

3107 Bloor St. W.

Rent Roll, with TMI recoveries as of August 2014

Ground floor tenants;

Unit #	101	Size SF.	Monthly Rental	TMI recoveries	Total
Treasured Moments		3,822	6,688.50	4,672.39	11,360.00

Plus gross lower level rent 2,600 753.25 see lower level income

5yr, Ap. 2012 - 2017

yrs - 1-2 @ \$21.00 psf

yrs - 3-4 @ \$23.00 psf Increase as of April 1st 2015 by \$637.00*

Yr 5 @ \$25.00 psf

Deposit \$17,200.31

Yes demo clause

Yield about \$37.5 gross psf

102

Skin Care Clinic	321	721	392.42	1,113.42
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Tenant since 2,000 plus \$95 pd. for parking .. see parking income

Lease till Nov 2017

Deposit on hand \$1,000

Yes demo clause

Yield about \$45.00 gross psf.

103

Kingsway Orthodontist	1,285	3,426.66	1,600.25	5,026.91
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Tenant since 1996

Lease till May 2016

yrs 1-2 @ \$30.00 psf

yrs 3-5 @ \$32.00 psf

Deposit on hand \$3,821.22

No demo clause

Yield \$46.10 gross psf

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Treasured Moments #2 **1,451** **2,781.08** **1,773.84** **4,554.92**

Tenant since 2000 plus \$95 pd. parking see parking income

Lease till Aug 1st –July 30 2024 plus \$380 parking “ “ “

Yrs 1-2 @ 23 psf.

Yrs 3-4 @ 25.50

Yrs 5-6 @ 27.00

Yrs 7-8 @ 28.00

Yrs 9-10 @ 30.00

Deposit currently \$4,000

Yes demo clause

Yield about \$36.00 gross psf

Ground Floor

Total base rental \$ 13,617.24. Total TMI \$ 8,438. 90

monthly income... 22,056.00 Annual 264,674.00

2nd Floor Income

201

Polycultural Services **2,468** **2,942.71** **3,694.07** **6,636.78**

Tenant since 2005

Note: TMI is projected at 3,371.76 pm

iPlus \$576.76 pm parking for 6 cars, see parking revenue

Plus Lower level space

Child Minding Centre **650** **1,128.70** see Lower level income

Annual lease

3% CPI increase

Total Deposit on hand \$ 2,833.44

Yes demo clause

202

Kingsway Chiropractor **608** **900.00** **816.83** **1,664.05**

Tenant since 1995

Lease till Oct 2017

Deposit on hand \$1,155.00

Yes demo clause

Yield at about \$ 32.00 gross psf

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Health & Lifestyle	422	402.73	530.31	933.04
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Tenant since 2005

Annual lease plus \$95 pd. parking see parking income

CPI 3% increase

Deposit on hand \$ 478.57

Yes demo clause

Yield at about \$29.00 gross psf**# 204**

Edward Jones	1,163	1,211.00	1,461.50	2,672.50
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Tenant since 2011

Lease till 2016 Incl. \$380 pd. Tenant parking see parking income

5 yr. option

Deposit nil

Yes demo after 2016

Yield at about \$ 31.50 gross psf**# 206**

Spinal Wellness	1050	962.50	1,319.50	2,282.00
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Tenant since 2010

Leases till 2016

Deposit on hand \$3,000- 1,871.11

Yes Demo clause

Yield at about \$ 26.00 gross psf.**# 207**

Kingsway Psychological	480	466.79	603.20	1,069.99
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Tenant since 2010

Lease annual

CPI 3% increase

Deposit on hand \$ 785.00

Yes Demo clause

Yield at about \$26.70 gross psf**Combined 2nd floor income****Base rental \$6,885.73****TMI income \$ 8,425.41**

Monthly	15,311.14	annual \$ 183,733.68
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Lower Level Tenants & Misc. income;

BIA storage, annual @	3,300.00
Strada enterprises annual @	6,000.00
GB Storage annual @	6,000.00
Poly Child minding	13,544.00
Treasured	7,644.00
Total	36,488.00

Parking

Monthly paid staff parking	750.00
Credit card	14,602.00
Coin revenue	32,212.00
Tenant paid parking	19,452.00
Total	67,016.00

Summary;

1st Floor income	163,407.00
Second Floor income	82,629.00
Lower level income	36,488.00
Parking, credit card income	67,016.00
TMI recovery	202,371.00
Gross Income for building	551,910.00
TMI,& Operating cost for building,	
193,600 ground floor	
199,171 office floor average	(196,385.00)
Total	355,525.00

Reviewed as of April, 2014 per _____

2124732 Ontario Inc.

Subject Error & Omissions

Security Deposit Record

3107 Bloor St. W.

Treasured Moments (2)	17,203.31
Skin Care Clinic	1,000.00
Dr. Parker Orthodontist	3,821.52
Treasured Moments (1)	4,000.00
Polycultural Services	Nil
Kingsway Chiropractor	1,156.60
Health & Wellness Clinic	478.57
Edward Jones	Nil
Spinal Health (s/b \$3,000)	1,871.11
KPBS	785.00
Total, as of Dec. 31st 2013	30,316.11