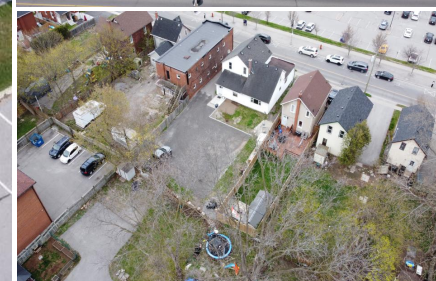


A PRIME 4-UNIT MULTIPLEX OPPORTUNITY IN OSHAWA

150 William Street East, Oshawa



Ian Wilson, MBA

Managing Director
K2 Commercial Group
iwilson@royalleapge.ca
(416)-458-8498

John Morrison

Sales Representative
K2 Commercial Group
john.morrison@royallepage.ca
(416)-230-3353



Contact Info:



1.0 The Offering

2.0 Property Overview

1. Executive Summary
2. Position and Access
3. Property Overview
4. Financial Overview

3.0 Offering Process





THE OFFERING

THE OFFERING

K2 Commercial Group and Royal LePage Commercial is pleased to offer, on behalf of 2679872 ONTARIO LIMITED a two-storey multi-residential building with four apartment units (2-two-bedroom, 1-three-bedroom and 1 bachelor-style apartment). The property is situated on an 8546.54 sq ft lot with 64.83 ft frontage along William Street E and a lot depth of 131.89 ft. Located in Oshawa's Urban Growth Centre Area, it will serve as a major employment centre and constitutes the city's primary focus area for major office, commercial, institutional, recreational, cultural, entertainment and higher density residential development.

The town of Oshawa designates the site as Higher density residential which permits a range of uses including semi-detached homes, duplexes, residential apartments, and lodging houses.

PROPERTY OVERVIEW

Location	William Street E and Division Street
Municipal Address	150 William Street E Oshawa, ON L1G 1K6
Legal Description	LT 20 N/S WILLIAM ST PL 18 OSHAWA; OSHAWA
Site Area	8546.54 sq ft 64.83 ft x 131.89 ft
Zoning	R2/R3-A/R6-B/R7-A
Property	A multiplex building with four residential apartment units
Offering Price	\$1,349,900.00

MAP LOCATION



150 William Street East



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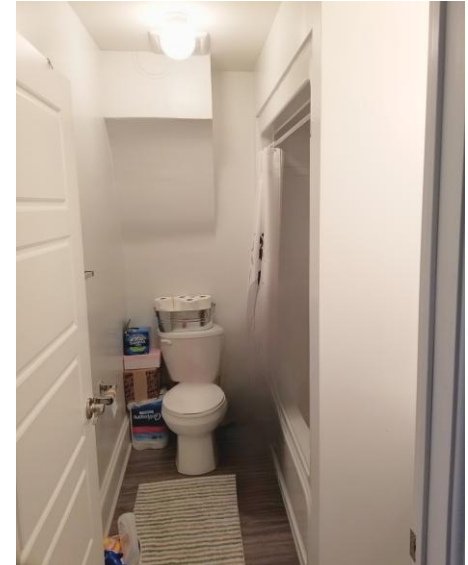
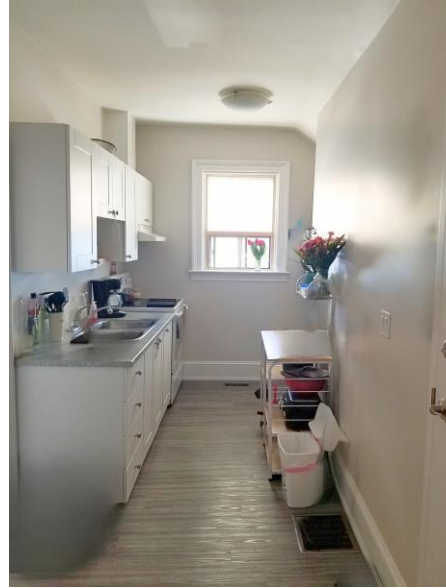
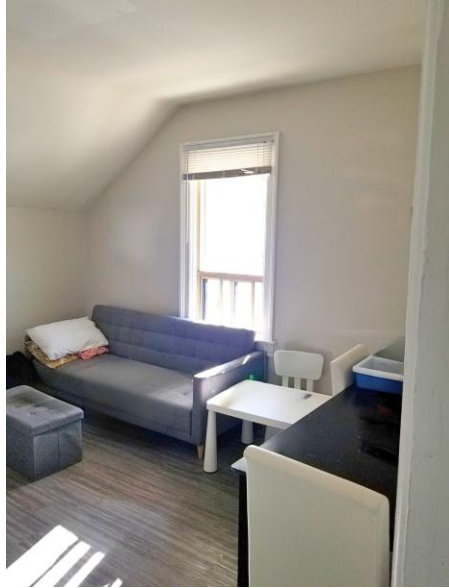


ROYAL LEPAGE
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GALLERY IMAGES – APARTMENT 1



GALLERY IMAGES – APARTMENT 2



GALLERY IMAGES – APARTMENT 3



GALLERY IMAGES – APARTMENT 4



GALLERY IMAGES – AERIAL SHOTS





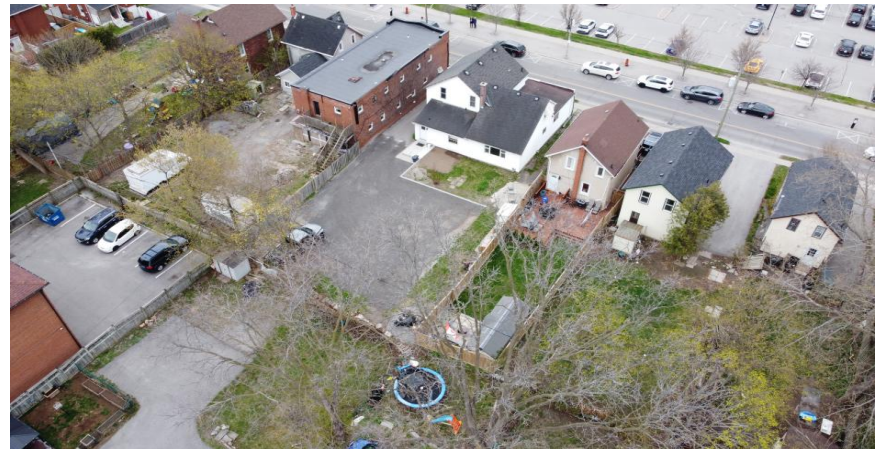
PROPERTY OVERVIEW

PROPERTY OVERVIEW

PROPERTY AND MARKET OVERVIEW

An exceptional opportunity to invest in a multi-residential property in the rapidly growing core of downtown Oshawa. This updated and well-located multiplex on William Street features a desirable unit mix: 2 two-bedroom units, 1 three-bedroom unit, and 1 bachelor apartment. The property also includes a spacious rear yard with ample surface parking and convenient onsite laundry on the main floor. Each unit is separately metered for hydro and heat.

Positioned in Oshawa's dynamic employment and transit hub—just steps from the Durham Region Courthouse, the Oshawa Hockey Rink, and other key amenities and transit stops—this is an ideal opportunity for investors to secure a reliable rental income in a high-demand, and future-forward location.



PROPERTY OVERVIEW – BUILDING DESCRIPTION

PROPERTY DESCRIPTION – BUILDING DETAILS

Number of Units	4 residential apartment
Room Breakdown	2 – two-bedrooms 1 – Three-bedroom 1 – bachelor-style unit
Parking	Ample space in rear yard for outside/surface parking
Laundry	A laundry and dryer are located on the main floor of the building
Zoning	RA – Residential Apartment
Frontage	64.83 ft
Depth	131.89 ft
Total Area	8546.54 sq ft
Electrical Services	<ul style="list-style-type: none">• Hydro and heat are metered separately• Water heater is owned



PROPERTY OVERVIEW – POSITION & ACCESS

PROPERTY DESCRIPTION - LOCATION

Site Position	William Street East and Division Street
Public Transit	<ul style="list-style-type: none"> • Nearest street transit is only a 4-minute walk • 12-minute drive from Oshawa Go Station
Surrounding Property	Situated in Downtown Oshawa, it is surrounded by a blend of residential, commercial, and major offices

PARKS & REC.



This home is located in park heaven, with 4 parks and 6 recreation facilities within a 20 minute walk from this address.

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds	1 Sports Court
1 Basketball Court	1 Community Garden
1 Community Centre	

SCHOOLS



With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.

Nearby Schools



Mary Street Community School

Designated Catchment School
Grades PK to 8
110 Mary St N

O'Neill CVI

Designated Catchment School
Grades 9 to 12
301 Simcoe St N

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 4 minute walk away and the nearest rail transit stop is a 53 minute walk away.



Nearest Rail Transit Stop

Durham College Oshawa GO



Nearest Street Level Transit Stop

Bond Westbound at Mary 4 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a hospital, and a fire station within 1.09km.



Lakeridge Health - Oshawa Site

1 Hospital Crt



Fire Station

199 Adelaide Avenue West



Police Station

77 Centre Street North

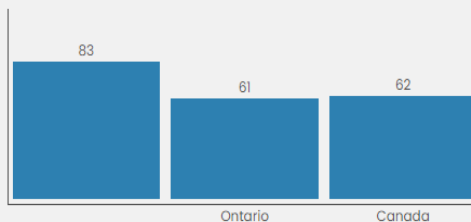
O'Neill



EXCEPTIONAL LIVABILITY SCORE

O'Neill Livability

#6 ranked neighborhood in Oshawa
#1,037 ranked neighborhood in Ontario
Ranks better than 86% of areas



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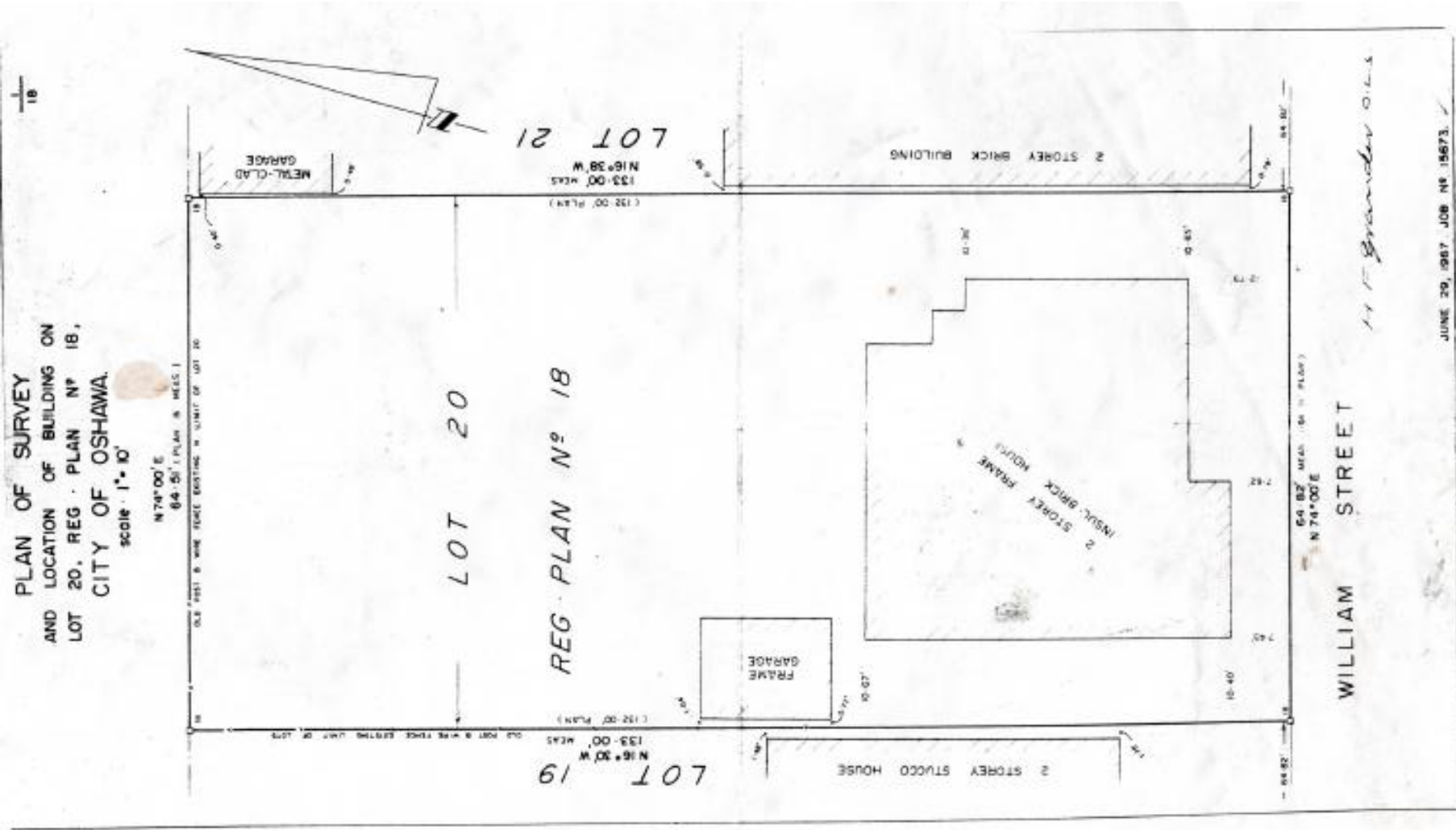


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PROPERTY OVERVIEW – SURVEY



JUNE 29, 1967 JOB N° 15673

14 F. Brander O.L.S.



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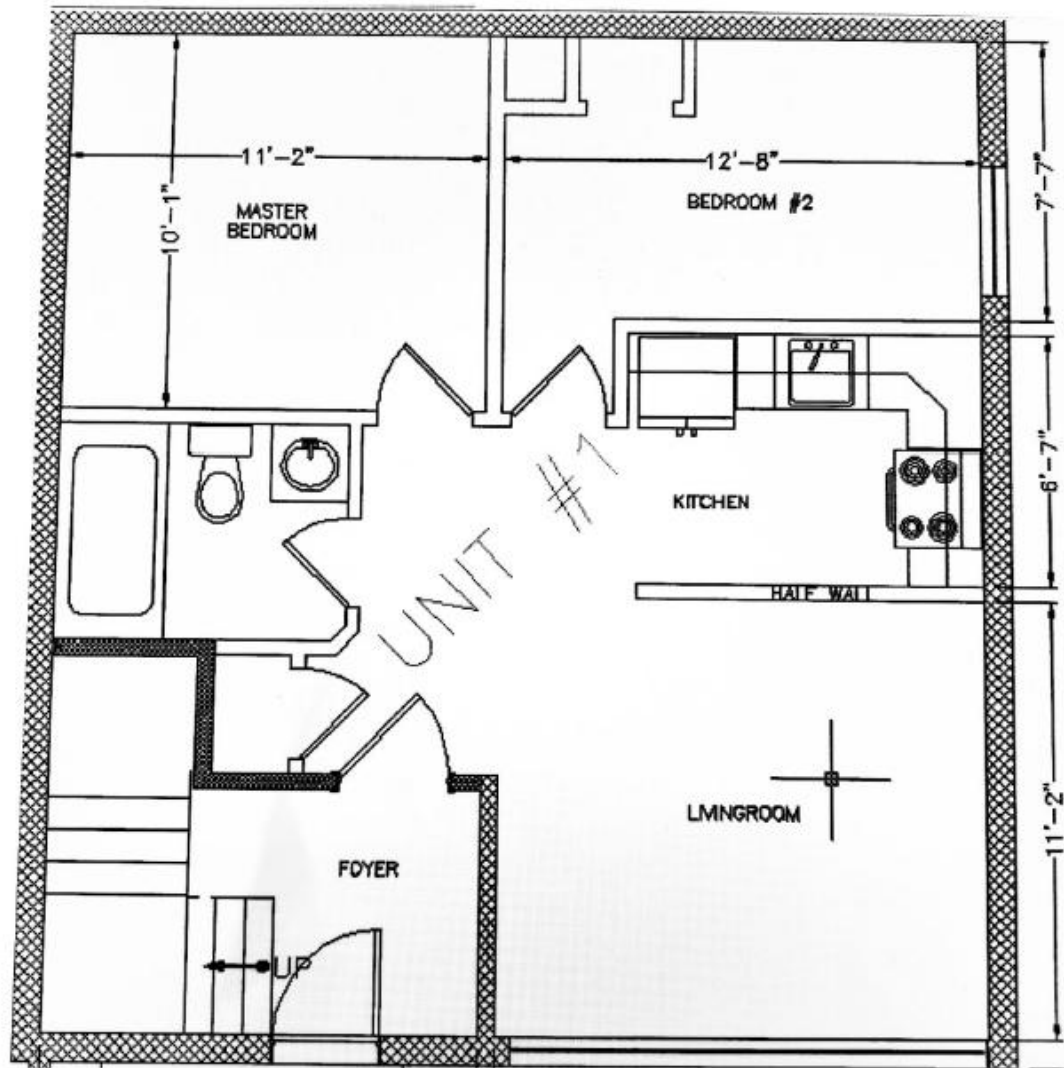
APARTMENT
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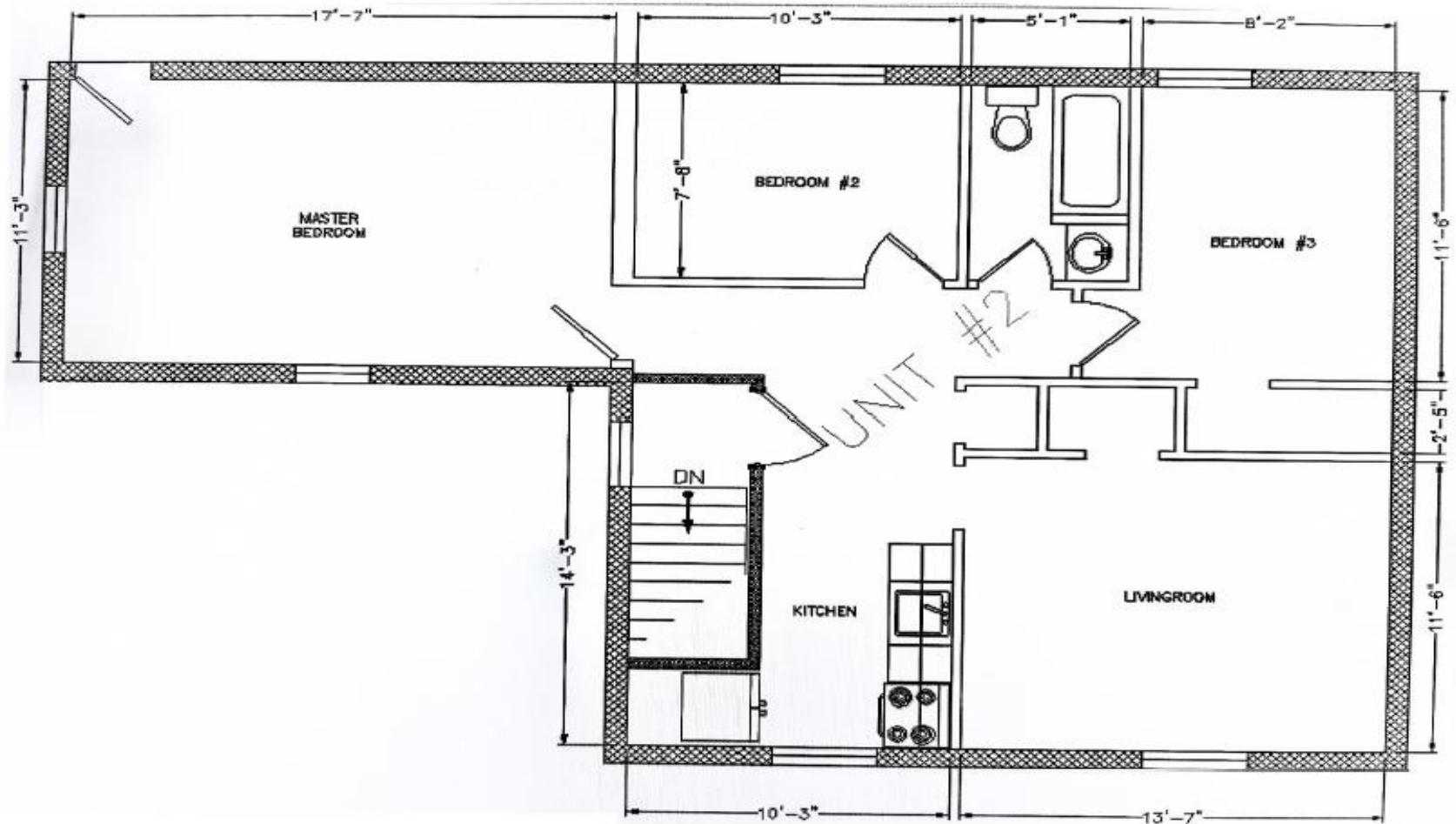
PROPERTY OVERVIEW – FLOOR PLAN

Apartment 1



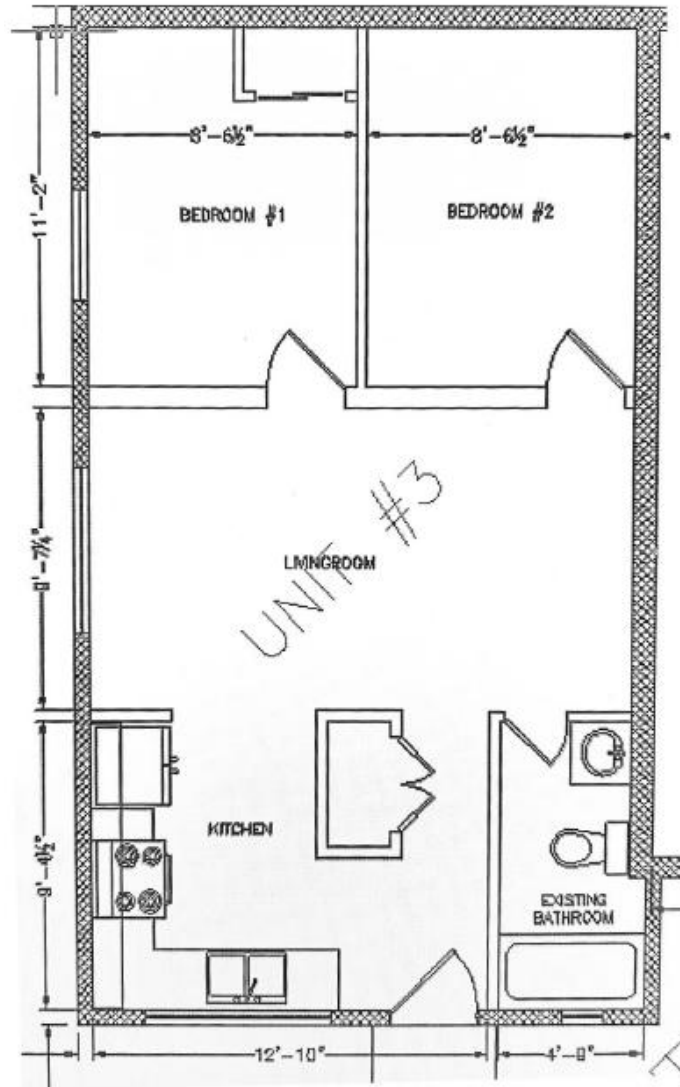
PROPERTY OVERVIEW – FLOOR PLAN

Apartment 2



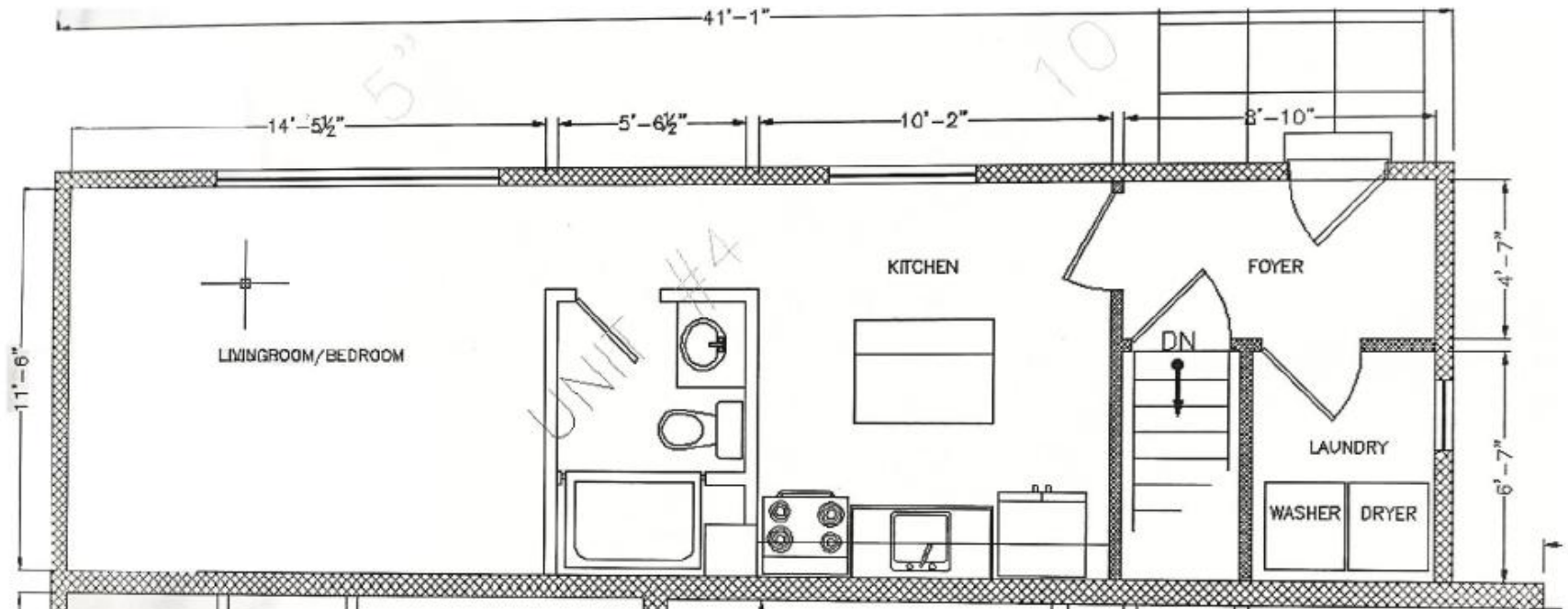
PROPERTY OVERVIEW – FLOOR PLAN

Apartment 3



PROPERTY OVERVIEW – FLOOR PLAN

Apartment 3





Section 7: R2 Residential Zones

7.1 Permitted Uses

7.1.1 No person shall within any R2 Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed below:

- (a) Single detached dwelling
- (b) Semi-detached building
- (c) Semi-detached dwelling
- (d) Duplex

(89-2014)

Section 8: R3 Residential Zones

8.1 Permitted Uses

8.1.1 No person shall within any R3 Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed in this Subsection. (83-2012)

8.1.2 The following uses are permitted in any R3-A Zone: (83-2012)

- (a) Street townhouse building
- (b) Street townhouse dwelling

8.1.3 The following uses are permitted in any R3-B Zone: (83-2012)

- (a) Back-to-back townhouse building
- (b) Back-to-back townhouse dwelling

Section 11: R6 Residential Zones

11.1 Permitted Uses

11.1.1 No person shall within any R6 Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed in this Subsection.

11.1.2 The following use is permitted in any R6-A Zone:

- (a) Apartment building

11.1.3 The following uses are permitted in any R6-B, R6-C or R6-D Zone:

- (a) Apartment building
- (b) Long Term Care Facility
- (c) Nursing home
- (d) Retirement home

(69-2019)

Section 12: R7 Residential Zones

12.1 Permitted Uses

12.1.1 No person shall within any R7 Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed below:

- (a) Lodging house (17-1999)

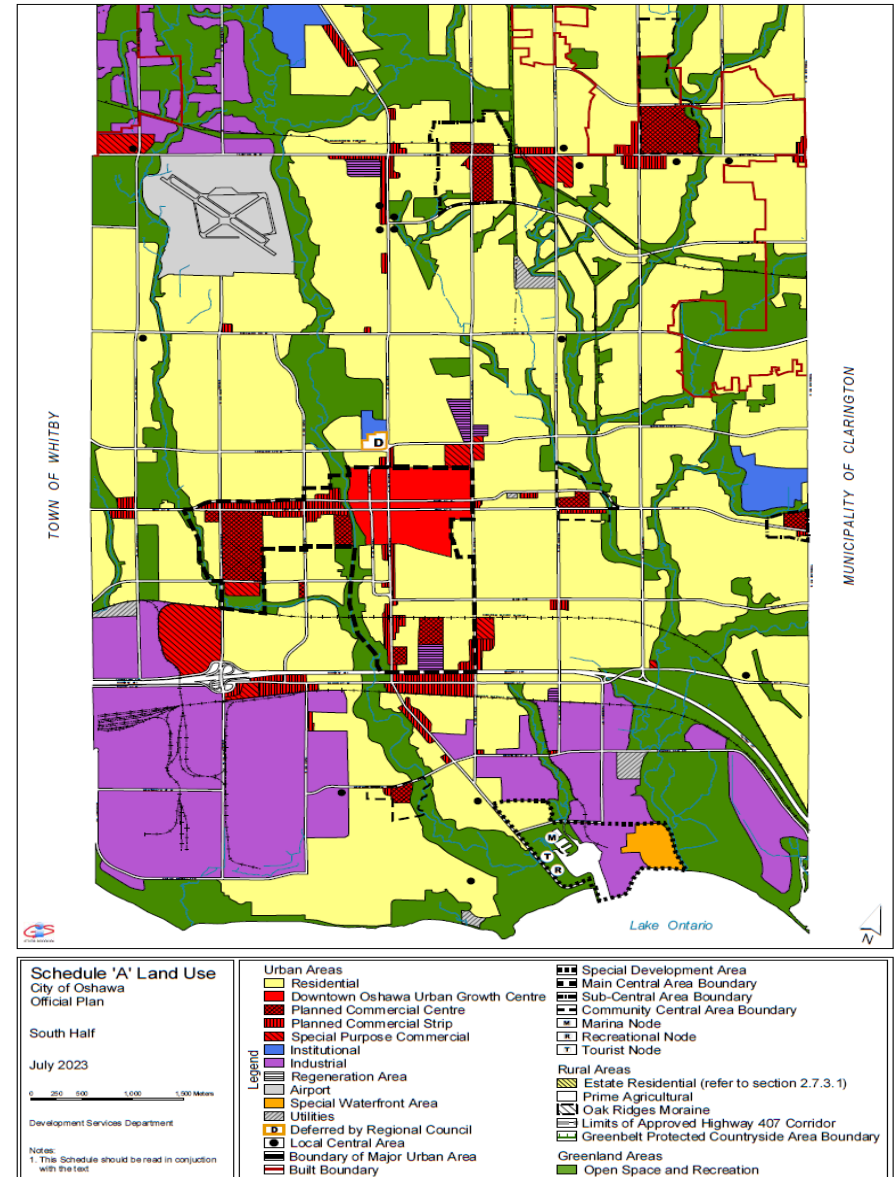


PROPERTY OVERVIEW – Permitted Uses

The area designated as the Downtown Oshawa Urban Growth Centre shall serve as a major employment centre and constitutes the City's primary focus area for *major office*, commercial, institutional, recreational, cultural, entertainment and higher density residential *development* and region-wide public services, and shall be planned and developed in accordance with the relevant policies of this Plan, particularly Policy 2.1.1.1 and the policies under Sections 2.1.2 and 2.2.2. *Development* within the Downtown Oshawa Urban Growth Centre shall be planned to achieve an overall minimum *gross density* target of 200 residents and jobs combined per hectare (80.94 residents and jobs combined/ac.) by 2031 and support an overall *Floor Space Index* of 3.0.

The remainder of the Downtown Main Central Area, including the Central Oshawa Transportation Hub, will function in a complementary capacity but generally at a smaller scale than the Downtown Oshawa Urban Growth Centre, with a reciprocal emphasis on *major office*, retail, business, personal and administrative services, residential, institutional, recreational, cultural and entertainment uses. *Development* of these lands shall be planned to support an overall long-term density target of at least 75 residential units per gross hectare (30.35 residential units/gross ac.) and a *Floor Space Index* of 2.5. The area designated as Central Oshawa Transportation Hub shall also be planned and developed in accordance with the relevant policies of this Plan, particularly Policy 2.1.1.1, the policies under Sections 2.1.2 and 2.1.8, and Policy 3.3.3.

For the purposes of this Plan, "*major office*" means freestanding office buildings having a *gross floor area* of 10,000 square metres (107,639 sq. ft.) or greater, or with 500 or more jobs.



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FINANCIAL OVERVIEW



ADJUSTED INCOME MODEL

150 William St E, 30% down, 30 year amortization												
CASH IN FLOWS		YEAR 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Revenue	Apt 1	\$ 13,800.00	\$ 14,076.00	\$ 14,357.52	\$ 14,644.67	\$ 14,937.56	\$ 15,236.32	\$ 15,541.04	\$ 15,851.86	\$ 16,168.90	\$ 16,492.28	
	Apt 2	\$ 20,400.00	\$ 20,808.00	\$ 21,224.16	\$ 21,648.64	\$ 22,081.62	\$ 22,523.25	\$ 22,973.71	\$ 23,433.19	\$ 23,901.85	\$ 24,379.89	
	Apt 3	\$ 20,400.00	\$ 20,808.00	\$ 21,224.16	\$ 21,648.64	\$ 22,081.62	\$ 22,523.25	\$ 22,973.71	\$ 23,433.19	\$ 23,901.85	\$ 24,379.89	
	Apt 4	\$ 27,000.00	\$ 27,540.00	\$ 28,090.80	\$ 28,652.62	\$ 29,225.67	\$ 29,810.18	\$ 30,406.39	\$ 31,014.51	\$ 31,634.80	\$ 32,267.50	
	Total Net Revenue	\$ 81,600.00	\$ 83,232.00	\$ 84,896.64	\$ 86,594.57	\$ 88,326.46	\$ 90,092.99	\$ 91,894.85	\$ 93,732.75	\$ 95,607.41	\$ 97,519.55	
Total Inflows		\$ 81,600.00	\$ 83,232.00	\$ 84,896.64	\$ 86,594.57	\$ 88,326.46	\$ 90,092.99	\$ 91,894.85	\$ 93,732.75	\$ 95,607.41	\$ 97,519.55	
CASH OUTFLOWS												
Expenses	Property Taxes	\$ 5,212.00	\$ 5,316.24	\$ 5,422.56	\$ 5,531.02	\$ 5,641.64	\$ 5,754.47	\$ 5,869.56	\$ 5,986.95	\$ 6,106.69	\$ 6,228.82	
	Enbridge Gas	\$ 2,546.00	\$ 2,596.92	\$ 2,648.86	\$ 2,701.84	\$ 2,755.87	\$ 2,810.99	\$ 2,867.21	\$ 2,924.55	\$ 2,983.04	\$ 3,042.71	
	Hydro	\$ 522.00	\$ 532.44	\$ 543.09	\$ 553.95	\$ 565.03	\$ 576.33	\$ 587.86	\$ 599.61	\$ 611.61	\$ 623.84	
	Water	\$ 1,500.00	\$ 1,530.00	\$ 1,560.60	\$ 1,591.81	\$ 1,623.65	\$ 1,656.12	\$ 1,689.24	\$ 1,723.03	\$ 1,757.49	\$ 1,792.64	
	Insurance/prof fees	\$ 3,436.00	\$ 3,504.72	\$ 3,574.81	\$ 3,646.31	\$ 3,719.24	\$ 3,793.62	\$ 3,869.49	\$ 3,946.88	\$ 4,025.82	\$ 4,106.34	
	Repairs	\$ 2,250.00	\$ 2,295.00	\$ 2,340.90	\$ 2,387.72	\$ 2,435.47	\$ 2,484.18	\$ 2,533.87	\$ 2,584.54	\$ 2,636.23	\$ 2,688.96	
	Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Capital Expend	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Bell Canada	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Vacancy Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Total Outflows	\$ 15,466.00	\$ 15,775.32	\$ 16,090.83	\$ 16,412.64	\$ 16,740.90	\$ 17,075.71	\$ 17,417.23	\$ 17,765.57	\$ 18,120.88	\$ 18,483.30	
NET CASH FLOWS		\$ 66,134.00	\$ 67,456.68	\$ 68,805.81	\$ 70,181.93	\$ 71,585.57	\$ 73,017.28	\$ 74,477.63	\$ 75,967.18	\$ 77,486.52	\$ 79,036.25	
NET INVESTMENT (30%)												
NPV										Avg Cash Flow 10 years		\$ 72,414.88
CAP RATE ANALYSIS												
	4%	\$ 1,810,372.12										
	4.50%	\$ 1,609,219.66										
	4.75%	\$ 1,524,523.89										
	5%	\$ 1,448,297.70										

- NOTES: 1. 3 of the 4 units can be vacant on closing**
2. Apt 1 is actual rent
3. Expenses provided by the Seller



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WEALTH EFFECT

150 William St E, 30% down, 30 year amortization											
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Totals
Purchase Price	\$ 1,500,000.00										
Downpayment	\$ 450,000.00										
Net Cash Flow	\$ 66,134.00	\$ 67,456.68	\$ 68,805.81	\$ 70,181.93	\$ 71,585.57	\$ 73,017.28	\$ 74,477.63	\$ 75,967.18	\$ 77,486.52	\$ 79,036.25	\$ 724,148.85
Yearly Principal recapture	\$ 17,119.53	\$ 17,895.30	\$ 18,706.22	\$ 19,553.89	\$ 20,439.97	\$ 21,366.20	\$ 22,334.41	\$ 23,346.49	\$ 24,404.43	\$ 25,510.31	\$ 210,676.75
Yearly Principal Interest	\$ 46,211.06	\$ 45,432.42	\$ 44,618.50	\$ 43,767.70	\$ 42,878.34	\$ 41,948.68	\$ 40,976.89	\$ 39,961.07	\$ 38,899.21	\$ 37,789.24	\$ 422,483.12
Net Income B4 Debt	\$ 66,134.00	\$ 67,456.68	\$ 68,805.81	\$ 70,181.93	\$ 71,585.57	\$ 73,017.28	\$ 74,477.63	\$ 75,967.18	\$ 77,486.52	\$ 79,036.25	\$ 724,148.85
Net Benefit After Interest Including Principal Recapture	\$ 19,922.94	\$ 22,024.26	\$ 24,187.31	\$ 26,414.23	\$ 28,707.23	\$ 31,068.60	\$ 33,500.73	\$ 36,006.11	\$ 38,587.31	\$ 41,247.01	\$ 301,665.73
Net Operating Income	\$ 2,803.40	\$ 4,128.95	\$ 5,481.09	\$ 6,860.34	\$ 8,267.26	\$ 9,702.40	\$ 11,166.32	\$ 12,659.62	\$ 14,182.88	\$ 15,736.70	\$ 90,988.97
Net Benefit Including Principal Recapture and Estimated Appreciation (5%)	\$ 94,922.94	\$ 100,774.26	\$ 106,874.81	\$ 113,180.42	\$ 119,858.07	\$ 126,929.70	\$ 134,418.55	\$ 142,349.24	\$ 150,747.85	\$ 159,641.97	\$ 1,249,697.80
Leveraged ROI	4.43%	4.89%	5.37%	5.87%	6.38%	6.90%	7.44%	8.00%	8.57%	9.17%	
Average Leveraged Rate of Return	6.70%										
Leveraged ROI plus appreciation	21.09%	22.39%	23.75%	25.15%	26.64%	28.21%	29.87%	31.63%	33.50%	35.48%	

NOTES: 1. Average leveraged Rate of Return not factoring for property appreciation is 6.7%

2. Average Rate of Return factoring for 5% annual appreciation is over 25%

3. Mortgage Assumption: 30% down, 4.5% rate, 30 year amortization



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OFFERING PROCESS



OFFERING PROCESS

OFFERING MEMORANDUM (OM)

This **Offering Memorandum (OM)** has been provided to parties who have expressed an interest in investigating the property to determine whether they wish to proceed with an offer submission.

While the information contained in this OM has been obtained from various sources that we consider as being reliable, neither the Seller nor Royal LePage Real Estate Services (the Advisor) make any representations, declarations or warranties expressly or implied, as to the accuracy or completeness of the information contained herein. Both the Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications and such information or statements should not be relied upon by prospective buyers who are strongly advised to complete independent investigation and verification before submitting an offer. The Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications which have been provided to the prospective buyer.

The OM has been provided to interested parties for information purposes only and on the understanding that interested parties will use the OM for the purposes set out herein and upon and subject to the terms of the Confidentiality Agreement (CA). The Seller and the Advisor are under no obligation to provide the recipient with access to additional information.

Both the Seller and the Advisor strongly advise prospective buyers to conduct their own independent investigations and verification of the information provided herein, and should seek advice from planning, engineering, environmental, legal, accounting, and tax, and other industry professionals prior to submitting an offer on the property.

CONFIDENTIALITY

Prior to receiving access to the data room, prospective buyers agree to execute a CA and, pursuant to the CA, agree to hold and treat this OM and its contents and the details contained within the data room in the strictest confidence. Parties who have received the OM and access to the data room, and professionals who may be assisting these parties in their property investigations, will not, except as outlined in the CA, disclose or communicate any of the contents of the OM and data room to any person, firm, or entity without the prior written consent of the Seller.

OFFERING PROCESS

Offers will be considered when submitted. Please allow Two (2) days irrevocable period.

Offers may be submitted electronically or in hard copy to either;

Royal LePage Real Estate Services

Ian Wilson, MBA

3031 Bloor Street West

Toronto, On, M8X 1C5

416-458-8498

iwilson@royalpage.ca

John Morrison, PLE

3031 Bloor Street West

Toronto, On, M8X 1C5

416-230-3353

John.Morrison@royalpage.ca

SUBMISSION GUIDELINES

Offers and supporting documentation should include the following:

- The purchase Price
- Indication of the conditions and due diligence and closing timelines;
- The name of the beneficial owners

The seller reserve the right to remove the offering from the market and to alter the offering process, as described above, at it's sole and absolute discretion.

SALE CONDITIONS

The property and all fixtures included are to be purchased on an "as is, where is" basis and there is no warranty, express, or implied, as to title, description, condition, cost, size merchantability, fitness for purpose, quantity, or quality thereof. Information relating to the property provided by the Advisor has been provided solely for the convenience of the prospective buyer and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between the seller and the buyer.

MARKETING DISPOSITION STRATEGY

ADVISOR REPRESENTATION

The Advisor is acting solely as the agent for the Seller. All enquiries should be directed to one of the individuals identified below at Royal LePage Real Estate Services, as Advisor for the Seller:

Ian Wilson, MBA

Managing Director
K2 Commercial Group

iwilson@royallepage.ca

O: 416.236.1871
C: 416.458.8498

John Morrison

Sales Representative
K2 Commercial Group

john.morrison@royallepage.ca

O: 416.236.1871
C: 416.230.3353



INTERESTED PARTIES MUST OBTAIN CONSENT FROM THE ADVISOR BEFORE WALKING THE PROPERTY. FURTHER, INTERESTED PARTIES MUST NOT APPROACH ANY OF THE TENANTS.





Ian Wilson, MBA

Managing Director
K2 Commercial Group
iwilson@royalleapge.ca
(416)-458-8498



John Morrison

Sales Representative
K2 Commercial Group
john.morrison@royallepage.ca
(416)-230-3353

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