

# **ONTARIO REIN 2007 Bus Tour**

## **Durham Region**

### **Real Estate Investment Property Listings and Analysis**

#### **Listings and Research Compiled by:**



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#### **Initial Investment Analysis Completed by:**

**Real Estate Investments**

**Right Side<sup>TM</sup>**  
realty corp.



**Mark Garrett**  
President and Founder

**John Hare**  
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The following information has been prepared by REIN members for REIN members. It is only an example of the market place in which we are reviewing through Durham. Before you purchase, ALWAYS perform your own due-diligence and research. In addition, have all of your information reviewed by credible advisors. All information to be verified by purchaser. No warranties or guarantees apply.

REIN Bus Tour  
Durham Region

TREB* ZONE	City	Average Sold Prices *					
		Condo Apt	Condo Townhome	Attached Row Town home	Semi	Link	Detached
E12	Pickering	158,950	182,250	179,900	235,250	N/A	313,112
E13	Pickering	207,053	215,860	264,143	276,005	263,563	371,018
E14	Ajax	187,409	200,167	248,042	241,250	250,380	312,550
E15	Whitby	181,225	188,379	228,820	241,392	277,000	324,380
E16	Oshawa	312,000	126,600	189,658	182,788	201,821	244,126
E18 **	Pickering	N/A	N/A	N/A	N/A	N/A	460,785
E19 **	N. Whitby / N. Oshawa	N/A	N/A	230,950	N/A	261,167	369,447

\* TREB: Toronto Real Estate Board

TREB ZONE	City	Average Rent *					
		Condo Apt	Condo Townhome	Attached Row Town home	Semi	Link	Detached
E12	Pickering	1,250	1,300	1,300	1,300	1,300	1,450
E13	Pickering	1,050	1,250	1,150	1,150	1,200	1,300
E14	Ajax	1,225	1,250	1,200	1,150	1,200	1,250
E15	Whitby	1,225	1,250	1,250	1,300	1,300	1,400
E16	Oshawa	1,100	1,200	1,200	1,200	1,200	1,300
E18 **	Pickering	N/A	N/A	N/A	N/A	N/A	N/A
E19 **	N. Whitby / N. Oshawa	N/A	N/A	N/A	N/A	N/A	N/A

\* Source MLS Data. The Rental Data may be lower than a REIN member can create using proactive landlording methods.

\*\* Rents are not available for those districts, it's north of Tauton Rd - farm area, expensive homes or older homes with potential rental basements between \$700-900

TREB ZONE	City	Average Yield or GRM (Gross Annual Rent / Purchase Price)					
		Condo Apt	Condo Townhome	Attached Row Town home	Semi	Link	Detached
E12	Pickering	9.4%	8.6%	8.7%	6.6%	N/A	5.6%
E13	Pickering	6.1%	6.9%	5.2%	5.0%	5.5%	4.2%
E14	Ajax	7.8%	7.5%	5.8%	5.7%	5.8%	4.8%
E15	Whitby	6.1%	8.0%	6.6%	6.5%	5.6%	5.2%
E16	Oshawa	4.2%	11.4%	7.6%	7.9%	7.1%	6.4%
E18 **	Pickering	N/A	N/A	N/A	N/A	N/A	N/A
E19 **	N. Whitby / N. Oshawa	N/A	N/A	N/A	N/A	N/A	N/A

Highlighted are properties where the Average Yield is greater than 8%. By implementing REIN based proactive landlording techniques, renovating the properties, and using solid oak marketing strategies, you may be able to increase the rent.

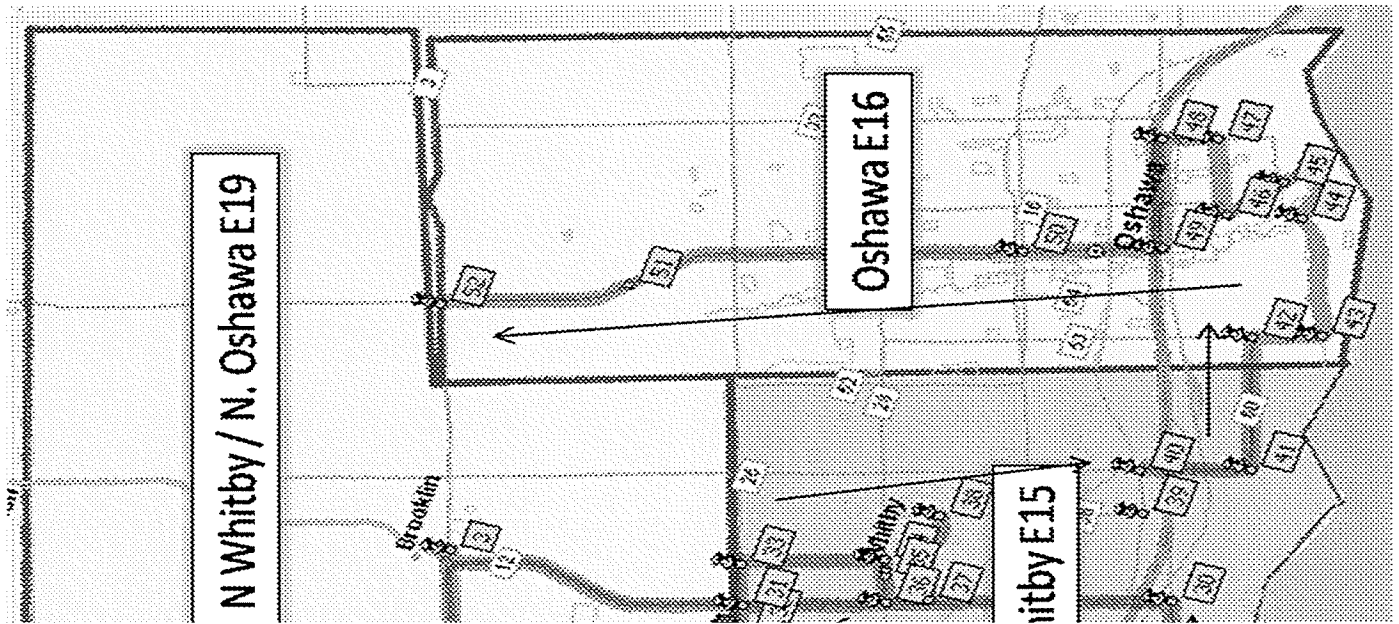
TREB ZONE	City	Average Investment (25% Down + 5% Other Capital)					
		Condo Apt	Condo Townhome	Attached Row Town home	Semi	Link	Detached
E12	Pickering	47,635	54,675	53,970	70,575	N/A	93,934
E13	Pickering	62,116	64,758	79,243	82,802	79,069	111,305
E14	Ajax	56,223	60,050	74,413	72,375	75,114	93,765
E15	Whitby	54,365	56,514	68,646	72,418	83,100	97,314
E16	Oshawa	93,600	37,900	56,637	54,336	60,546	73,238
E18 **	Pickering	N/A	N/A	N/A	N/A	N/A	138,236
E19 **	N. Whitby / N. Oshawa	N/A	N/A	69,285	N/A	78,350	110,834

Highlighted are properties with an estimated investment of less than \$60,000.

This is a quick analysis of the Average Yield. Every property should be analyzed on an individual market

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## Durham Region



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## Investment Property Analysis Work Sheet Condominium

This is not the final analysis, you must complete your REIN Property Analyzer before you make an offer!

Property Address **1235 Radom St 41**  
 Asking Price **\$189,900**  
 Current Annual Yield **8.85%**

City: **Pickering**  
 TREB Zone: **E12**

	Annually	Monthly	
Rent Required	16,800	1,400	
Condo Fees	3,312	276	
Property Tax	2,043	170.25	2007
Insurance	300	25	
Property Management	1,008	84	6.0%
Vacancy Allowance	840	70	5.0%
Repairs and Maintenance	504	42	3.0%
Other		-	
<b>Total Expenses</b>	<b>8,007</b>	<b>667</b>	

Notes:

### Debt Financing

1st Mortgage (LTV)	75%
Mortgage Interest Rate	5.40%
Mortgage Value	142,425
Amortization (Years)	40
<b>Payment P/I</b>	<b>719</b>

### Cash Flow

Rent	1,400	3 Bedrooms
1st Mortgage	-719	N/A Year Built
Expenses	-667	
<b>Cash flow</b>	<b>14</b>	

### Cash To Close

Legal	800	
Land Transfer Tax	1,624	Ontario
Appraisal	300	
Inspection	300	
Condo Document Review	100	
Renovations	-	To Be Determined
2 Month Staying Power Fund	2,800	
Down Payment	47,475	
<b>Total Cash-to-Close</b>	<b>53,399</b>	

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## Investment Property Analysis Work Sheet Single Family

This is not the final analysis, you must complete your REIN Property Analyzer before you make an offer!

Property Address **801 Krosno Blvd.**  
Asking Price **\$229,900**  
Current Annual Yield **7.57%**

City: **Pickering**  
TREB Zone: **E12**

	Annually	Monthly	
Rent Required	17,400	1,450	
Property Tax	3,409	284.05	2007
Insurance	300	25	
Property Management	1,740	145	10.0%
Vacancy Allowance	870	73	5.0%
Repairs and Maintenance	870	73	5.0%
Other		-	
<b>Total Expenses</b>	<b>7,189</b>	<b>599</b>	

Notes:

### Debt Financing

1st Mortgage (LTV)	75%
Mortgage Interest Rate	5.40%
Mortgage Value	172,425
Amortization (Years)	40

**Payment P/I 871**

### Cash Flow

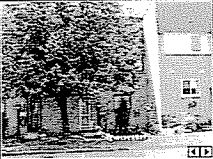
Rent	1,450	3+2 Bedrooms
1st Mortgage	-871	N/A Year Built
Expenses	-599	

**Cash flow -20**

### Cash To Close

Legal	800	
Land Transfer Tax	2,024	Ontario
Appraisal	300	
Inspection	300	
Renovations	-	To Be Determined
2 Month Staying Power Fund	2,900	
Down Payment	57,475	
<b>Total Cash To Close</b>	<b>63,799</b>	


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 8/15/2007

		<b>1235 Radom St 41</b> Pickering, Ontario L1W1J3 274-7-T Taxes: \$189,900 SPIS: N																																	
Condo Townhouse #Shares%: Rooms: 6+1 2-Storey Locker# Bedrooms: 3 Dr/Cross St: Liverpool&Bayly Level: 1 Washrooms: 2 Corp#: OCC#11 Units: 41 1x2, 1x4 Property Mgmt: Newton Trelawny Property Mgmt, 253 Lake Driveway W, Ajax On																																			
MLS#: E1102706 DOM: 66 PIN#: Contract Date: 6/12/2007 Lease Term: Possession: 30 Days-Tba																																			
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Gas CAC: Forced Air N UFFI: No Spec Desig: Unknown Apt Age: 31-50 Apt Sqft: 1300-1499 Exposure: NE Assessment:		Pool: Outdoor Exercise Rm: None Locker: None Rec Room: N Sauna: N Security: None Squash/Racquet: None Tennis: N Main: N Taxes Incl: N Water Incl: Y Heat Incl: N Hydro Incl: N Cable TV Incl: N CAC Incl: N Bldg Insur Incl: Y Parking Incl: Y Comm Elem Incl: Y																																	
Balcony: None Ensuite Laundry: Y Pets Perm: Y Exterior: Brick Gar/Park Sp: Surface/0 Park/Drive: Surface Park Type: Exclusive Park Spaces: 1 Park Spots: #1 Park Cost/Mo: Ravine Public Transit																																			
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Very Convenient Location For This Immaculate Upgraded 3 Bdrm Th. Added Features Incl Rn-Fin Hardwood Floors, Main Levels Freshly Painted, New Bathrooms, Spacious Finished Bsm, Ceramic Entrance And Bathrooms, Parking At Front Door, Ravine And Trail To Waterfront Across Parking Lot, Short Walk To Go Station, Town Centre, General Shopping And Served By Local Transit, Included Are Gas Burner And Equipment, Central Air Conditioning, Window Coverings, Washer And Dryer.																																			

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		<b>801 Krosno Blvd</b> Pickering, Ontario L1W1G7 274-S-T Taxes: \$229,900 SPIS: Y																																					
Detached Bungalow Dr/Cross St: Bayly&Krosno Lot: 41x125.3 Feet Lot Inreg: Rear 85' East 155'		Fronting On: S Acreage: Rooms: 4+3 Bedrooms: 3+2 Washrooms: 2 1x4, 1x3																																					
MLS#: E1199352 DOM: 10 PIN#: Contract Date: 8/7/2007 Lease Term: Possession: Immediate																																							
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Gas CAC: Forced Air Y Apt Age: 31-50 Apt Sqft: 1300-1499 Assessment:		Extension: Alum Siding Brick Drive: Private GarType/Spaces: None/0 Parking Spaces: 3 UFFI: No Pool: None Park Public Transit																																					
Zoning: Cable TV: Hydro: Phone: Water: Municipal Water Supply: Sewers: Sewers Spec Desig: Unknown Farm/Agr:																																							
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Premium Pe-Shaped Lot, Third Bedroom & Master Bedroom Combined Could Easily Be Converted. Separate Entrance To Basement, Walk To Lake, Parks, Schools & 'Go Train', Steps To Bus. Newer Gas Burner & Equipment & Central Air Conditioning, All Electric Light Fixtures, B/I Dishwasher, All Blinds, Electronic Air Cleaner																																							

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		<b>1386 Fordon Ave</b> Pickering, Ontario L1W1J9 256-S-S Taxes: \$223,000 SPIS: N																																	
Semi-Detached 2-Storey Dr/Cross St: Bayly & Krosno Lot: 35x100 Feet Lot Inreg:		Fronting On: N Acreage: < .49 Rooms: 6+1 Bedrooms: 3 Washrooms: 2 1x2, 1x4																																	
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Walk To Go Train, Schools, Parks. Located In Good Neighbourhood.																																			

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**Property Address** 1945 Denmar Rd 21  
**Asking Price** \$172,500  
**Current Annual Yield** 8.70%

**City:** Pickering  
**TREB Zone:** E13

	Annually	Monthly	
Rent Required	15,000	1,250	
Condo Fees	2,580	215	
Property Tax	2,207	183.92	2007
Insurance	300	25	
Property Management	900	75	6.0%
Vacancy Allowance	750	63	5.0%
Repairs and Maintenance	450	38	3.0%
Other		-	
<b>Total Expenses</b>	<b>7,187</b>	<b>599</b>	

Notes:

### Debt Financing

1st Mortgage (LTV)	75%
Mortgage Interest Rate	5.40%
Mortgage Value	129,375
Amortization (Years)	40
<b>Payment P/I</b>	<b>653</b>

### Cash Flow

Rent	1,250	3 Bedrooms
1st Mortgage	-653	N/A Year Built
Expenses	-599	
<b>Cash flow</b>	<b>-2</b>	

### Cash To Close

Legal	800	
Land Transfer Tax	1,450	Ontario
Appraisal	300	
Inspection	300	
Condo Document Review	100	
Renovations	-	To Be Determined
2 Month Staying Power Fund	2,500	
Down Payment	43,125	
<b>Total Cash-to-Close</b>	<b>48,575</b>	

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## Investment Property Analysis Work Sheet Single Family

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**Property Address** 1910 Rosefield Rd  
**Asking Price** \$239,900  
**Current Annual Yield** 6.00%

**City:** Pickering  
**TREB Zone:** E13

	Annually	Monthly	
Rent Required	14,400	1,200	
Property Tax	2,922	243.47	2006
Insurance	300	25	
Property Management	1,440	120	10.0%
Vacancy Allowance	720	60	5.0%
Repairs and Maintenance	720	60	5.0%
Other		-	
<b>Total Expenses</b>	<b>6,102</b>	<b>508</b>	

Notes:

### Debt Financing

1st Mortgage (LTV)	75%
Mortgage Interest Rate	5.40%
Mortgage Value	179,925
Amortization (Years)	40
<b>Payment P/I</b>	<b>909</b>

### Cash Flow

Rent	1,200	3 Bedrooms
1st Mortgage	-909	N/A Year Built
Expenses	-508	
<b>Cash flow</b>	<b>-217</b>	

### Cash To Close


Legal	800	
Land Transfer Tax	2,124	Ontario
Appraisal	300	
Inspection	300	
Renovations	-	To Be Determined
2 Month Staying Power Fund	2,400	
Down Payment	59,975	
<b>Total Cash-to-Close</b>	<b>65,899</b>	

Trudi Johnston - Sales Representative - Coldwell Banker - (416)702-7319 - realestate@TrudiJohnston.com  
 Val Novak - Sales Representative - Coldwell Banker - (416) 495-2787 - realestate@valnovak.com  
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211 Consumers Rd., Ste. 105, Toronto, ON M2J4G8  
416-496-9220  
8/15/2007

		1625 Pickering Pkwy 909		\$145,000	
Pickering, Ontario L1V6Z6		266-9-R		Taxes: \$1,853.10/2007	
SPIS:					
Condo Apt		#Shares%:		Rooms: 4	
Apartment		Locked#:		Bedrooms: 1	
Dir/Cross St:		401/Brock		Level: 9	
Corpt:		DC0152		Unit#: 09	
Property Mgmt:				1x4	
MLS#: E1193196		DOM: 9		Occup: Owner	
PIN#:		Contract Date: 8/2/2007		Possession: 30 Days/This	
		Lease Term:			
Kitchens: 1		Pool: None		Balcony: None	
Fam Rm: N		Exercise Rm: None		Ensuite Laundry: Y	
Basement: None		Locker: Owned		Pets Perm: Restrict	
		Rec Room: N		Exterior: Brick	
Fireplace/Stv: N		Sauna: N			
Heat: Gas		Security: System		Gar/Park Sp: Undergrnd/1	
CAC: Y		Squash/Racquet: None		Park/Driv: Undergrnd	
UPFI: Y		Tennis: N		Park Type: Owned	
Spec Desig: Unknown		Maint: \$324.26		Park Spaces: 1	
Apex Age:		Taxes Incl: N		Water Incl: Y	
Apex Sft:		Heat Incl: Y		Hydro Incl: Y	
Exposure: S		Cable TV Incl: N		CAC Incl: Y	
Assessment:		Bldg Insur Incl: Y		Parking Incl: Y	
		Comm Elem Incl: Y			
# Room	Level	Dimensions (m)			
1 Living	Main	5.33 x 2.88	Combined W/Dining	South View	
2 Dining	Main	x	Combined W/Living		
3 Kitchen	Main	2.90 x 2.36	Open Concept	Ceramic Floor	Breakfast Bar
4 Master	Main	4.51 x 3.30	Irregular Rm	South View	Double Closet
A Nice Unit In Popular Well Maintained Building. Sunny South Exposure. Ceramic Floors In Foyer, Kitchen & Bathroom. Open Concept, Kitchen Has White Cupboards, Extra Cabinet, Ensuite Laundry, Close To All Amenities, Shopping, 401, Etc.					
Fridge, Stove, Washer, Dryer, Built-In Dishwasher.					

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416-496-9220  
8/15/2007

		1910 Rosefield Rd Pickering, Ontario L1V3H6 266-8-R SPIS: N		\$239,900 Taxes: \$2,921.67/2007																																																													
Semi-Detached Bungalow-Raised		Fronting On:	S	Rooms:	6+1																																																												
Dir/Cross St: Liverpool/Kingston		Acres:		Bedrooms:	3																																																												
Lot: 27.51102.95 Feet				Washrooms:	2																																																												
Lot Irreg:				1x2, 1x4																																																													
MLS#: E1159442		DOM:	8/7/2007	Occup: Owner	Possession: 60/90 Days																																																												
PIN#: Contract Date:		8/7/2007		Lease Term:																																																													
Kitchens: 1 Fam Rm: N Basement: Finished		Exterior: Brick	Zoning: Res.	Cable TV: Yes	Hydro: N/A																																																												
Fireplace/Stv: Y Heat: Gas Forced Air		Drive: Private GarType/Spaces: Attached/1 Parking Spaces: 2 UPFI: No Pool: None	Water: Municipal Water Supply: Unknown Sewers: Unknown Spec Desig: Unknown Farm/Agri:																																																														
CAC: Y Apex Age: Apex Sft: Assessment:																																																																	
<table><thead><tr><th># Room</th><th>Level</th><th>Dimensions (m)</th><th></th><th></th><th></th></tr></thead><tbody><tr><td>1 Living</td><td>Ground</td><td>4.21 x 3.45</td><td>Combined W/Dining</td><td>Crown Moulding</td><td>Picture Window</td></tr><tr><td>2 Dining</td><td>Ground</td><td>2.99 x 2.87</td><td>Combined W/Living</td><td>Crown Moulding</td><td>Broadroom</td></tr><tr><td>3 Kitchen</td><td>Ground</td><td>3.63 x 2.38</td><td>B/I Dishwasher</td><td>Ceramic Back Splash</td><td>Ceramic Floor</td></tr><tr><td>4 Breakfast</td><td>Ground</td><td>3.21 x 3.03</td><td>Family Size Kitchen</td><td>Ceramic Floor</td><td>Picture Window</td></tr><tr><td>5 Master</td><td>Ground</td><td>4.36 x 3.00</td><td>Semi Ensuite</td><td>Double Closet</td><td>Broadroom</td></tr><tr><td>6 2nd Br</td><td>Ground</td><td>3.17 x 2.58</td><td>Closet</td><td>Picture Window</td><td>Broadroom</td></tr><tr><td>7 3rd Br</td><td>Ground</td><td>2.85 x 2.55</td><td>Closet</td><td>Broadroom</td><td>W/O To Deck</td></tr><tr><td>8 Rac</td><td>Basmt</td><td>10.73 x 3.49</td><td>Floor/Ceil Fireplace</td><td>Broadroom</td><td>Above Grade Window</td></tr><tr><td>9 Laundry</td><td>Basmt</td><td>3.26 x 2.57</td><td>Above Grade Window</td><td>Access To Garage</td><td>2 P: Bath</td></tr></tbody></table>						# Room	Level	Dimensions (m)				1 Living	Ground	4.21 x 3.45	Combined W/Dining	Crown Moulding	Picture Window	2 Dining	Ground	2.99 x 2.87	Combined W/Living	Crown Moulding	Broadroom	3 Kitchen	Ground	3.63 x 2.38	B/I Dishwasher	Ceramic Back Splash	Ceramic Floor	4 Breakfast	Ground	3.21 x 3.03	Family Size Kitchen	Ceramic Floor	Picture Window	5 Master	Ground	4.36 x 3.00	Semi Ensuite	Double Closet	Broadroom	6 2nd Br	Ground	3.17 x 2.58	Closet	Picture Window	Broadroom	7 3rd Br	Ground	2.85 x 2.55	Closet	Broadroom	W/O To Deck	8 Rac	Basmt	10.73 x 3.49	Floor/Ceil Fireplace	Broadroom	Above Grade Window	9 Laundry	Basmt	3.26 x 2.57	Above Grade Window	Access To Garage	2 P: Bath
# Room	Level	Dimensions (m)																																																															
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Welcome To This Super Home, Boasting Large Principal Rooms, Family Size Kitchen, 5 Appliances, Furnace/Central Air/1 Year New, Racoon W/Floor To Ceiling Stone Fireplace And Above Ground Windows, Access To House From Garage, Close To Schools, Shopping & Highway, All This + More!																																																																	
Fridge, Stove, Washer, Dryer (All 3 Yrs New), Dishwasher, Exhaust Fan, Brdm W/Land, All Br's, Blinds, Ceiling Fans, Crown Moulding, Gbl E Prop, Thermostat, CAC, Hwt (R) Exclude (Electric Fireplace, Curtains W/Rods																																																																	

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211 Consumers Rd., Ste. 105, Toronto, ON M2J4G8  
416-496-9220  
8/15/2007

		1945 Denmar Rd 21		\$172,500	
Pickering, Ontario L1V3E2		266-9-R		Taxes: \$2,207/2007	
SPIS:					
Condo Townhouse		#Shares%:		Rooms: 6+1	
2-Storey		Locked:		Bedrooms: 3	
Dir/Cross St: Brock/Hwy #2		Level: 1		Washrooms: 2	
Corpt: DCP6/1		Unit#: 21		1x4, 1x2	
Property Mgmt:					
MLS#: E1200380		DOM: 7		Occup: Vacant	
PIN#: Contract Date: 8/10/2007		Lease Term:		Possession: Immediate	
Kitchens:	1	Pool:	None	Balcony:	None
Fam Rm:	N	Exercise Rm:	None	Ensuite Laundry:	Y
Basement:	Fin W/O	Locker:	None	Pets Perm:	Y
		Rec Room:	N	Exterior:	Brick
		Sauna:	N		Alum Siding
Fireplace/Stv:	N	Security:	None	Gar/Park Sp:	Attached/1
Heat:	Gas	Squash/Racquet:	None	Park/Driv:	Private
CAC:	Y	Tennis:	N	Park Type:	Exclusive
UPFI:	No	Maint:	\$215	Park Spaces:	0
Spec Desig:	Unknown	Taxes Incl:	N	Water Incl:	Y
Apex Age:		Heat Incl:	N	Hydro Incl:	N
Apex Sft:		Cable TV Incl:	N	CAC Incl:	N
Exposure:	S	Bldg Insur Incl:	Y	Parking Incl:	Y
Assessment:		Comm Elem Incl:	Y		
# Room	Level	Dimensions (m)			
1 Kitchen	Upper	4.84 x 3.12	Eat-In Kitchen	Pantry	
2 Dining	Upper	3.12 x 2.29	Combined W/Living		Laminate
3 Living	Upper	3.43 x 3.12	Combined W/Dining	L-Shaped Room	Laminate
4 Master	2nd	4.48 x 3.34	His/Hers Closets		
5 2nd Br	2nd	5.12 x 2.71	Large Closet		
6 3rd Br	2nd	2.74 x 2.71			
7 Rac	Basmt	4.14 x 3.55	W/O To Pabo		
Inside To Be Painted Or A \$1200 Credit To Be Given. Great Location, Very Near To Shopping Centre, Close To 401, Gas Heating, New Air Cond. (2006), Updated Windows, 4 Appliances Included.					

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## Investment Property Analysis Work Sheet Condominium

This is not the final analysis, you must complete your REIN Property Analyzer before you make an offer!

Property Address **195 Lake Driveway W 303**  
 Asking Price **\$160,700**  
 Current Annual Yield **9.15%**

City: **Ajax**  
 TREB Zone: **E14**

Notes:

	Annually	Monthly	
Rent Required	14,700	1,225	
Condo Fees	3,625	302	
Property Tax	2,132	177.65	2006
Insurance	300	25	
Property Management	882	74	6.0%
Vacancy Allowance	735	61	5.0%
Repairs and Maintenance	294	25	2.0%
Other		-	
<b>Total Expenses</b>	<b>7,968</b>	<b>664</b>	

### Debt Financing

1st Mortgage (LTV)	75%
Mortgage Interest Rate	5.40%
Mortgage Value	120,525
Amortization (Years)	40
<b>Payment P/I</b>	<b>609</b>

### Cash Flow

Rent	1,225	2 Bedrooms
1st Mortgage	-609	N/A Year Built
Expenses	-664	

**Cash flow -48**

### Cash To Close

Legal	800	
Land Transfer Tax	1,332	Ontario
Appraisal	300	
Inspection	300	
Condo Document Review	100	
Renovations	-	To Be Determined
2 Month Staying Power Fund	2,450	
Down Payment	40,175	

**Total Cash-to-Close 45,457**

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## Investment Property Analysis Work Sheet Single Family

This is not the final analysis, you must complete your REIN Property Analyzer before you make an offer!

**Property Address** 89 Tullcoch Dr.  
**Asking Price** \$224,500  
**Current Annual Yield** 6.95%

**City:** Ajax  
**TREB Zone:** E14

	Annually	Monthly	
Rent Required	15,600	1,300	
Property Tax	2,903	241.94	2007
Insurance	300	25	
Property Management	1,560	130	10.0%
Vacancy Allowance	780	65	5.0%
Repairs and Maintenance	780	65	5.0%
Other		-	
<b>Total Expenses</b>	<b>6,323</b>	<b>527</b>	

Notes:

### Debt Financing

1st Mortgage (LTV)	75%
Mortgage Interest Rate	5.40%
Mortgage Value	168,375
Amortization (Years)	40
<b>Payment P/I</b>	<b>850</b>

### Cash Flow

Rent	1,300	3+2 Bedrooms
1st Mortgage	-850	N/A Year Built
Expenses	-527	
<b>Cash flow</b>	<b>-77</b>	

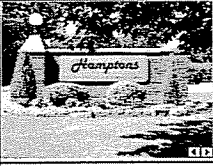
### Cash To Close

Legal	800	
Land Transfer Tax	1,970	Ontario
Appraisal	300	
Inspection	300	
Renovations	-	To Be Determined
2 Month Staying Power Fund	2,600	
Down Payment	56,125	
<b>Total Cash-to-Close</b>	<b>62,095</b>	

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211 Consumers Rd., Ste. 105, Toronto, ON M2J4G8  
416-496-9220  
8/15/2007

		195 Lake Driveway W 303 Ajax, Ontario L1S7H7 275-11-U Taxes: \$160,700 \$2,131.76/2006	
SPIS:			
Condo Apt	#Shares%:	Rooms:	5
Apartment	Locker:	Bedrooms:	2
Dr/Cross St:	Westney/Lake Driveway	Level:	3 Washrooms: 2
Corp:	DCC/120	Unit:	7 2x4
Property Mgmt: Newton-Trelawney			
MLS#: E1190215		DOM: 33	
Contract Date: 7/10/2007		Occup: Vacant Possession: 30 Days/Tba	
PIN#:		Lease Term:	
Kitchens: 1	Pool: Indoor	Balcony: Open	
Fam Rm: N	Exercise Rm: Exercise	Ensuite Laundry: Y	
Basement: None	Locker: Exclusive	Pets Perm: N	
Fireplace/Stv: Y	Rec Room: Y	Exterior: Brck	
Heat: Electric	Sauna: N	Gar/Park Sp: Undergrnd/1	
CAC: N	Security: System	Park/Drive: Undergrnd	
UFPI: N	Squash/Racquet: None	Park Type: Owned	
Spec Desig: Unknown	Tennis: Y	Park Spaces: 1	
Apex Age: N	Main: S302.12	Park Sp(St): 857A	
Apex Sft: N	Taxes Incl: N Water Incl: Y	Park Cost/Mo: N	
Exposure: E	Heat Incl: N Hydro Incl: N		
Assessment:	Cable TV Incl: N CAC Incl: N		
	Bldg Insur Incl: Y Parking Incl: Y		
	Comm Elem Incl: Y		
# Room	Level	Dimensions (ft)	
1 Kitchen	Main	2.37 x 2.30	Ceramic Floor
2 Living	Main	6.00 x 3.40	Combined W/Dining
3 Dining	Main	x	Combined W/Living
4 Master	Main	4.15 x 3.15	4 Pc Ensuite
5 2nd Br	Main	3.55 x 2.64	
East Hamptons. Great Low-Rise Complex. Great Location. Walk To Lake And Trails. Close To All Amenities And Easy Access To 401 And Go Transit. Indoor Pool, Sauna, Hot Tub, Exercise Room, Tennis Courts.			
Seller Or Listing Agent Make No Representations Or Warranties Of Any Kind. Being Sold 'As Is' Buyer To Verify All Info Including Taxes, Maintenance Fees, Measurements, Rental Equip, Fees And All Other Information. Vacant & Easy To View.			

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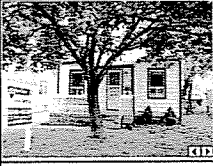
		89 Tulloch Dr Ajax, Ontario L1S2S3 275-14-T Taxes: \$224,500 \$2,903.24/2006	
SPIS:			
Semi-Detached	Fronting On: N	Rooms: 6+4	
Bungalow	Acres: 1	Bedrooms: 3+2	
Dr/Cross St:	Burcher & Bayly	Washrooms: 2	
Lot:	33.34x100 Feet	2x4	
Lot Irreg:	Fenced With Shed		
MLS#: E1199672		DOM: 8	
Contract Date: 8/5/2007		Occup: Tenant Possession: Flexible/Tba	
PIN#:		Lease Term:	
Kitchens: 2	Exterior: Brck	Zoning: Res	
Fam Rm: N	Drive: Pvt Double	Cable TV: Res	
Basement: Finished	Gar/Type/Spaces: None/0	Gas: Phone:	
Fireplace/Stv: N	Parking Spaces: 5	Water: Municipal	
Heat: Gas	UFPI: N	Water Supply: Sewers:	
CAC: N	Pool: None	Spec Desig: Unknown	
Apex Age: N		Farm/Agr:	
Apex Sft: N			
Assessment:			
# Room	Level	Dimensions (ft)	
1 Kitchen	Ground	3.05 x 3.05	Window
2 Living	Ground	3.35 x 7.32	Combined W/Dining
3 Master	Ground	3.69 x 3.05	W1 Closet
4 2nd Br	Ground	3.11 x 2.63	Broadroom
5 3rd Br	Ground	2.80 x 2.74	Broadroom
6 Living	Brnt	6.71 x 3.03	Closet
7 Br	Brnt	3.25 x 2.44	Combined W/Dining
8 Br	Brnt	3.01 x 2.45	Window
9 Kitchen	Brnt	3.41 x 2.37	Closet
B1 Appliances			
Excellent Opportunity For First Time Buyer To Grow Equity With Help Of Income From Brnt Apartment.Or...Investor Can Enjoy A Property That Comes With Some Profit.Great Location With A Walk To Schools,Parks,Shopping&Transit And 2 Mins To 401.Call For Your Viewing Appt Today!			
Purchase Includes:Brand New Gas Stove Top,Built-In Range 2 Fridges,Stove,Clothes Washer&Dryer,Central Air Conditioner,New Furnace (2005),Newer Roof & Some Newer Windows.			

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COLDWELL BANKER TERREQUITY REALTY, BROKERAGE  
211 Consumers Rd., Ste. 105, Toronto, ON M2J4G8  
416-496-9220  
8/15/2007

		23 Durham St Ajax, Ontario L1S1W7 267-12-R Taxes: \$169,900 \$2,012.51/2006	
SPIS: N			
Detached	Fronting On: 5	Rooms: 4	
Bungalow	Acres: 1	Bedrooms: 2	
Dr/Cross St:	Harwood & Hwy 2	Washrooms: 1	
Lot:	40X100 Feet	1x4	
Lot Irreg:			
MLS#: E1134150		DOM: 102	
Contract Date: 5/7/2007		Occup: Owner Possession: 30/60 Days/Tba	
PIN#:		Lease Term:	
Kitchens: 1	Other	Zoning: Other	
Fam Rm: N	Drive: Private	Cable TV: Hydro:	
Basement: Crawl Space	Gar/Type/Spaces: Detached/1	Gas: Phone:	
Fireplace/Stv: N	Parking Spaces: 4	Water: Municipal	
Heat: Gas	Pool: None	Water Supply: Sewers:	
CAC: N		Spec Desig: Unknown	
Apex Age: N		Farm/Agr:	
Apex Sft: N			
Assessment:			
# Room	Level	Dimensions (ft)	
1 Kitchen	Ground	4.08 x 1.35	
2 Living	Ground	3.57 x 4.67	
3 Master	Ground	3.57 x 3.12	
4 2nd Br	Ground	2.34 x 2.44	
Cute & Cozy Kitchen Is Updated. Shingles Replaced '03. Gas Furnace '05. Front Windows '06. Back Windows 2000. Main Floor Laundry, Deck, Shed, Detached Garage.			
All Electrical Light Fixtures, All Blinds, All Window Coverings.			

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## Investment Property Analysis Work Sheet Single Family

This is not the final analysis, you must complete your REIN Property Analyzer before you make an offer!

**Property Address** 1216 Byron St S  
**Asking Price** \$187,000  
**Current Annual Yield** 8.34%

**City:** Whitby  
**TREB Zone:** E15

	Annually	Monthly	
Rent Required	15,600	1,300	
Property Tax	2,388	199.00	2006
Insurance	300	25	
Property Management	1,560	130	10.0%
Vacancy Allowance	780	65	5.0%
Repairs and Maintenance	780	65	5.0%
Other		-	
<b>Total Expenses</b>	<b>5,808</b>	<b>484</b>	

Notes:

### Debt Financing

1st Mortgage (LTV)	75%
Mortgage Interest Rate	5.40%
Mortgage Value	140,250
Amortization (Years)	40
<b>Payment P/I</b>	<b>708</b>

### Cash Flow

Rent	1,300	3 Bedrooms
1st Mortgage	-708	1,970 Year Built
Expenses	-484	
<b>Cash flow</b>	<b>108</b>	


### Cash To Close

Legal	800	
Land Transfer Tax	1,595	Ontario
Appraisal	300	
Inspection	300	
Renovations	-	To Be Determined
2 Month Staying Power Fund	2,600	
Down Payment	46,750	
<b>Total Cash-to-Close</b>	<b>52,345</b>	

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8/15/2007

		50 Petra Way 1 Whitby, Ontario L1R0A4 260-21-M Taxes: \$179,800 SPIS: \$1,900/2006	
Condo Townhouse Stacked Townhouse Dir/Cross St: Garden/Kenneth Hobbs Corp#: DCG50 Property Mgmt: Downing Street Property		#Shares%: 0 Locker#: 1 Level: 1 Unit#: 50 1x2, 1x4	Rooms: 5 Bedrooms: 2 Washrooms: 2
MLS#: E1193223 PIN#: Contract Date: 7/30/2007 DOM: 18 Occup: Own+Ten Lease Term: Possession: 30-60 T.B.A.			
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Sty: N Heat: Gas CAC: Y UPFI: Forced Air Spec Desig: Unknown Age Age: 900-1099 Age Soft: 5e Assessment: Se	Pool: None Exercise Rm: None Locker#: None Sauna: N Security: None Squash/Racquet: None Terms: N Mant: 115 Taxes Incl: N Water Incl: Y Heat Incl: N Hydro Incl: N Cable TV Incl: N CAC Incl: N Bldg Insur Incl: Y Parking Incl: Y Comm Elem Incl: Y	Balcony: Terr Ensuite Laundry: Y Pets Permt: Y Exterior: Brick Vinyl Siding Gar/Park Sp: Undergrnd/I Park/Drive: Undergrnd Park Type: Owned Park Spaces: 1 Park Spot(s): Park Cost/Mo: Public Trans: Rec Centre	
# Room	Level	Dimensions (ft)	
1 Living	Main	11.8 x 13.0	Broadloom
2 Dining	Main	10.5 x 12.6	Broadloom
3 Kitchen	Main	10.2 x 14.6	Ceramic Floor
4 Master	Main	11.0 x 12.0	Bow Window
5 2nd Br	Main	10.5 x 12.5	Bow Window
6 Laundry	Main	10.5 x 12.5	Ceramic Floor
Newly-Built Condo, 2 Bdrms, 2 Baths, Freshly Painted, Shows To Perfection. Ground Floor Unit W/O To Patio, Backs Onto Vacant Land, Underground Parking With Parking Close To Door And Unit, Central Air And Gas Furnace Upgrades: Ceramics In Kitchen, Baths, Laundry, Entrance, Upgraded Carpet & Underpad, Pot And Pan Drawers, Mirrored Closet Door In Entrance Vay, Dol Closets In Bdrms, Upgraded Countertop & Vanities, Sunny South Exposure.			

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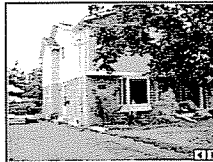
		24 Tallships Dr Whitby, Ontario L1N9V4 258-19-5 Taxes: \$3,052.81/2007 SPIS: N	
Att/Flow/Townhouse 2-Storey Dir/Cross St: Victoria/Whitby Shor Lot: 25X109.8 Feet Lot Irreg:		Fronting On: W Acreage: Washrooms: 3 1x2, 2x4	Rooms: 7 Bedrooms: 3 Washrooms: 3
MLS#: E1172237 PIN#: Contract Date: 6/27/2007 DOM: 51 Occup: Owner Lease Term: Possession: 120 Days/Tba			
Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Sty: Y Heat: Gas CAC: Y Age Age: 6-5 Age Soft: 6-5 Assessment:	Exterior: Vinyl Siding Drive: Private Gar/Type/Spaces: Attached/I Parking Spaces: 3 UPFI: Pool: None	Zoning: Hydro: Cable TV: Phone: Gas: Municipal Water: Municipal Water Supply: Sewers: Sewers: Unknown Farm/Agri:	
# Room	Level	Dimensions (ft)	
1 Living	Ground	7.77 x 3.01	Open Concept
2 Dining	Ground	7.77 x 3.01	Combined W/Living
3 Kitchen	Ground	5.17 x 2.49	Breakfast Area
4 Breakfast	Ground	5.17 x 2.49	Combined W/Kitchen
5 Foyer	Ground	3.35 x 1.50	Ceramic Floor
6 Master	2nd	5.05 x 3.38	W/I Closet
7 2nd Br	2nd	3.84 x 2.75	Broadloom
8 3rd Br	2nd	3.65 x 2.70	Broadloom
Charming Whitby Shores End Unit Town-Like A Semi-Original Owner-Lovely Churned&Maintained-Lovely Spacious Layout-Totally Open Concept-Private Yard&Spacious Bedrooms-2.5 Baths-Well Maintained Lovely Gurb Appeal-Demand White Shores Local-Walk To Manna&Lake Super Value In A Great Area!!! Upgraded Appliances: Whirlpool Gold Fridge,Whirlpool Gold Stove/Ceramic Top,Whirlpool Dishwasher,Clothes Washer&Dryer,G&E,G&E,Remote,All EF's,Gas Fireplace With Marble Insert,Gas,Crac,&AD Related Equip.			

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		1216 Byron St S Whitby, Ontario L1N4S3 258-20-Q Taxes: \$2,328.10/2006 SPIS:	
Semi-Detached 2-Storey Dir/Cross St: Byron South Of Burns Lot: 41.97X143.71 Feet Lot Irreg: **40R2123 Part 4		Fronting On: W Acreage: Washrooms: 3 1x2, 1x1, 1x4	Rooms: 5 Bedrooms: 3 Washrooms: 3
MLS#: E1191324 PIN#: Contract Date: 7/11/2007 DOM: 37 Occup: Owner Lease Term: Possession: 60-90 Tba			
Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Sty: N Heat: Electric CAC: N Age Age: 31-50 Age Soft: Assessment:	Exterior: Alum Siding Brick Private Drive: Private Gar/Type/Spaces: None/0 Parking Spaces: 4 UPFI: Pool: None Public Trans: Rec Centre	Zoning: Hydro: Cable TV: Phone: Gas: Municipal Water: Municipal Water Supply: Sewers: Sewers: Unknown Farm/Agri:	
# Room	Level	Dimensions (ft)	
1 Kitchen	Main	5.79 x 3.35	Laminate
2 Living	Main	9.26 x 12.33	Laminate
3 Master	2nd	5.31 x 3.07	Parquet Floor
4 2nd Br	2nd	3.48 x 2.64	Parquet Floor
5 3rd Br	2nd	3.20 x 2.46	Parquet Floor
6 Rec	Basmt	x	Broadloom
Great First Time Buyer Home In Whitby, Convenient Location, Close To Go Trans, 401 Access, Park, Recreation Centre, Kitchen Renovated In June 2007, Newer Flooring, Vinyl Windows, Nice Deck, Large Yard Siding Onto Vacant Lot, Very Affordable.			

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## Investment Property Analysis Work Sheet Condominium

This is not the final analysis, you must complete your REIN Property Analyzer before you make an offer!

Property Address **1330 Trowbridge Dr 7**  
 Asking Price **\$154,900**  
 Current Annual Yield **9.30%**

City: **Oshawa**  
 TREB Zone: **E16**

	Annually	Monthly	
Rent Required	14,400	1,200	
Condo Fees	3,000	250	
Property Tax	2,246	187.17	2006
Insurance	300	25	
Property Management	864	72	6.0%
Vacancy Allowance	720	60	5.0%
Repairs and Maintenance	432	36	3.0%
Other		-	
<b>Total Expenses</b>	<b>7,562</b>	<b>630</b>	

Notes:

### Debt Financing

1st Mortgage (LTV)	75%
Mortgage Interest Rate	5.40%
Mortgage Value	116,175
Amortization (Years)	40
<b>Payment P/I</b>	<b>587</b>

### Cash Flow

Rent	1,200	3 Bedrooms
1st Mortgage	-587	1,985 Year Built
Expenses	-630	
<b>Cash flow</b>	<b>-17</b>	

### Cash To Close

Legal	800	
Land Transfer Tax	1,274	Ontario
Appraisal	300	
Inspection	300	
Condo Document Review	100	
Renovations	-	To Be Determined
2 Month Staying Power Fund	2,400	
Down Payment	38,725	
<b>Total Cash-to-Close</b>	<b>43,899</b>	

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## Investment Property Analysis Work Sheet Single Family

This is not the final analysis, you must complete your REIN Property Analyzer before you make an offer!

**Property Address** 750 Simcoe St S  
**Asking Price** \$139,900  
**Current Annual Yield** 9.44%

**City:** Oshawa  
**TREB Zone:** E16

	Annually	Monthly	
Rent Required	13,200	1,100	
Property Tax	1,900	158.33	Est.
Insurance	300	25	
Property Management	1,320	110	10.0%
Vacancy Allowance	660	55	5.0%
Repairs and Maintenance	660	55	5.0%
Other		-	
<b>Total Expenses</b>	<b>4,840</b>	<b>403</b>	

Notes:

Check Zoning on property!!!!!!!!!!!!

Also check for second lot!!!!!!

### Debt Financing

1st Mortgage (LTV)	75%
Mortgage Interest Rate	5.40%
Mortgage Value	104,925
Amortization (Years)	40
<b>Payment P/I</b>	<b>530</b>

### Cash Flow

Rent	1,100	3	Bedrooms
1st Mortgage	-530	N/A	Year Built
Expenses	-403		
<b>Cash flow</b>	<b>167</b>		


### Cash To Close

Legal	800	
Land Transfer Tax	1,124	Ontario
Appraisal	300	
Inspection	300	
Renovations	-	To Be Determined
2 Month Staying Power Fund	2,200	
Down Payment	34,975	
<b>Total Cash-to-Close</b>	<b>39,699</b>	

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		80 Athol St Oshawa, Ontario L1H8B7 269-27-Q Taxes: \$1,800.08/2007		\$124,000
SPIS:				
Condo Apt		#Shares%:	Rooms:	4
Apartment		Locker:	Bedrooms:	1
Dr/Cross St: Mary And Athol		Level:	6	Washrooms: 1
Corp#: DCG101		Unit#: 608	1st	
Property Mgmt:				
MLS#: E1195659		DOM: 14	Occup: Owner	Possession: 30/30/Tba
PIN#: Contract Date: 8/3/2007		Lease Term:		
Kitchens: 1		Pool: None	Balcony: Open	
Fam Rm: N		Exercise Rm: Exercise	Ensuite Laundry: Y	
Basement: None		Locker: Ensuite	Pets Perm: Restrict	
Fireplace/Stv: N		Rec Room: Y	Exterior: Brick	
Heat: Electric		Sauna: Y	Gar/Park Sp: None/0	
CAC: Y		Security: System	Park/Drive: Undergrnd	
UPFI: Y		Squash/Racquet: None	Park Type: Owned	
Spec Desig: Unknown		Tennis: N	Park Spaces: 1	
Apt Age: Apx 50		Maint: \$238.44	Taxes Incl: N	Water Incl: Y
Apt Sqft: Apx 50		Heat Incl: N	Hydro Incl: N	CAC Incl: N
Exposure: Nw		Cable TV Incl: Y	Parking Incl: Y	Public Transit
Assessment:		Comm Elem Incl: Y	Rec Centre	
8 Room	Level	Dimensions/Int		
1 Kitchen	Main	2.90 x 2.50	BA Dishwasher	Ceramic Floor
2 Living	Main	7.08 x 3.04	W/O To Balcony	Combined W/Dining
3 Dining	Main	7.08 x 3.04	Combined W/Living	Ceiling Fan
4 Master	Main	3.50 x 3.35	Broadroom	Double Closet


Check Out The Virtual Tour! Awesome Views From This Unit In A Desired Building! Spacious 1 Bedrm Condo With Ensuite Laundry And Storage! Building Has Underground Parking, Exercise And Sauna Rm. Trendy Location Close To Transit, Shopping And Ymca. A Quiet Corner Unit!

Why Rent? Own This Condo For 0 Down And Only \$633 A Month! (P.O.D.) A Well Maintained Building Offering Secured Fantastic Entrance And Updated And Clean Hallways. Large Bathroom And Bedroom! A Great Starter Or Retirement Condo!

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		1330 Trowbridge Dr 7 Oshawa, Ontario L1G7L1 261-28-L Taxes: \$2,246/2006		\$154,900
SPIS:				
Condo Townhouse		#Shares%:	Rooms:	6+1
2-Storey		Locker:	Bedrooms:	3
Dr/Cross St: Rtsen/Beatrice		Level:	1	Washrooms: 2
Corp#: DCG86		Unit#: 7	1st, 1st	
Property Mgmt:				
MLS#: E1184317		DOM: 32	Occup: Owner	Possession: 60-90 Days/Tba
PIN#: Contract Date: 7/16/2007		Lease Term:		
Kitchens: 1		Pool: Outdoor	Balcony: None	
Fam Rm: N		Exercise Rm: None	Ensuite Laundry: Y	
Basement: Finished		Locker: None	Pets Perm: Y	
Fireplace/Stv: Y		Rec Room: N	Exterior: Alum Siding	
Heat: Gas		Sauna: N	Gar/Park Sp: None	
CAC: Y		Security: None	Park/Drive: Private	
UPFI: Y		Squash/Racquet: None	Park Type: Exclusive	
Spec Desig: Unknown		Tennis: N	Park Spaces: 1	
Apt Age: Apx 15-30		Maint: \$250	Taxes Incl: N	Water Incl: Y
Apt Sqft: Apx 15-30		Heat Incl: N	Hydro Incl: N	CAC Incl: N
Exposure: W		Cable TV Incl: Y	Parking Incl: Y	Public Transit
Assessment:		Comm Elem Incl: Y	Park	
8 Room	Level	Dimensions/Int		
1 Living	Main	5.04 x 3.02	Combined W/Dining	Gas Fireplace
2 Dining	Main	2.99 x 2.50	Sliding Doors	W/O To Patio
3 Kitchen	Main	3.12 x 3.04	East-In Kitchen	BA Dishwasher
4 Master	2nd	4.82 x 3.65	Broadroom	Semi Ensuite
5 2nd Br	2nd	3.64 x 3.05	Broadroom	Double Closet
6 3rd Br	2nd	3.64 x 2.39	Broadroom	Double Closet
7 Rec	Basmt	5.50 x 3.08	BA Fringe	Dry Bar

Lovely 3 Br 2 Storey Condo Townhouse In Demand Area. Close To Parks, Schools, Libraries, Shopping & More! Lovely Home Neutrally Decorated. Lt Features New Oak Gas F/P, New Breaker Panel Installed, Fag, Cda, Home Faces Trowbridge & Backs Onto Greenspace. Incl: Fridgs, Stove, Dv & All Window Coverings. Immaculate. Just Move In!

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		750 Simcoe St S Oshawa, Ontario L1H4K4 269-27-R Taxes: \$0/2006		\$139,900
SPIS: Y				
Detached Bungalow		Fronting On: E	Rooms: 5	
Dr/Cross St: Simcoe S/Bloor		Acnage: < .49	Bedrooms: 3	
Lot: 60X107.15 Feet			Washrooms: 1	
Lot Irreg:				
MLS#: E1193348		DOM: 24	Occup: Tenant	Possession: Tba
PIN#: Contract Date: 7/24/2007		Lease Term:		
Kitchens: 1		Exterior: Wood	Zoning: RGA + RSB	
Fam Rm: N		Drive: Private	Cable TV: Hydro	
Basement: Full		Gar/Type/Spaces: None/0	Gas: Phone	
Fireplace/Stv: N		Parking Spaces: 2	Water: Municipal	
Heat: Gas		UPFI: No	Water Supply: Other	
CAC: Y		Pool: None	Sewers: Septic	
Apt Age: Apx 50			Spec Desig: Other	
Apt Sqft: Apx 50			Farm/Agr:	
Assessment:		Park	Public Transit	
8 Room	Level	Dimensions/Int		
1 Living	Main	5.17 x 4.03	Combined W/Dining	Irregular Rm
2 Kitchen	Main	4.04 x 3.15	Broadroom	
3 Br	Main	2.25 x 3.50	Broadroom	
4 Br	Main	3.40 x 3.44	Broadroom	
5 Br	Main	2.50 x 2.30	Broadroom	

Calling All Investors. Great Location For Business. Great Residential Or Commercial Opportunity. Close To 401. Well Maintained Home. New Windows. New Roof. Lrg Bath W/Chia Pool Tub. Enclosed Veranda. Full Basement. Large Lot.

754 Simcoe is Available If A Developer Wants To Buy Both Lots.

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