



Multi Residential Report



Property Address: 123 ONTARIO ST

Municipality: ANYTOWN

Roll Number: 123411122233300

Property Code & Description: 341 - Multi-residential, with 7 or more self-contained residential units, with small commercial unit(s)

Legal Description: PLAN M123 PT BLK C NOW RP 10R1010 PART 2 AND RP 10R777 PART 1

| Business Name | Business Mailing Address |
|--------------------|--|
| 1234567 CANADA INC | 1 CHURCH ST SUITE 101 ANYTOWN ON A1B 2C3 |

| | | | |
|-----------------------------|---------------------------|-------------------------|--------------|
| Valuation Date: | Jan 1, 2016 | Assessed Value*: | \$47,143,000 |
| Taxation Year: | 2021 | Phased-In Assessment**: | \$47,143,000 |
| Realty Tax Class(RTC) | Realty Tax Qualifier(RTQ) | Realty Portion | |
| C-Commercial | T-Taxable: Full | \$418,500 | |
| M-Multi-Residential | T-Taxable: Full | \$46,724,500 | |
| Last Sale Date(yyyy/mm/dd): | 1998/02/01 | | |
| Last Sale Amount: | \$32,244,112 | | |
| Frontage (ft) | - | | |
| Depth (ft) | - | | |
| Site Area | 4.25 A | | |
| Zoning | R5 | | |

Multi Residential Information

| | | | |
|------------------------------------|------------------------------------|------|-------------|
| Structure Code & Description: | 331 - MED/HIGH RISE APT,GT 6 UNITS | PGI: | \$4,416,672 |
| Total Number of Residential Units: | 360 | VAC: | 1.70% |
| Year Built: | 1979 | EXP: | 53.00% |
| | | NOI: | \$2,040,546 |
| | | CAP: | 4.50% |

| Tenancy Type | Design Type | No. of Units | FMR |
|-------------------|-------------|--------------|---------|
| Multi Residential | 1 Bed | 43 | \$855 |
| Multi Residential | 3 Bed | 98 | \$1,157 |
| Multi Residential | 2 Bed | 219 | \$995 |

Income Property Information

| | |
|-----------------------------------|--------------------|
| Building ID Number | 1 |
| Structure Code & Description | 433 - RETAIL STORE |
| Year Built | 1979 |
| Number of Storeys | 21 |
| Number of Units | 2 |
| Total Gross Leasable Area (sq ft) | 1,977 |

| Tenancy Type | Gross Leasable Area(Sq ft) | PGI | VAC | EXP | NOI | CAP |
|--------------|----------------------------|----------|-------|-------|----------|-------|
| Allied | 1,977 | \$30,149 | 5.00% | 5.00% | \$27,208 | 6.50% |

Income Property Information

| | |
|-----------------------------------|---------------------------|
| Building ID Number | 3 |
| Structure Code & Description | 496 - UNDERGROUND PARKING |
| Year Built | 1959 |
| Number of Storeys | 21 |
| Number of Units | 208 |
| Total Gross Leasable Area (sq ft) | - |

| Tenancy Type | Gross Leasable Area(Sq ft) | PGI | VAC | EXP | NOI | CAP |
|--------------|----------------------------|-----------|-------|--------|----------|-------|
| Parking | - | \$137,280 | 1.70% | 54.00% | \$62,075 | 4.50% |

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.