



Rare Building Available 628 Vaughan Road

INVESTMENT OFFERING MEMORANDUM

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Executive Summary

628 Vaughan Road

SIZE 1,260 sq. ft

BUILDING TYPE Mixed-Use

NO. OF UNITS 1 Commercial
1 Residential

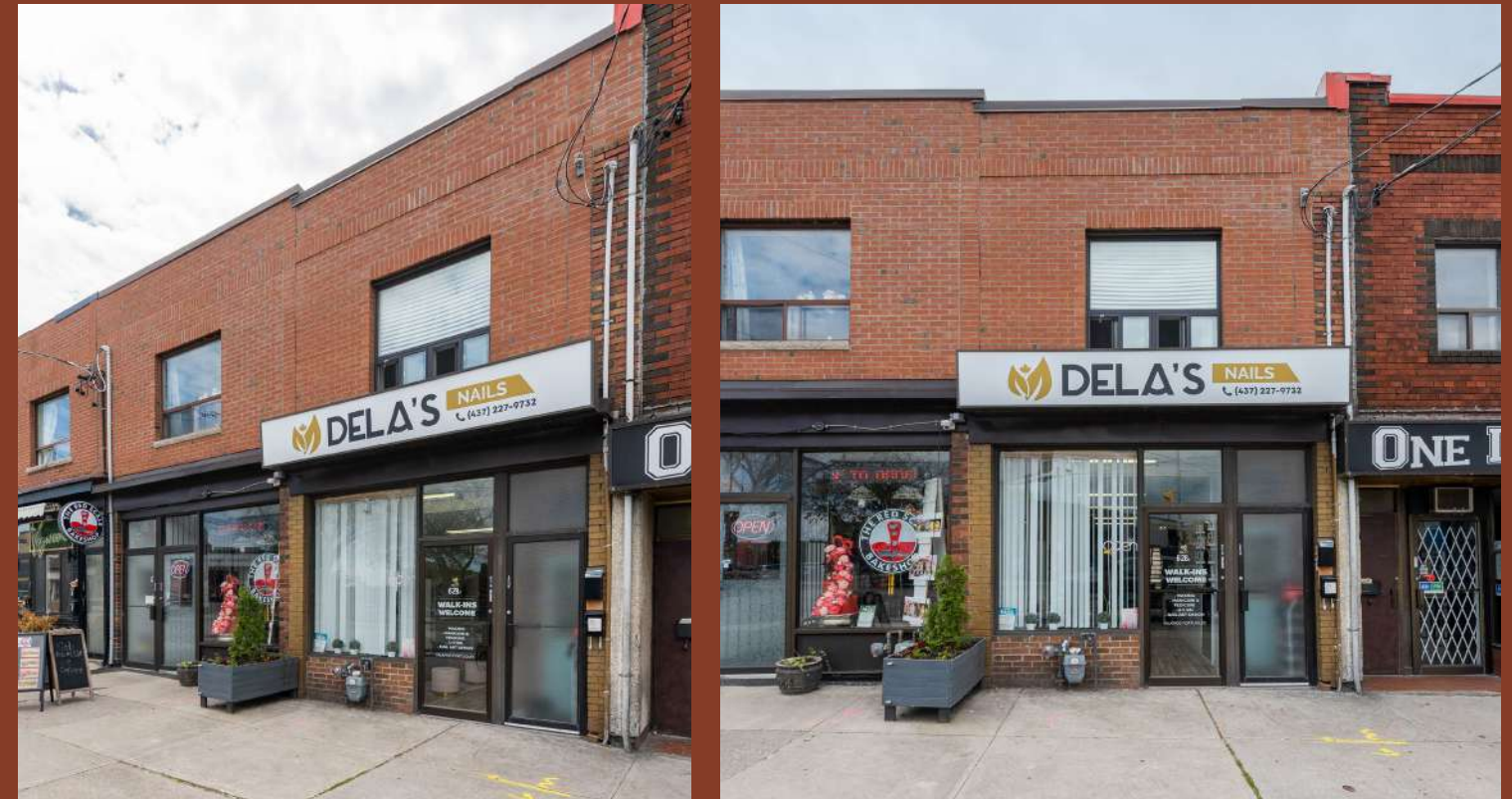
InTrust. is excited to offer for sale a mixed-use building at 628 Vaughan Road, located in Oakwood Village neighbourhood.

A tremendous value-creation opportunity for investors or owner operators looking to secure a rarely available building in this highly gentrified, up-and-coming community.

This two-storey building consists of one retail unit at grade currently occupied by Dela's Nails and one two-bedroom apartment

located on the second floor providing additional diversified rental income. The commercial tenant, Dela's Nails, is on a month-to-month lease, with below market rents, providing investors immediate upside in rental income. A terrific opportunity for an investor as well as an owner user to live and work out of the property.

[CLICK TO WATCH A VIRTUAL TOUR >](#)



Investment Highlights

- Ideally Located Within Oakwood Village Neighbourhood
- Prime Investment Opportunity with Stable Returns and Upside in Rental Income
- Convenient and Quick Access to the Downtown Core
- Neighbourhood Experiencing Explosive Growth
- Rare Acquisition Opportunity – Neighbourhood in High Demand
- Transit Oriented Location – Walking Distance from LRT Station
- Laneway Access with One Parking Space
- Separately Metered Units



Property Overview

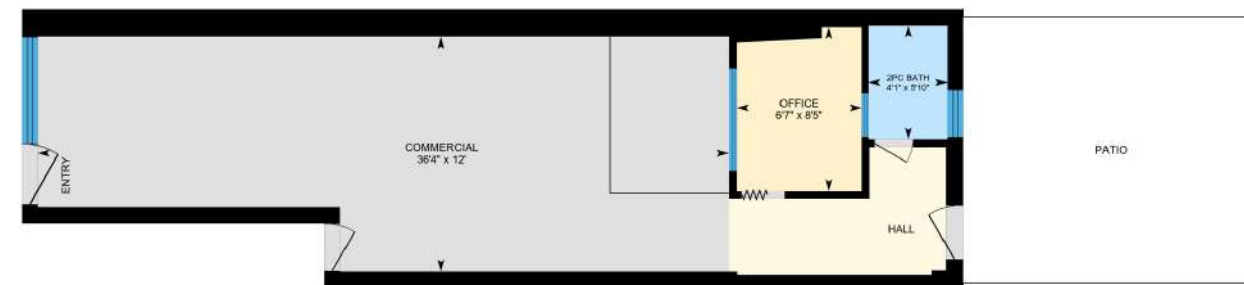
LEGAL ADDRESS	628 Vaughan Road, Toronto
PRICE	\$810,000
NEIGHBORHOOD	Oakwood Village
OFFICIAL PLAN DESIGNATION	Mixed Use Areas
ZONING DESIGNATION	Commercial Residential CR 2.0 (c1.0; r2.0) SS2 (x983)
LEGAL DESCRIPTION	PT LT 7 PL 2544 TWP OF YORK AS IN TB377874; TORONTO (YORK) CITY OF TORONTO
HEIGHT RESTRICTION	15 Meters 49.21 Feet Approximately 5 Stories
CURRENT HEIGHT	2 Stories
COMMERCIAL UNITS	1
RESIDENTIAL UNITS	1
SITE AREA	1,065.63 Square Feet
BUILDING SQUARE FOOTAGE	1,260 Square Feet
FRONTAGE	13.44 Feet
DEPTH	96.00 Feet
PARKING SPACES	1

Rare Acquisition Opportunity



Floor Plans

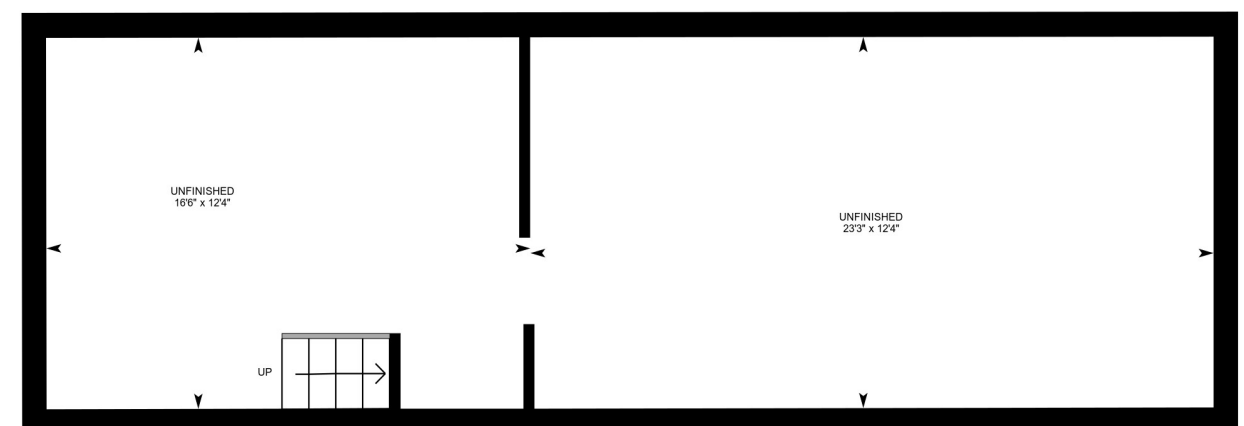
MAIN FLOOR



SECOND FLOOR



BASEMENT



[CLICK TO WATCH A VIRTUAL TOUR >](#)

On the Map



- | | | | |
|---|----|----|----|
| 1 | 6 | 11 | 16 |
| 2 | 7 | 12 | 17 |
| 3 | 8 | 13 | 18 |
| 4 | 9 | 14 | 19 |
| 5 | 10 | 15 | 20 |



Nearby Developments



BUILDING	ADDRESS	DEVELOPER	BUILDING TYPE	NO. OF STOREYES
LUX EGLINTON CONDOS	1747-1757 Eglinton Ave W	Streamline Developments	High Rise Condominium	30 Storeys
645 NORTHCLIFFE	645 Northcliffe Blvd	Stanford Homes	Mid Rise Townhomes	15 Storeys
775 VAUGHAN RD	775-783 Vaughan Rd	Core Development Group	High Rise Apartments	38 Storeys
750 VAUGHAN	750 Vaughan Rd	Metroly Developments	Low Rise Apartments	6 Storey
632-652 NORTHCLIFFE	632-652 Northcliffe Blvd	Stanford Homes	High Rise Condominiums	40 Storeys
464 OAKWOOD	464 Oakwood Ave	UrbInCo	Low Rise Residential	3 Storey
WINONA PARK TOWNHOMES	468 Winona Drive	Diamond Realty Developers	Low Rise Townhomes	4 Storeys
1250 EGLINTON WEST	1250 Eglinton Ave E	CreateTo	High Rise Residential	25 Storeys
1677 BATHURST	1677 Bathurst St	Metroly Developments	Low Rise Condominiums	4 Storeys
1647 BATHURST ST	1647 Bathurst St	Petrogold	Low Rise Townhomes	4 Storeys



Rent Roll

Operating Statement

COMMERCIAL RENT ROLL

TENANT NAME	TYPE	SUITE	SQ FT	% BLDG SHARE	RENT PER SQ FT	TOTAL RENT PER MONTH	DESCRIPTION OPERATING SYSTEM REIMBURSMENTS	RENEWAL OPTIONS AND OPTION YEAR RENTAL INFORMATION
Dela's Nails	Retail	1	633	50.00%	\$28.44	\$1,500	Tenant pays their own hydro	Month to month
TOTAL		1	633			\$1,500		
OCCUPANCY	Retail:	100.00%						
TOTAL ANNUALIZED RENT		1				\$18,000		

MULTI-FAMILY RESIDENTIAL RENT

UNIT TYPE	# OF UNITS	AVG SQ FT	SCHEDULED			POTENTIAL		
			AVERAGE RENT	AVERAGE RENT/SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT/SF	MONTHLY INCOME
2 Bedroom 1 Bathroom	1	627	\$1,500	\$2.37	\$1,500	\$2,300	\$3.63	\$2,300
TOTALS/WEIGHTED AVERAGES	1	627	\$1,500	\$2.37	\$1,500	\$2,300	\$3.63	\$2,300
GROSS ANNUALIZED RENTS					\$18,000			\$27,600

INCOME	CURRENT	MARKET		
MULTIFAMILY				
GROSS SCHEDULED RENT	18,000	27,600		
VACANCY	0	0		
	0.0%	0.0%		
EFFECTIVE GROSS INCOME	\$18,000	\$27,600		
RETAIL				
GROSS SCHEDULED RENT	18,000	26,400		
EFFECTIVE GROSS INCOME	\$18,000	\$26,400		
COMBINED EGI	\$36,000	\$55,320		
EXPENSES	CURRENT	% OF CEGI	MARKET	% OF CEGI
REAL ESTATE TAXES	4,297	11.9%	4,426	8.2%
INSURANCE	3,000	8.3%	3,090	5.7%
UTILITIES	3,000	8.3%	3,090	5.7%
TOTAL EXPENSES	\$10,297		\$10,606	
EXPENSES AS % OF COMBINED EGI		28.6%		19.6%
NET OPERATING INCOME	\$25,703		\$43,394	

Transaction Protocols

MEMORANDUM CONTENTS

This Offering Memorandum ("OM") has been prepared by the Advisor and is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Vendor's interest in the Properties. This OM does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property and is for information and discussion purposes only. The OM provides information relating to certain of the physical, locational and financial characteristics of the Properties and has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers, who should conduct their own independent investigation and verification. The Vendor and Advisor expressly disclaim any and all liability for any errors or omissions in the OM, electronic data room, or any other written or oral communication transmitted or made available to prospective purchasers. If any information relating to the Property, in addition to the information provided in this OM, is provided at any time, orally or otherwise, by the Vendor or the Advisor, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers, who should conduct their own independent investigation and verification.

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SITE VISITS

Prospective purchasers will have the opportunity to visit the Property via prescheduled property tours as may be set by the Advisor. In order to accommodate the ongoing operations of the property, a minimum of 24 hours is required for tours to be arranged on a one on one basis.

Tours will include a sampling of suites to be shown at the Vendor's discretion, common areas, utility rooms, storage rooms, roof, etc. Prospective purchasers are to use caution and discretion when dealing with the Seller's employees, tenants and or trades. Prospective purchasers must not visit the Property directly and or disturb tenants, staff and or employees of the Vendor without consent of the Advisor. All showings must be done with a representative of the Advisor.

EXCLUSIVE ADVISOR

All inquiries regarding the Offering or any information contained in the OM should be directed to the Advisor as exclusive agent for the Vendor.

TERMS OF SALE

The Property and all fixtures, chattels and equipment included are to be purchased on an "as is, where is" basis and there shall be no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been or will be obtained from the Vendor or the Advisors or any other person by a prospective purchaser has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale.

OFFERING PROCESS

Prospective purchasers should consider the following:

- a. the Vendor is seeking to maximize sale price while completing a sale in an expeditious manner
- b. Offers with limited or no conditions are preferred

Offers will be evaluated primarily on the consideration offered, the method of payment of the consideration, the prospective investor's ability to complete the transaction, and the proposed date and conditions of closing.

It is the intent of the Vendor to enter into a binding agreement of purchase and sale ("APS") for the Property with the appropriate bidding entity or entities. None of the initial Offers, regardless of their form and content, will create any binding legal obligations upon the Vendor or the Advisors.

Offer submissions will be reviewed and considered on an ongoing basis and on an as-received basis to the attention of:

Josef Khoudatov
416.930.3890

Evan Graves
416.938.1765

Steven Lorenzi
905.902.0452



HAVE A QUESTION?

We're always available to answer your commercial real estate questions and help you plan an expert strategy to achieve your ultimate goals. Get in touch with us any time to receive professional advisory services to guide you to success.

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