



Commercial / Industrial Report



Property Address: 456 ONTARIO ST

Municipality: ANYTOWN

Roll Number: 12341122234560

Property Code & Description: 425 - Neighbourhood shopping centre, with more than two stores attached, under one ownership, with anchor - generally less than 150,000 s.f.

Legal Description: PLAN M999 PT BLK A,B AND CON 1 PT LOT 11 NOW RP 40R81234 PART 1 TO 5, 12,18 TO 23

Business Name

Business Mailing Address

ABC PROPERTIES LTD

789 CANADA RD UNIT 28 ANYTOWN ON A1B 2C3

Valuation Date: Jan 1, 2016 Assessed Value*: \$13,234,000

Taxation Year: 2021 Phased-In Assessment**: \$13,234,000

Realty Tax Class(RTC)	Realty Tax Qualifier(RTQ)	Realty Portion
C-Commercial	T-Taxable: Full	\$6,934,600
S-Shopping Centre	T-Taxable: Full	\$6,299,400

Last Sale Date(yyyy/mm/dd): 2000/04/01

Last Sale Amount: \$2

Frontage (ft) -

Depth (ft) -

Site Area 4.35 A

Zoning SC

Income Property Information

Building ID Number	1
Structure Code & Description	434 - SHOPPING CENTRE NEIGHBOURHD
Year Built	2001
Number of Storeys	1
Number of Units	1
Total Gross Leasable Area (sq ft)	29,748

Tenancy Type	Gross Leasable Area(Sq ft)	PGI	VAC	EXP	NOI	CAP
Storage	19,000	\$56,050	5.00%	5.00%	\$50,584	6.50%
Allied	1,822	\$56,390	5.00%	5.00%	\$50,891	6.50%
Specialty Retail	7,545	\$201,828	5.00%	5.00%	\$182,149	6.50%
Office	1,381	\$32,936	5.00%	5.00%	\$29,724	6.50%

Income Property Information

Building ID Number	2
Structure Code & Description	438 - BIG BOX RETAIL
Year Built	1978
Number of Storeys	1
Number of Units	1
Total Gross Leasable Area (sq ft)	40,100

Tenancy Type	Gross Leasable Area(Sq ft)	PGI	VAC	EXP	NOI	CAP
Anchor	40,100	\$569,420	2.00%	2.00%	\$546,870	6.50%

NOTE: Pursuant to the Ontario Assessment Act, MPAC conducts a province-wide Assessment Update every four years to reflect a new legislated valuation date. The valuation date is a fixed day on which all properties are valued. For the 2017-2020 taxation years, the assessed value was based on a January 1, 2016 valuation date. In 2020, the Assessment Update was postponed so the January 1, 2016 valuation date also applies to property assessments for the 2021 taxation year. For more information regarding assessments, visit www.mpac.ca

*Assessed Value is based on a January 1, 2016 Valuation Date.

**Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority on the 2020 Assessment Roll for the 2021 taxation year. Property assessments for the 2021 taxation year are based on the fully phased-in January 1, 2016 assessed values.