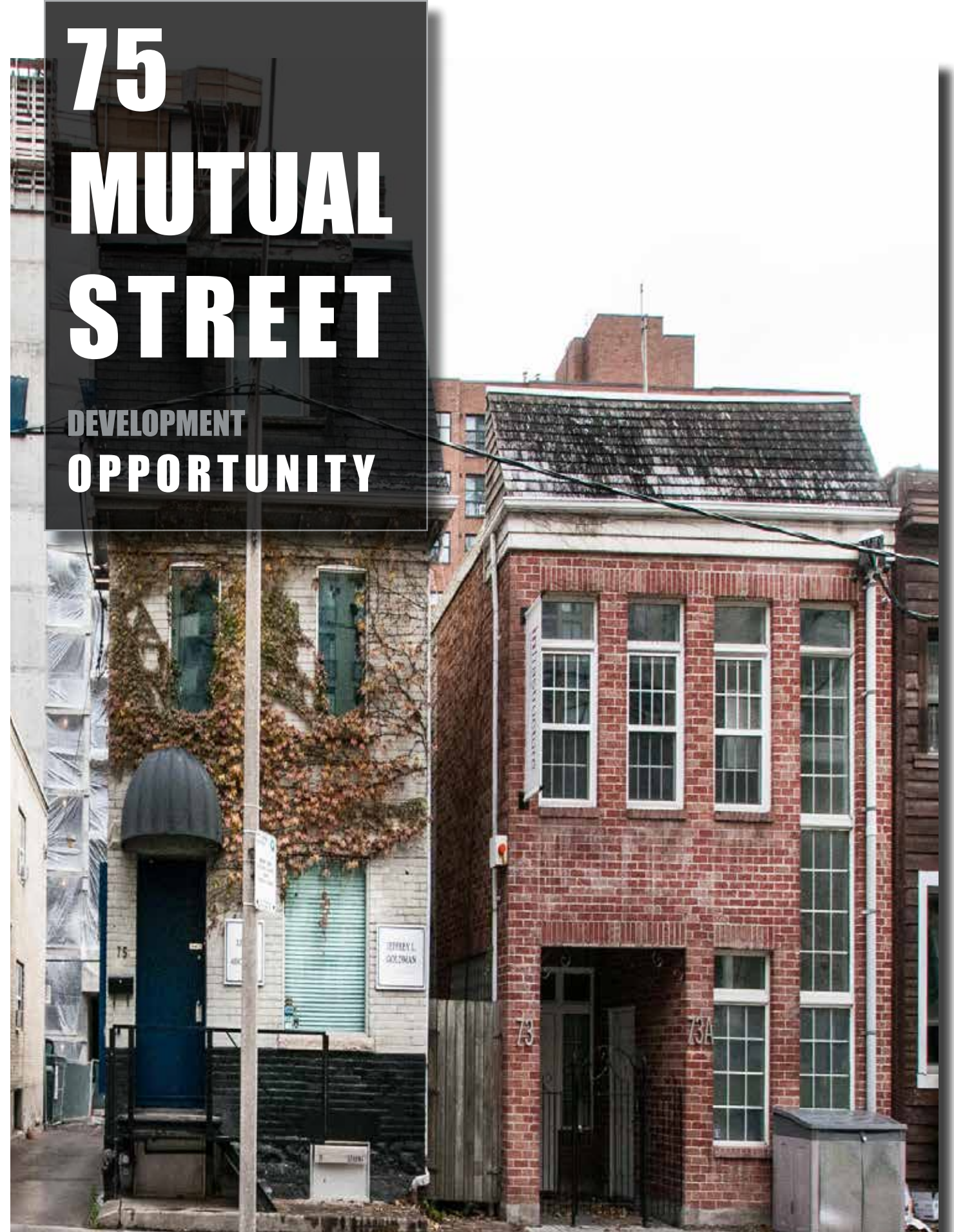




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RE/MAX WEST REALTY INC.
570 BLOOR STREET WEST
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THE OFFERING

75 Mutual Street, Toronto, ON. M5B 2A9

C08 Church-Younge Corridor

Taxes: \$20,600/2016

List: \$ 2,499,000

Zoning: Commercial

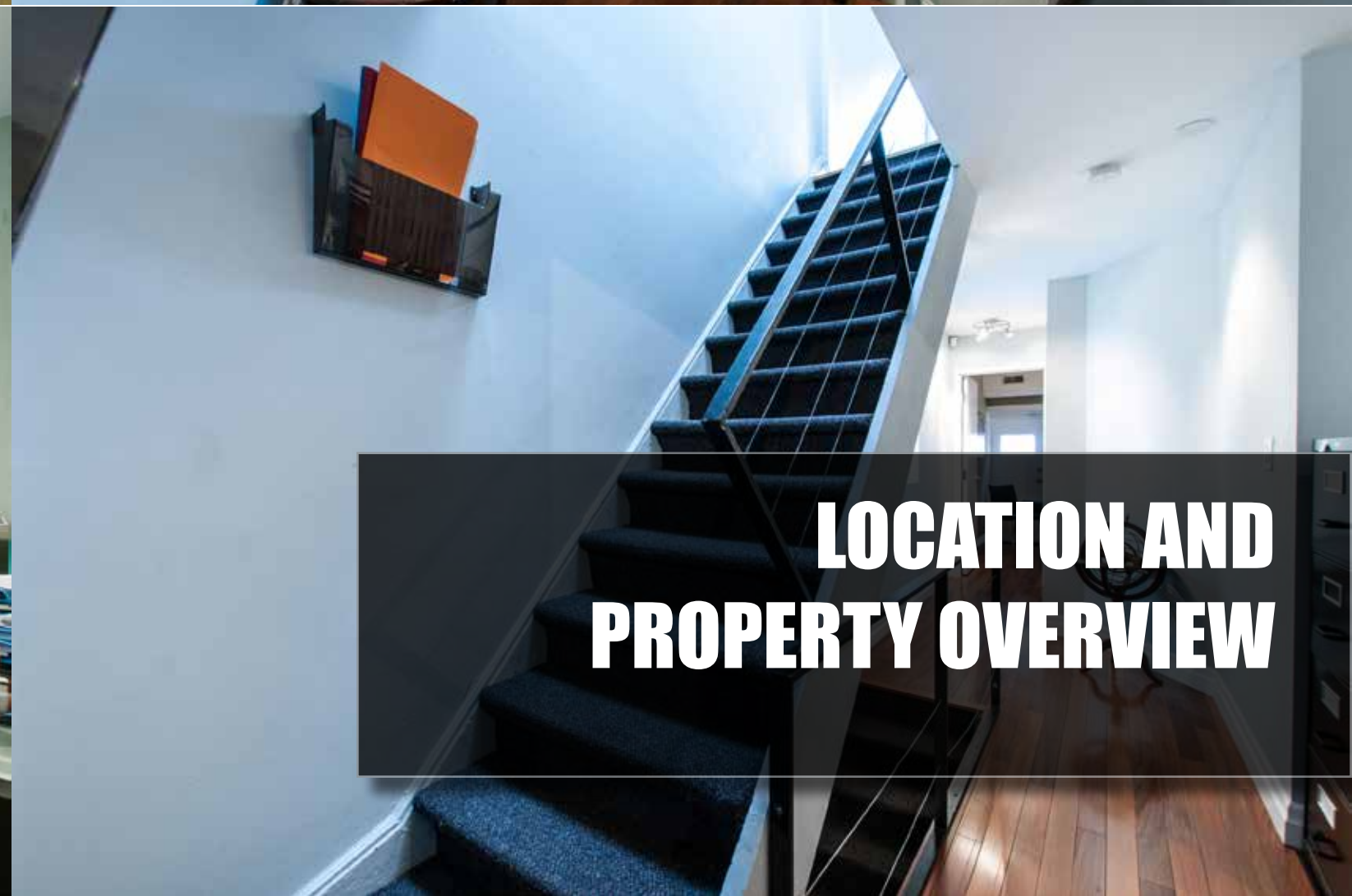
Lot: 20.42x100 Feet

MLS: C3659997

Amazing opportunity to own income property with a massive upside. This gem of a property is located in the heart of the Ryerson University Hub and is zoned and approved for an additional 4190 square feet of lease-able space.

Current building size is 2,655 square feet. Total of 6845 square feet upon completion of extension. Extension can be built without disruption of current tenant who is paying \$50,000 gross per year. Tenant lease is until July 2017 but would like to stay. Tenant is willing to pay market rents. To be negotiated at that time. Approximately \$24.50 net PSF above grade. Addition is perfect for student housing or office space.





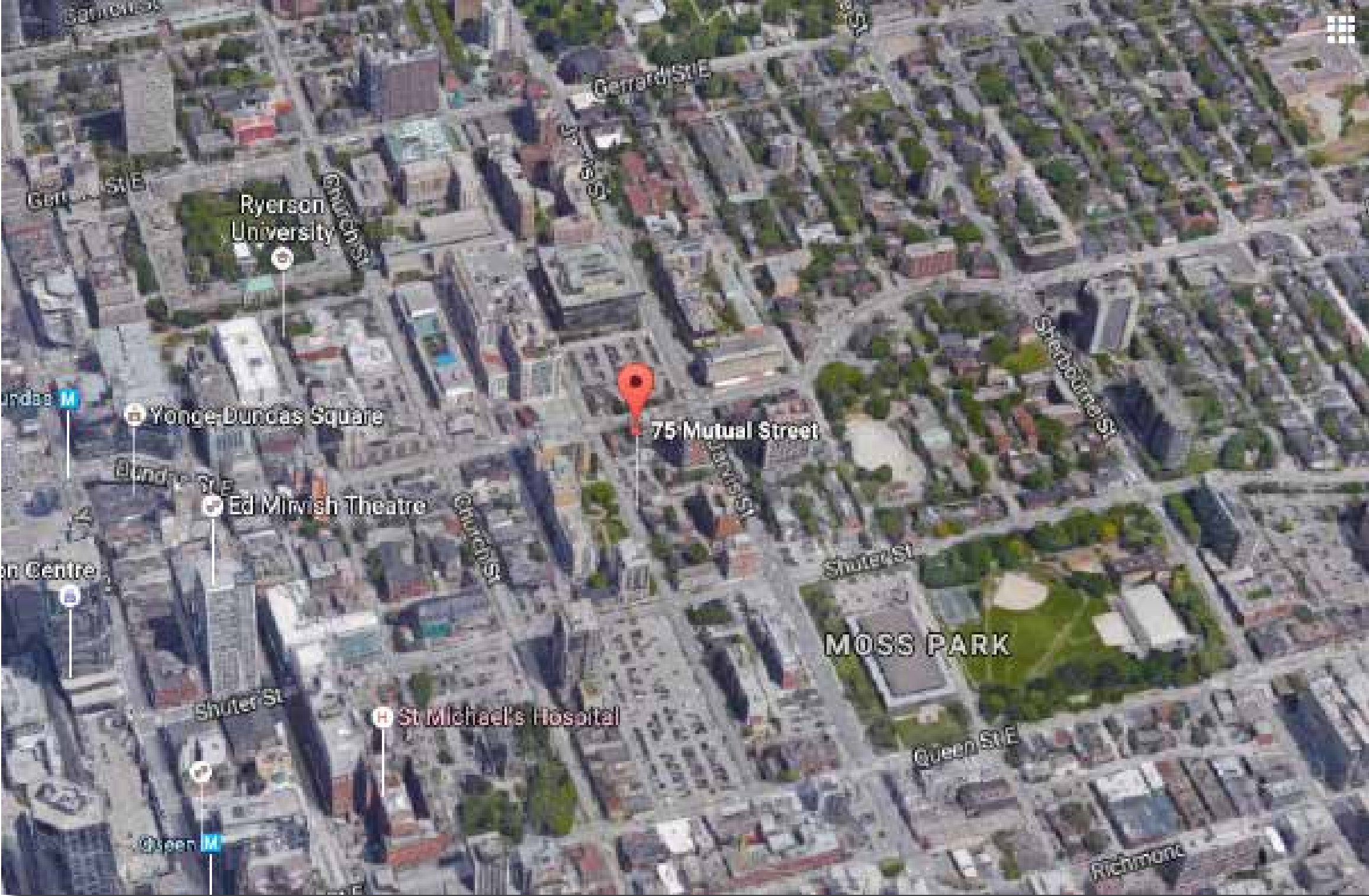
**LOCATION AND
PROPERTY OVERVIEW**

LOCATION OVERVIEW

GARDEN DISTRICT

The Garden District is a neighbourhood in downtown Toronto, Ontario, Canada. The name was selected by the Toronto East Downtown Residents Association (TEDRA) in recognition of Allan Gardens, an indoor botanical garden located nearby at the intersection of Carlton and Jarvis Streets. The Garden District was officially designated by the Mayor and Toronto City Council in 2001, while TEDRA has since been renamed the Garden District Residents Association. Part of the neighbourhood is within official City of Toronto neighbourhood of Moss Park.

As defined by the Association, the neighbourhood is bordered by Carlton Street to the north, Yonge Street to the west, Sherbourne Street to the east and Queen Street to the south. This area includes the southern part of Toronto's Gay Village and heritage sites such as the Mackenzie House Museum and the Merchandise Building.



This neighbourhood consists of two distinct areas:

The western portion, from Yonge Street to Jarvis Street and The eastern portion from Jarvis Street to Sherbourne. This area has seen a large replacement of older homes with residential, institutional and commercial development.

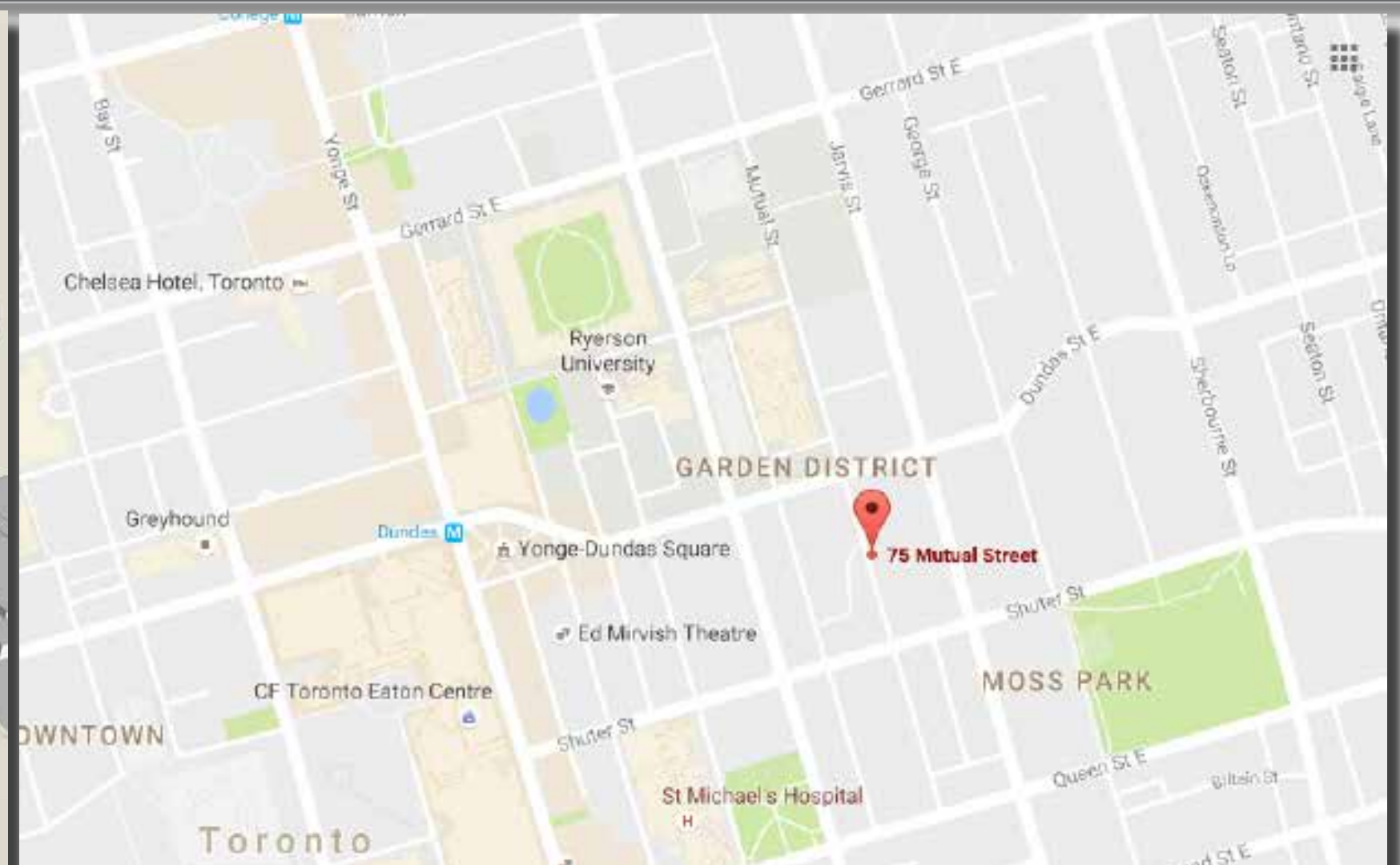
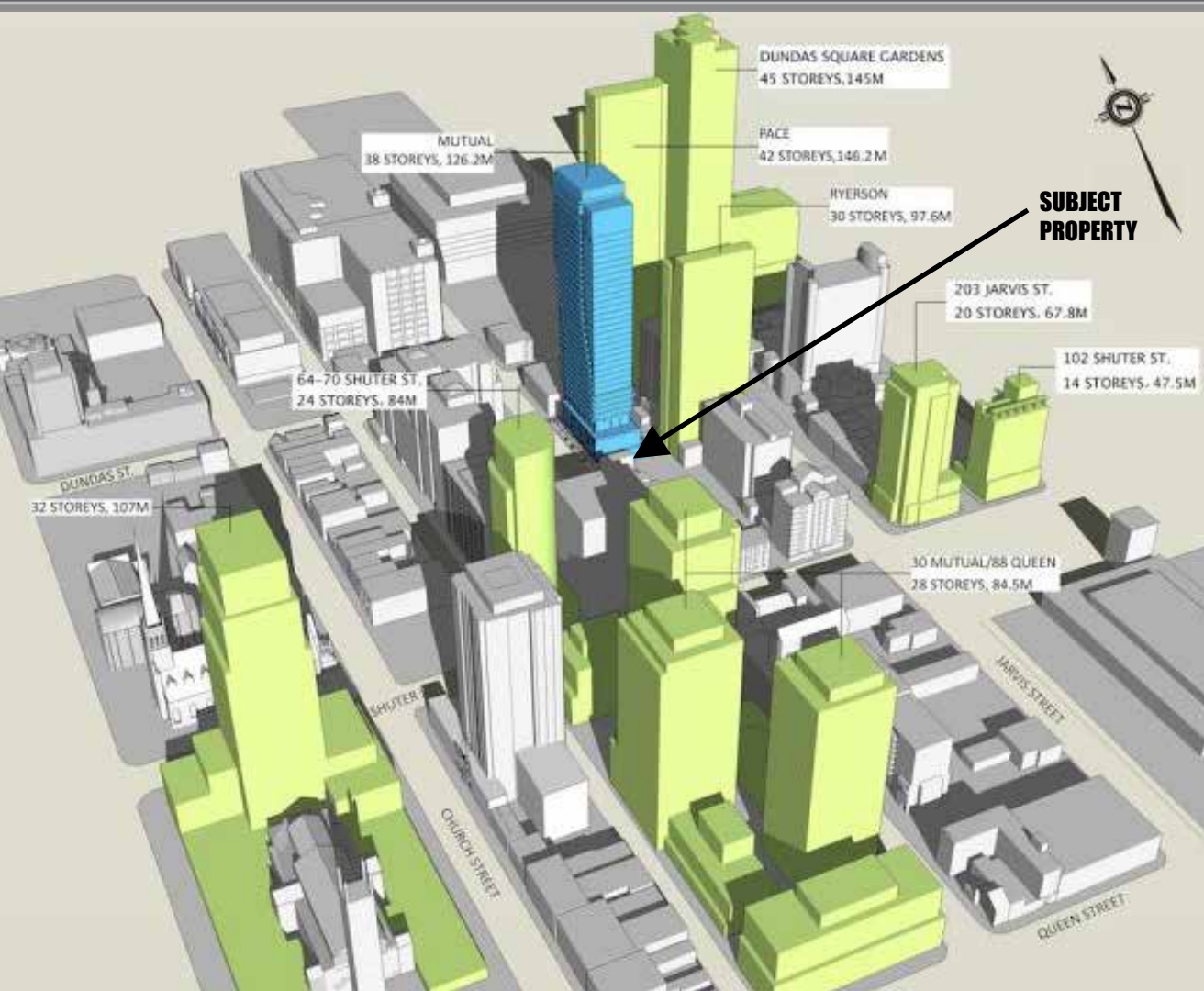
The Garden District includes a mix of housing, from million-dollar condos, renovated Victorian villas, and Edwardian row houses to apartment co-operatives, subsidized housing units, and many hostels and shelters. George Street, one block east of Jarvis has a blighted area around the Seaton House shelter. The City of Toronto is planning to redevelop the site incorporating heritage homes now boarded up.

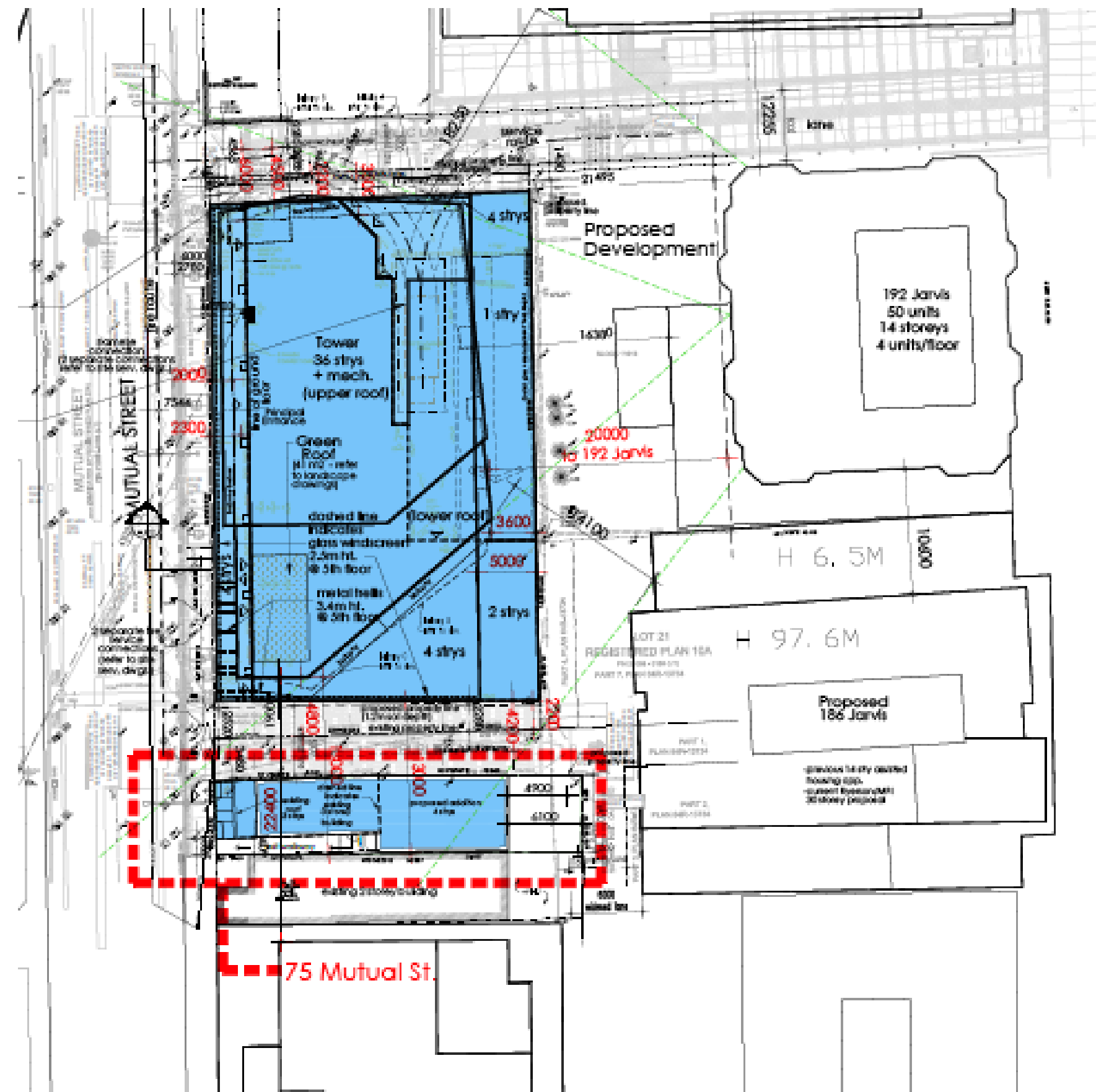


**OMB APPROVED
ADDITION/EXTENSION**

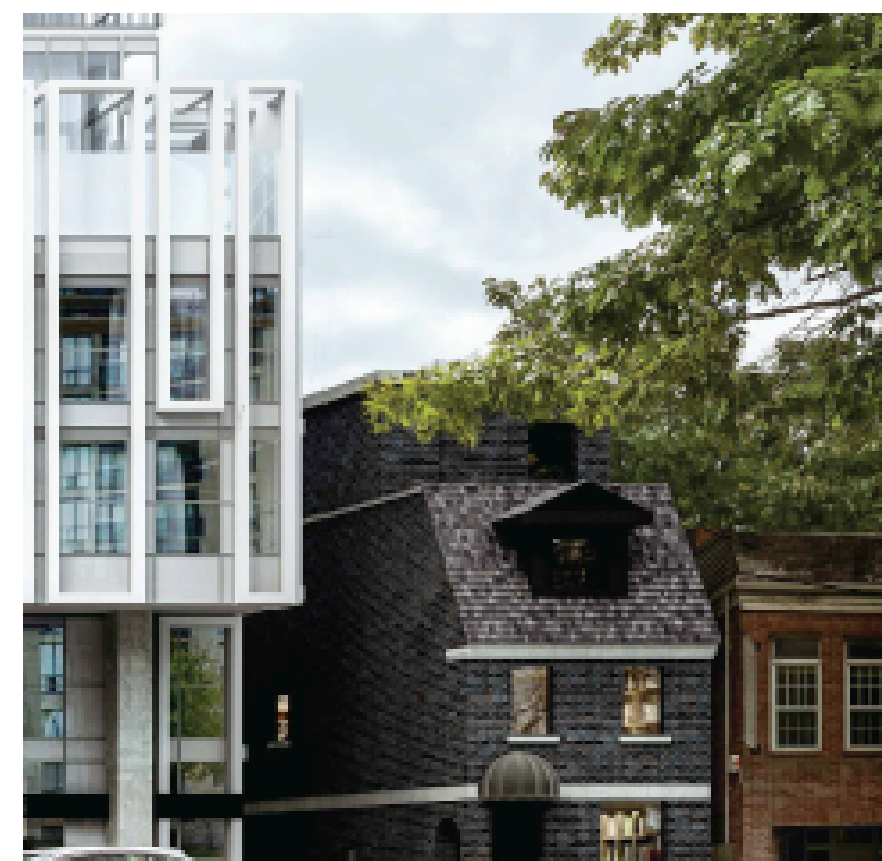


OMB APPROVALS OBTAINED TO BUILD AN ADDITIONAL 4190 SQ FT OF OFFICE/RESIDENTIAL SPACE.





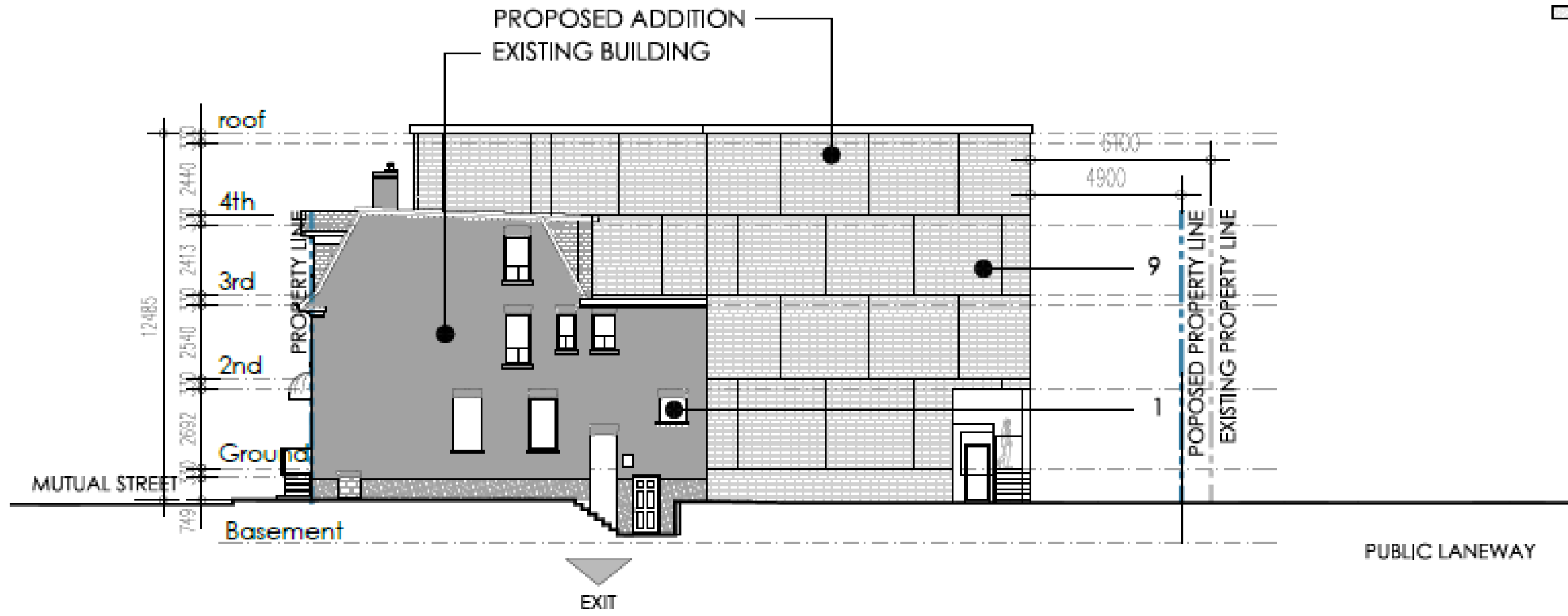
PROJECT STATISTICS			
1. Site Area			
	199 m ²	2,140 ft ²	
	0.01 ha.	0.04 ac.	
2. G.F.A.			
	EXISTING BUILDING	PROPOSED ADDITION	TOTAL
Basement	67 m ² (730 ft ²)	53 m ² (570 ft ²)	120 m ² (1,300 ft ²)
Ground	66 m ² (720 ft ²)	52 m ² (569 ft ²)	118 m ² (1,309 ft ²)
2nd	67 m ² (730 ft ²)	69 m ² (751 ft ²)	136 m ² (1,481 ft ²)
3rd	44 m ² (475 ft ²)	91 m ² (983 ft ²)	135 m ² (1,458 ft ²)
4th	0 m ² (0 ft ²)	120 m ² (1,297 ft ²)	120 m ² (1,297 ft ²)
TOTAL	244 m ² (2,655 ft ²)	385 m ² (4,190 ft ²)	629 m ² (6,845 ft ²)



Perspective View on Mutual Street

75 MUTUAL ST FLOOR PLANS

Materials Legend	
	1 dark stone glass window pane
	2 light grey spandrel glass (for fire protection) window pane
	3 metal panel 4in
	4 light grey metal base
	5 diagonal grey glass railing 10in post
	6 horizontal white glass railing 4in post
	7 metal panel 10in
	8 concrete
	9 brick 10in
	10 ETLS system



SOUTH

COMPARABLE SOLD PROPERTIES



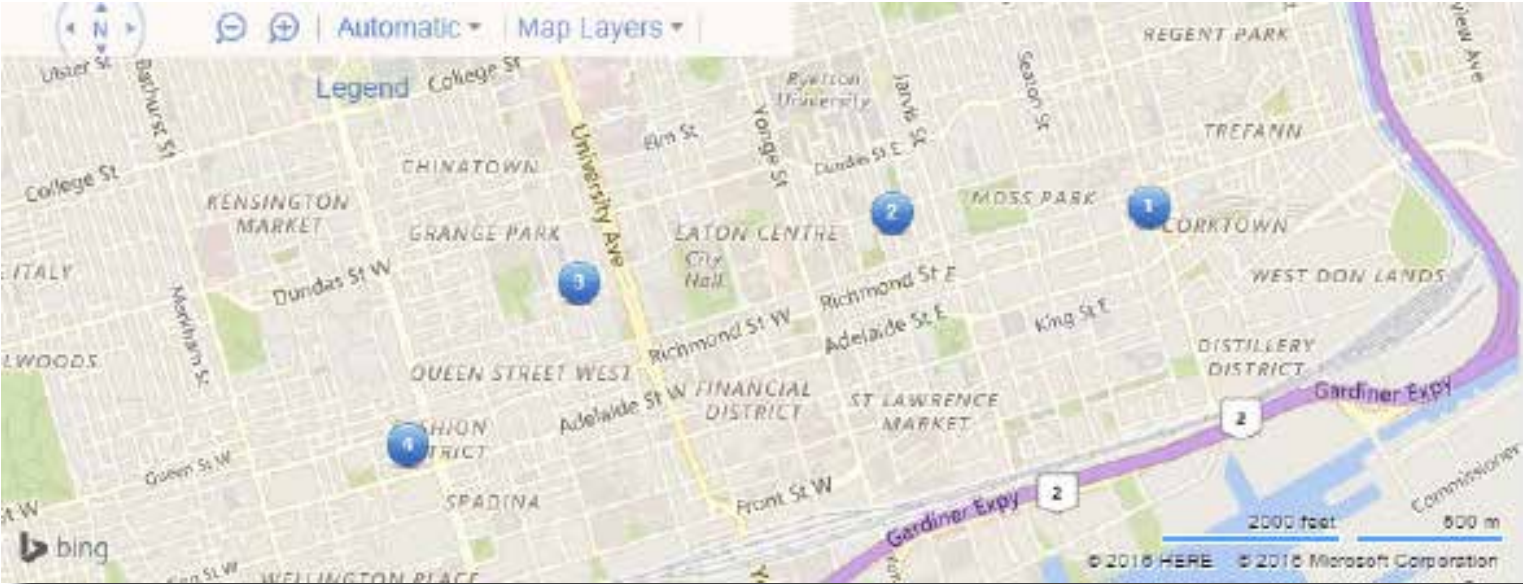
529 RICHMOND ST E, TORONTO, ON M5A 1R4
C08 MOSS PARK TORONTO
TAXES: \$15,691.03/2015/ANNUAL
SLD AREA: 2640 SQ FT.
SOLD: \$1,400,000
LIST: \$1,400,000
PROFESSIONAL OFFICE
FREESTANDING: YES
MLS: C3434586
ONE PARKING SPOT
BASEMENT NOT INCLUDED IN TOTAL AREA
TOTAL AREA: 2640 SQ FT. X 20
 $2640 \times \$20 = \$52,800 / \$1,400,000 = 3.77\% \text{ CAP}$



54 ST.PATRICK STREET, TORONTO, ON M5T 1V1
C01 KENSINGTON-CHINATOWN TORONTO
TAXES: \$39,220.40/2015/ANNUAL
SLD AREA: 8155 SQ FT.
SOLD: \$4,100,000
LIST: \$3,949,000
OFFICE
FREESTANDING: NO
MLS: C3477460
ON-SITE PARKING
THE PROPERTY IS IMPROVED
TOTAL AREA: 8047 SQ FT. X 20
 $8047 \times \$20 = \$160,94 / \$4,100,000 = 3.92\% \text{ CAP}$



24-25 DALHOUSIE STREET, TORONTO, ON M5B 2A5
C08 CHURCH-YOUNGE CORRIDOR TORONTO
TAXES: \$23,338.00/2016/ANNUAL
SLD AREA: 4333 SQ FT
SOLD: \$2,350,000
LIST: \$2,350,000
OFFICE
FREESTANDING: YES
MLS: C3650766
WILL BE SOLD VACANT UPON CLOSING
TOTAL AREA: 4333 SQ FT. X 20
 $2640 \times \$20 = \$86,660 / \$2,350,000 = 3.68\% \text{ CAP}$



PROPERTY COULD DEMAND \$24.50 DUE TO 6 PARKING PLUS FULLY FINISHED AND USEABLE BASEMENT AND NEW BUILD.



422-424 ADELAIDE STREET W, TORONTO, ON M5V 1S7
C01 KENSINGTON-CHINATOWN TORONTO
TAXES: \$61,015.00/2015/ANNUAL
SLD AREA: 6000 SQ FT
SOLD: \$4,625,000
LIST: \$4,790,000
PROFESSIONAL OFFICE
FREESTANDING: YES
MLS: C3376449
RENOVATED OFFICE BUILDING. FUTURE DEVELOPMENT POTENTIAL OR ADD ADDITIONAL SQUARE FOOTAGE
TOTAL AREA: 6000 SQ FT. X 20
 $6000 \times \$20 = \$120,000 / \$4,625,000 = 2.59\% \text{ CAP}$

**PROJECTED
CAP RATE ANALYSIS AT
\$20 PER SQ FT NET + TMI**

COMPARABLE LEASED SPACE



366 ADELAIDE ST. E 5TH FLOOR, TORONTO, ON M5A 3X9
C08 MOSS PARK TORONTO
SLD AREA: 9202 SQ FT.
SOLD: \$37.00 SQ FT GROSS
LIST: \$35.00 SQ FT GROSS
OFFICE
FREESTANDING: NO
MLS: C3227020
LEASED: 6/16/2016



366 ADELAIDE ST. E 337 TORONTO, ON M5A 3X9
C08 MOSS PARK TORONTO
SLD AREA: 1349 SQ FT.
SOLD: \$31.50 SQ FT GROSS
LIST: \$33.00 SQ FT GROSS
OFFICE
FREESTANDING: NO
MLS: C3304580
LEASED: 7/28/2016



411 RICHMOND ST E STE 100, TORONTO, ON M5A 3S5
C08 MOSS PARK TORONTO
SLD AREA: 2393 SQ FT.
SOLD: \$19.00 SQ FT NET
LIST: \$19.00 SQ FT NET
OFFICE
FREESTANDING: NO
MLS: C3535308
LEASED: 8/22/2016