

AFTER SITE VISIT... Making an Offer

Negotiations:

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



Volition Properties
 P 1-833-416-BARRR
 E info@volitionprop.com W www.volitionprop.com

Proforma

OVERVIEW	
Address	
# of Units	
List Price	\$1,750,000
Predicted Selling Price	\$1,675,000
Selling Comps URL	
Other Costs	\$0
Annual Appreciation	5.00%
Rent Increase	3.00%
Inflation	2.00%
Hold Period in Yrs	5

Funds Required At Closing

	SCENARIO 1 Mortgage	SCENARIO 2 Mortgage + HELOC	SCENARIO 3 Owner Occupied
Closing Fees	\$5,863	\$5,863	\$5,863
Land Transfer Tax	\$59,200	\$59,200	\$59,200
Other Costs	\$0	\$0	\$0
Downpayment	\$335,000	\$1,675,000	\$0
Funds Required At Closing	\$400,063	\$1,740,063	\$65,063

Monthly Financing

	SCENARIO 1 Mortgage	SCENARIO 2 Mortgage HELOC Total	SCENARIO 3 Mortgage
Downpayment %	20%	100%	0%
LTV%	80%		100.0%
Downpayment Amount	\$335,000		\$0
Financing Amount	\$1,340,000	\$0 \$0 \$0	\$1,675,000
CMHC insurance premium	N/A	N/A	\$1,675,000
Financing with CMHC Insurance Premium	N/A	N/A	\$0
Amortization	30	30	30
Interest Rate	6.00%	6.00% 6.95%	6.00%
Financing Fee Rate	0.00%	0.00%	0.00%
Financing Fees	\$0	\$0	\$0
Financing Principal	\$1,334	\$0 \$0	\$1,667
Financing Interest	\$6,700	\$0 \$0	\$8,375
TOTAL Monthly:	\$8,034	\$0 \$0 \$0	\$10,042

BROR: Min DP must be 3% of the first \$500k and 10% thereafter OR 20% over \$3M

CASHFLOW

Monthly Income	
Rental Comps URL	
Unit #1 – 3rd Level	\$1,845
Unit #2 – 2nd Level	\$2,538
Unit #3 – Main Level	\$3,100
Unit #4 – Lower Level	\$1,989
Unit #5	
Unit #6	
Common Laundry	
Garage/Parking	
TOTAL	\$9,472

Monthly Hard Expenses

Property Taxes	\$622
Insurance	\$250
Hydro	
Gas	\$253
Water	\$239
Common Elements Fee	
Other (Prop Mgmt, etc.)	
TOTAL	\$1,364

	Cashflow – SCENARIO 1	Cashflow – SCENARIO 2	Cashflow – SCENARIO 3
Monthly Income	\$9,472	\$9,472	Live In Unit #3 – Lower L -
Monthly Expenses	\$1,364	\$1,364	Value of Unit
Monthly Financing	\$8,034	\$0	Monthly Income
Monthly Cashflow	\$74	\$8,108	Monthly Expenses
			Monthly Financing
			Carry Costs
			(\$5,035)

ROI Calculations

	ROI – SCENARIO 1 (5yrs)	ROI – SCENARIO 2 (5yrs)	SCENARIO 3
Total Cashflow (\$)	\$36,227	\$518,266	Compare vs. Living in \$600k condo
Total Mortgage Paydown (\$)	\$93,072	\$0	Condo
Total Appreciation (\$)	\$462,772	\$462,772	Downpayment (20%)
Total Return	\$592,071	\$981,038	Closing Fees
Cash-on-Cash %	1.8%	25.9%	Land Transfer Tax
Equity-on-Cash %	4.7%	0.0%	Funds Required At Closing
Appreciation-on-Cash %	23.1%	23.1%	Mortgage Amount
Total ROI %	29.6%	49.0%	Interest Rate
			Amortization
			Principal Monthly
			Interest Monthly
			Monthly Mortgage
			Property Taxes
			Condo Fees
			Insurance
			Total Monthly Carry
			\$3,553

NOTE: Same Downpayment as house

NOTE: MUCLE MUCLE Mortgage Paydown for the house vs. condo

NOTE: Same Monthly Carry Cost as house



Compare vs. 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

Expenses

Property Tax	\$621.68
Insurance	\$120
Gas	\$253
Water	\$239
Total:	\$1,233.68

Mortgage

Mortgage Amount	\$1,200,000
Interest Rate	5.50%
Amortization	30
Monthly Mortgage	\$7,939.96

Cashflow

Monthly Cashflow \$498

Cap Rate

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

CASHFLOW

Monthly Income

Rental Comps URL	
Unit #1 – 3rd Level	\$1,845
Unit #2 – 2nd Level	\$2,538
Unit #3 – Main Level	\$3,100
Unit #4 – Lower Level	\$1,989
Unit #5	
Unit #6	
Common Laundry	
Garage/Parking	
TOTAL	\$9,472

Monthly Hard Expenses

Property Taxes	\$622
Insurance	\$250
Hydro	
Gas	\$253
Water	\$239
Common Elements Fee	
Other (Prop Mgmt, etc.)	
TOTAL	\$1,364

Cashflow – SCENARIO 1

Monthly Income	\$9,472
Monthly Expenses	\$1,364
Monthly Financing	\$8,034
Monthly Cashflow	\$74

Compare vs. 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
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Insurance	\$120
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Monthly NOI	\$8,438
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CASHFLOW

Monthly Income

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Unit #3 – Main Level	\$3,100
Unit #4 – Lower Level	\$1,989
Unit #5	
Unit #6	
Common Laundry	
Total:	\$9,472

Counterintuitive???
How can rents be lower, expenses be higher, monthly mortgage be higher, and cashflow be lower but Cap Rate be higher???

\$622
\$250
\$253
\$239

Cashflow – SCENARIO 1

Monthly Income	\$9,472
Monthly Expenses	\$1,364
Monthly Financing	\$8,034
Monthly Cashflow	\$74

Other (Prop Mgmt, etc.)	
TOTAL	\$1,364

Compare vs. Attached Financials

Income & Expense	
Listing Price:	\$1,748,000
Rents	
Unit #1	\$3,300
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CASHFLOW

Monthly Income

Rental Comps URL	
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Total:	\$9,472

Counterintuitive???
How can rents be lower, expenses be higher, monthly mortgage be higher, and cashflow be lower but Cap Rate be higher???

\$622
\$250
\$253
\$239

Cashflow – SCENARIO 1

Monthly Income	\$9,472
Monthly Expenses	\$1,364
Monthly Financing	\$8,034
Monthly Cashflow	\$74

Other (Prop Mgmt, etc.)
TOTAL

\$1,364

Cap Rate:

5.79%

at \$1,748M

Cap Rate:

5.81%

at \$1,675M



Is this a good buy?



- yes
- no
- maybe

Proforma

OVERVIEW	
Address	
# of Units	
List Price	\$1,750,000
Predicted Selling Price	\$1,675,000
Selling Comps URL	
Other Costs	\$0
Annual Appreciation	5.00%
Rent Increase	3.00%
Inflation	2.00%
Hold Period in Yrs	5

VOLITION BUY & HOLD PROFORMA

Volition Properties
 P: 3-823-416-8008
 E: info@volitionprop.com W: www.volitionprop.com

Funds Required At Closing	SCENARIO 1 Mortgage	SCENARIO 2 Mortgage + HELOC	SCENARIO 3 Owner Occupied
Closing Fees	\$5,863	\$5,863	\$5,863
Land Transfer Tax	\$59,200	\$59,200	\$59,200
Other Costs	\$0	\$0	\$0

ROI Calculations

ROI – SCENARIO 1 (5yrs)

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

Cash-on-Cash %	1.8%
Equity-on-Cash %	4.7%
Appreciation-on-Cash %	23.1%
Total ROI %	29.6%

Cash-on-Cash %	0.0%
Equity-on-Cash %	0.0%
Appreciation-on-Cash %	49.0%
Total ROI %	49.0%

Funds Required At	\$138,300
Mortgage Amount	\$480,000
Interest Rate	6.00%
Amortization	30
Principal Monthly	\$478
Interest Monthly	\$2,450
Monthly Mortgage	\$2,928
Property Taxes	\$200
Condo Fees	\$450
Insurance	\$25
Total Monthly Carry	\$3,553

NOTE: Same Development as House
NOTE: MIDGE MIDGE Mortgage Program for the House vs. Condo
NOTE: Same Monthly Carry Cost as House

But... it's just neutral cashflow!



Property Price	\$1,675,000
Annual Appreciation	5.00%
Rent Increase	3.00%
Inflation	2.00%
Mortgage Balance	\$1,340,000
Yr 1 Interest Rate	6.00%
Yr 2 Interest Rate	5.00%
Yr 3+ Interest Rate	4.00%
Amortization	30

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	...	Yr 31
Monthly Rents	\$9,472	\$9,756	\$10,048	\$10,350	\$10,660		\$22,990
Monthly Expenses	\$1,364	\$1,391	\$1,419	\$1,447	\$1,476		\$2,470
Mortgage Principal	\$1,334	\$1,610	\$1,931	\$1,931	\$1,931		\$0
Mortgage Interest	\$6,700	\$5,583	\$4,467	\$4,467	\$4,467		\$0
Monthly Mortgage Payment	\$8,034	\$7,193	\$6,397	\$6,397	\$6,397		\$0
Monthly Cashflow	\$74	\$1,171	\$2,232	\$2,505	\$2,787		\$20,520
Monthly Cashflow + Principal Paydown	\$1,400	\$2,781	\$4,163	\$4,436	\$5,717		N/A

Neutral cashflow Yr1

Cashflow jumps \$1100 with 3% higher rents and 5% rates. CF + PP is \$1400 higher.

Cashflow jumps \$1100 with 3% higher rents and 4% rates. CF + PP is \$1400 higher.

\$2800 Cashflow Yr5

\$20k Cashflow Yr31

But... it's just neutral cashflow!



Property Price	\$1,675,000
Annual Appreciation	5.00%
Rent Increase	3.00%
Inflation	2.00%
Mortgage Balance	\$1,340,000
Yr 1 Interest Rate	6.00%
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Amortization	30

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	...	Yr 31
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Mortgage Principal	\$1,334	\$1,610	\$1,931	\$1,931	\$1,931		\$0
Mortgage Interest	\$6,700	\$5,583	\$4,467	\$4,467	\$4,467		\$0
Monthly Mortgage Payment	\$8,034	\$7,193	\$6,397	\$6,397	\$6,397		\$0
Monthly Cashflow	\$74	\$1,171	\$2,232	\$2,505	\$2,787		\$20,520
Monthly Cashflow + Principal Paydown	\$1,468	\$2,781	\$4,163	\$4,436	\$4,717		N/A

Cashflow
\$74 Yr1

Cashflow
\$1171 Yr 2

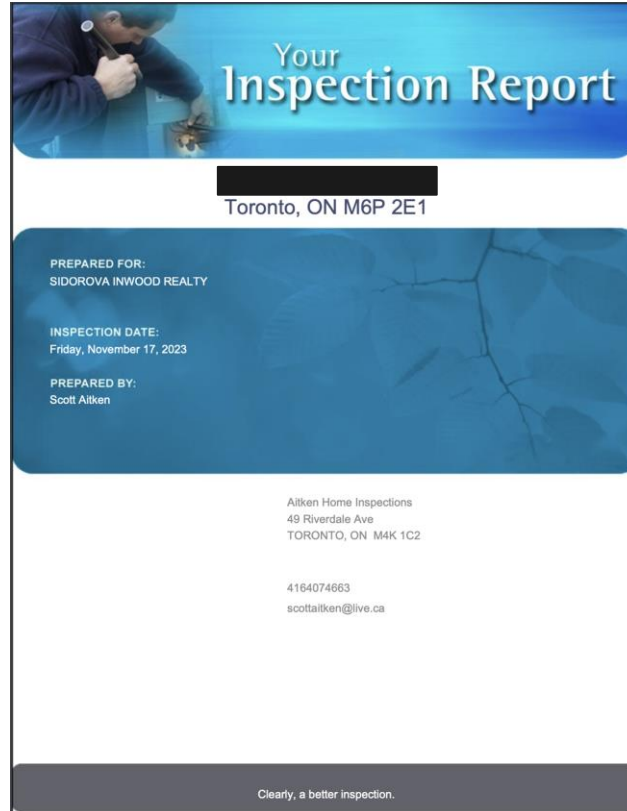
Cashflow
\$2200 Yr3

Cashflow
\$2800 Yr5

Cashflow
\$20k Yr31



Home Inspection Report (23pgs)



**Your
Inspection Report**

[Redacted]
Toronto, ON M6P 2E1

PREPARED FOR:
SIDOROVA INWOOD REALTY

INSPECTION DATE:
Friday, November 17, 2023

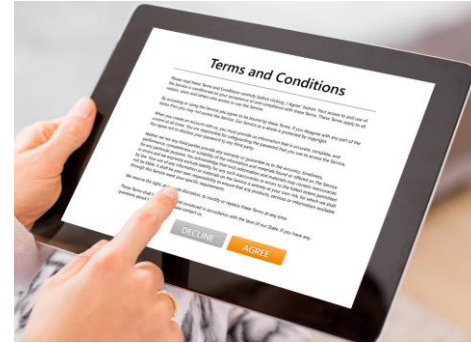
PREPARED BY:
Scott Aitken

Aitken Home Inspections
49 Riverdale Ave
TORONTO, ON M4K 1C2



4164074663
scottaitken@live.ca

Clearly, a better inspection.

What Now?





- You need somebody (like Volition!) who has this level of rigor and understanding of investment properties.
- Inside GTA → use Volition!  = 
- Outside GTA → we know the best in Hamilton, St. Catherines, Windsor, etc... literally everywhere else you want to invest.



Take MASSIVE Action...

How Volition Can Help. As Advisors.

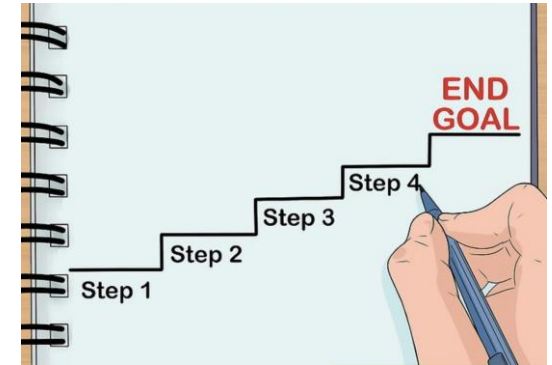
FREE 30-min
Advisory session
with Matt



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.

Pre-Analyzed Deals for Investors looking for the BEST investment properties in Toronto!



Home Buyer & Home Sellers are 50% of our business! We can ensure that your home makes good financial sense.



Your Next Step... Take MASSIVE ACTION



SCAN TO BOOK A FREE 30-MIN CONSULT WITH VOLITION!

Next Month: House Hacking Street Smart Tour

LARGEST REAL ESTATE MEETUP IN TORONTO WITH OVER 4000+ MEMBERS!

Date: Sunday, February 18, 10am

Location: Toronto, ON

RSVP: www.meetup.com/Volition





End