



Market Income Property Detail Level 2



Property Address: 456 ONTARIO ST
Municipality: ANYTOWN
Roll Number: 1111222333444120000
Property Code & Description: 402 - Large office building (generally multi - tenanted, over 7,500 s.f.)

Business Name: 123456 ONTARIO LTD
Business Mailing Address: 1234 KING ST ANYTOWN ON A1A 2B2
Year Built: 2002
Effective Year Built:
Lot Size: 5.81 A
Building Class: C - Office
No. of Storeys: 3
Gross Leasable Area: 90,475 sq ft
Assessed Value*: \$14,845,000

Income Property Information: †

Occupancy Level: 810-Office First Floor
Gross Leasable Area: 28,873
Annual Potential Gross Income (PGI): \$402,115
Fair Market Rent/SF: \$13.93
Less Vacancy & Collections: \$36,190
Vacancy & Collection Allowance: 9.00%
Effective Gross Income: \$365,924
Less Non-Recoverable Expenses: \$18,296
Expense Allowance: 5.00%
Net Operating Income (NOI): \$347,628
Capitalization Rate: 8.00%
Subtotal: \$4,345,347

Occupancy Level	820-Office Second and Up
Gross Leasable Area	61,602
Annual Potential Gross Income (PGI)	\$857,931
Fair Market Rent/SF	\$13.93
Less Vacancy & Collections	\$77,214
Vacancy & Collection Allowance	9.00%
Effective Gross Income	\$780,717
Less Non-Recoverable Expenses	\$39,036
Expense Allowance	5.00%
Net Operating Income (NOI)	\$741,681
Capitalization Rate	8.00%
Subtotal	\$9,271,017

†Income data supplied in this report is based on current market area data, not individual property information.

NOTE: Under the Assessment Act a number of changes have been made to the property assessment system, which became effective in the 2009 property tax year. These changes include the introduction of a four-year assessment update and a phase-in of assessment increases. For more information regarding Assessment Updates 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 2018 Assessment Roll for the 2019 taxation year.