

MIXED USE
INVESTMENT OPPORTUNITY
47 apartment units &
11,700 SF commercial



**1801 & 1807
Eglinton Avenue West
Toronto, Ontario**

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EXECUTIVE SUMMARY

1801 & 1807 Eglinton Avenue West
 Toronto, Ontario
 47 units & 11,700 SF commercial



AT A GLANCE	
Structure built in 1970s, converted to residential in 2000.	
1801 Eglinton Ave W	
41 apartment units	4xBachelor, 26x1Br, 8x2Br, 3x3Br
Commercial Square Feet	7,700 - including Tim Hortons
Occupancy	100%
1807 Eglinton Ave W	
6 apartment units	6xBachelor
Commercial Square Feet	4,000- including McDonalds
Occupancy	Residential- 100% Commercial- 84%
Price	Unpriced

INVESTMENT HIGHLIGHTS

- Mixed use opportunity consisting of 49 apartment units and approximately 11,700 SF of commercial space (retail and office) in two buildings
- Excellent location on a main commercial strip
- Stable long term income with national tenants (Tim Hortons and McDonalds on long term leases)
- Potential to add floors to 1801 Eglinton Avenue West
- Opportunity to lease to additional national tenants
- Redevelopment potential in the long term
- Opportunity to refinance the existing mortgage
- Signage income growth potential

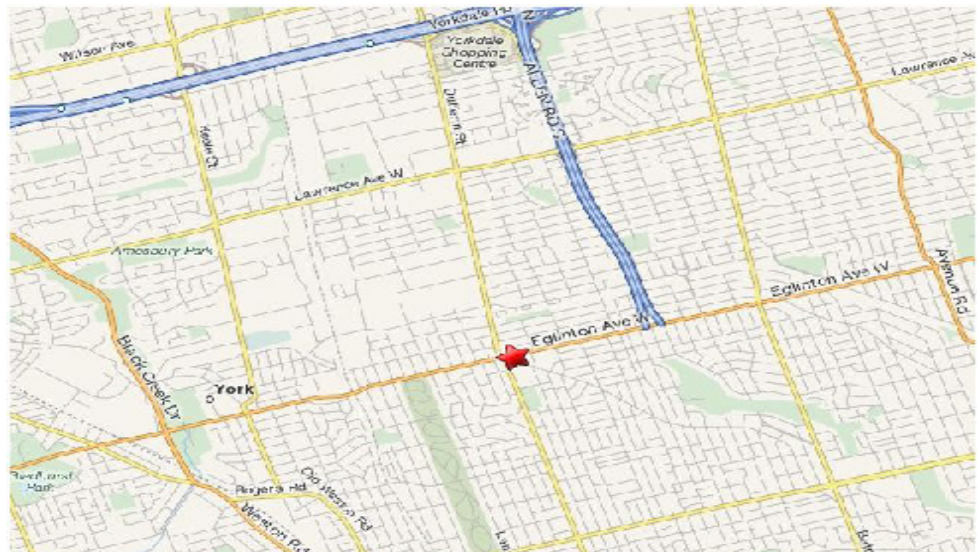


PHOTO GALLERY





ADDRESS

1801 & 1807 Eglinton Avenue West
Toronto, Ontario
M6E 2H7

LOCATION DESCRIPTION

The properties are located in the Fairbank neighbourhood, on the south side of Eglinton Avenue West, just east of Dufferin Street onto Vaughan Road.

TAXES

Jurisdiction: City of Toronto

ZONING

MCR - Main Street Commercial & Residential

SITE LAYOUT DESCRIPTION

1801 Eglinton: irregular site, 18,487 SF (0.42 acres)
1807 Eglinton: rectangular site, 2,756 SF (0.06 acres)

TENANT PROFILE

Currently the tenants are a mix of families and single tenants

NEIGHBOURHOOD

The area consists of low rise commercial, interspersed high rise residential buildings and single family residences along the side streets.

CAPITAL IMPROVEMENTS

- Converted to residential in 2000
- New security cameras
- New hallway and laundry renovations
- New boiler

COMMUNITY AMENITIES

- Good access to the TTC and the Allen Expressway (2 miles south of 401)
- Close proximity to a variety of retail services

UNIT AMENITIES

- Bright, spacious units
- Newer appliance, finishes and fixtures
- 9 ft. ceilings

PROPERTY AMENITIES

- Good commercial tenant mix including a Tim Hortons, McDonalds, a pharmacy and a doctor's office
- Separately metered
- Common room



1801 Eglinton Avenue West

Residential

Revenue

Rent	\$485,472
Less Vacancy Loss	(\$9,709)
Laundry	\$9,000
Effective Gross Income	\$484,763

Expenses

<i>allocation based on revenue</i>	67%
Taxes	\$40,189
Gas	\$28,169
Water	\$14,258
Hydro	\$13,032
Insurance	\$3,929
Cleaning & Maintenance	\$8,040
Management Fee	\$10,050
Super	\$26,400
Total Expenses	\$144,066
Net Operating Income	\$340,696

Commercial

Revenue

Rent	\$176,454
Less Vacancy Loss	\$0
Laundry	\$61,536
Effective Gross Income	\$237,990

Expenses

<i>allocation based on revenue</i>	33%
Taxes	\$19,795
Gas	\$13,874
Water	\$7,022
Hydro	\$6,419
Insurance	\$1,935
Cleaning & Maintenance	\$3,960
Management Fee	\$4,950
Total Expenses	\$57,955
Net Operating Income	\$180,035

Mortgage Details

Original Balance	May 1, 2005	\$4,041,850
Outstanding Balance	Aug 1, 2010	\$3,576,958
Interest Rate	5.6%	
Amortization	25 years	
Payment	Monthly	\$24,907.08
Maturity Date	April 1, 2015	





1807 Eglinton Avenue West

Residential

Revenue

Rent	\$53,760
Less Vacancy Loss	(\$1,075)

Effective Gross Income \$52,685

Expenses

allocation based on revenue 42%

Taxes	\$10,267
Water	\$1,911
Hydro/Heat	\$2,701
Insurance	\$1,193
R&M	\$1,680
Management Fee	\$1,680
Total Expenses	\$19,431

Net Operating Income \$33,254

Commercial

Revenue

Rent	\$65,000
Less Vacancy Loss	\$0
Signage Income	\$7,400

Effective Gross Income \$72,400

Expenses

allocation based on revenue 58%

Taxes	\$14,178
Water	\$2,639
Hydro/Heat	\$3,279
Insurance	\$1,647
R&M	\$2,320
Management Fee	\$2,320
Total Expenses	\$26,834

Net Operating Income \$45,566

Mortgage Details: Free and Clear





1801 & 1807 Eglinton Avenue West

Consolidated

Revenue

Rent	\$780,686
Less Vacancy Loss	(\$10,785)
Recoveries	\$61,536
Other Income	\$16,400
Effective Gross Income	\$847,837

Expenses

Taxes	\$84,429
Utilities	\$93,753
Insurance	\$8,704
R&M	\$16,000
Super	\$26,400
Management Fee	\$19,000
Total Expenses	\$248,286

Net Operating Income	\$599,551
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Toronto

The City of Toronto is bound by Mississauga to the west, Vaughan and Markham to the north, Pickering to the east and Lake Ontario to the south. Home to 2.7 million people, it is Canada's cultural, entertainment and financial capital. It has a very diverse population with more than 100 languages spoken throughout the city.

Not only is it one of the safest cities in North America, in 2009 Toronto was rated the fourth most liveable city in the world, according to the Global Liveability Survey published by the Economist Intelligence Unit. With 8,000 hectares (or 18.1 % of Toronto's area) of green space and North America's second largest public transit system, it is easy to see the appeal.

Toronto, unlike many other cities, is not reliant upon one or two major industries. It has a broad array of industries including business and professional services, financial services, bio-technology, apparel and fashion, automotive and manufacturing. In fact, Toronto outperformed the North American average in terms of job growth.



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Appendix A - Rent Rolls 1801 Eglinton Avenue West

Unit	Unit Type	Annual Rent	Rent/month
101	1 Bedroom w Den	\$11,400.00	\$950.00
102	1 Bedroom w Den	\$11,688.00	\$974.00
103	1 Bedroom w Den	\$11,688.00	\$974.00
104	Bachelor	\$11,688.00	\$974.00
105	1 Bedroom	\$11,400.00	\$950.00
106	1 Bedroom	\$10,200	\$850.00
107	1 Bedroom	\$11,688.00	\$974.00
201	1 Bedroom	\$9,300.00	\$775.00
202	1 Bedroom	\$10,200.00	\$850.00
203	3 Bedroom	\$15,600.00	\$1300.00
204	1 Bedroom	\$10,956.00	\$913.00
205	2 Bedroom	\$11,436.00	\$953.00
206	2 Bedroom	\$11,148.00	\$929.00
207	1 Bedroom	\$11,688.00	\$974.00
208	1 Bedroom	\$10,200.00	\$850.00
209	1 Bedroom	\$11,364.00	\$947.00
210	1 Bedroom	\$12,600.00	\$1050.00
211	1 Bedroom	\$11,688.00	\$974.00
212	2 Bedroom	\$13,800.00	\$1150.00
213	3 Bedroom	\$15,816.00	\$1318.00
214	1 Bedroom	\$12,000.00	\$1000.00
215	Bachelor	\$8,100.00	\$675.00
216	1 Bedroom	\$11,688.00	\$974.00
301	1 Bedroom	\$11,688.00	\$974.00
302	1 Bedroom	\$9,600.00	\$800.00
303	3 Bedroom	\$15,600.00	\$1300.00
304	1 Bedroom	\$11,688.00	\$974.00
305	2 Bedroom	\$11,544.00	\$962.00
306	2 Bedroom	\$13,200.00	\$1100.00
307	1 Bedroom	\$10,800.00	\$900.00
308	1 Bedroom	\$11,688.00	\$974.00
309	1 Bedroom	\$11,688.00	\$974.00
310	2 Bedroom	\$12,600.00	\$1050.00
311	1 Bedroom	\$11,688.00	\$974.00
312	2 Bedroom	\$13,800.00	\$1150.00
313	2 Bedroom	\$15,000.00	\$1250.00
314	1 Bedroom	\$10,800.00	\$900.00
315	1 Bedroom	\$11,688.00	\$974.00
316	1 Bedroom	\$11,688.00	\$974.00
317	Bachelor	\$11,688.00	\$974.00
318	Bachelor	\$11,688.00	\$974.00
Total		\$485,472.00	

1807 Eglinton Avenue West

Commercial					
Unit	Unit Description	Rent	Tenant	Square Footage	Comments
Main	2-level unit	\$53,000/yr	McDonalds	2,400 sf total	
100L	Commercial-Office	\$1000.00 gross	Cleaning Company	1,000 sf	New tenant
202	Office	\$500-600	Vacant	300-350 sf approx.	
203	Office	\$500-600	Vacant	300-350 sf approx.	
Note: 1 tenant could occupy both 202 and 203					
Residential					
201	Bachelor	\$700.00	Occupied		
204	Bachelor	\$650.00	Occupied		
301	Bachelor	\$725.00	Occupied		
302	Bachelor	\$600.00	Occupied		
303	Bachelor	\$600.00	Occupied		
304	Bachelor	\$680.00	Occupied		
*Vacant unit rents are asking rent- not actuals					