

1394 Queen Street E

Tax Year 2016: \$5,964.72

NOTABLE UPDATES:

- 2005 All Windows
- 2005 Boiler
- 2005 Insulation
- 2005 Main Kitchen
- 2006 Water Main
- 2006 Basement 3pc Washroom
- 2006 Custom Formed Rear Concrete
- 2006 Rear Yard Gates, Sheds, Fencing, Gardens and Trees
- 2007 Front Terrace, Rock Garden Shower and Skylight w Flat Roof Maintenance
- 2007 Main Drain Replacement
- 2008 Tuc Pointing
- 2008 Front Door Main Unit
- 2008 Rear Addition of Unit 2 Kitchen, Living, Washroom and Recreation Room
All Brick Veneer, Contoured Awning (Engineered for additional levels)
- 2009 Construction of Recreation Terrace, gas BBQ, Hot Tub, Partial Roof, Skylight
- 2009 200amp Service Update
- 2009 Change Of Use to Residential
- 2010 Updates Heating Thermostats: Wireless Zone Controls and Zone Pumps
- 2012 Built Spare Room in Basement Main Unit, Continuous Antibacterial Subfloor
- 2014 Front Street Front Office Separation, Washroom and Front Door
- 2012 TTC Track Upgrades (So you don't have to suffer that for a while)
- 2015 Replacement of Indirect Hot Water Tank (uses a zone from the boiler)
- 2016 New Shingles w 10 year Warrantee
- 2016 Repair to Flat Roof (cause of moisture in basement)
- 2016 Solid Ipe Front Façade with Drainage Wall
- 2016 Replaced Awning w Cedar Shake and New LED Lighting
- 2016 Maintenance and Servicing in preparation of listing



Inclusions

- Full Size Stacked Washer/Dryer
- Dishwasher x 2
- Fridge x 2 (Unit 1: SS with ice and water)
- Stove and Hood
- Garland Electric Domestic 6 Burner Range
- Microwave/Hood
- Gas Boiler, Pumps, Wireless Thermostats
- 1 Ductless AC
- 2 Window AC units (unit 2 only one is installed)
- 1 Transom AC unit (unit 3)
- All window coverings including custom thermal accordion blinds in Unit 1 Master
- All Electric Light Fixtures
- HD Roof Mounted Antenna
- Cat5 Cabling and Bus
- Built-in electric fireplace Unit 1 basement
- Custom Millwork/Cabinetry in Unit 1 Foyer

Exclusions

- See Sched B regarding Street Front Office Millwork/Cabinetry
- Excl. Suncastr rear shed, and all property belonging to tenant

Errors And Omissions Can Happen,
Please Confirm Any Critical Information.



1394 Queen Street E

Expenses	monthly	annual
Utilities	\$500	\$6,212
taxes	\$483	\$5,965
ins	\$90	\$1,157
	<u>\$1,073</u>	<u>\$59,680</u>

2015 T5 General
MPAC 2016
Per Current Owner

Revenue

Office	\$880	
Rear 1BR	\$1,615	
Main 2+1BR	\$3,400	
	<u>\$5,895</u>	<u>\$70,740</u>

Vacant: Lease Expired Aug 2016
Month to Month (market \$1,800)
Vacant: Lease Expired July 2016

NOI	<u>\$4,822</u>	<u>57,860.00</u>
(Net Operating Income)		

Capatilation Rate Calculations

Purchase Price	\$1,250,000	\$1,350,000	\$1,450,000	\$1,550,000
NOI	\$57,860	\$57,680	\$57,680	\$57,680
Cap Rate	4.63	4.27	3.98	3.72

Purchase Price	\$1,650,000	\$1,750,000	\$1,850,000	\$1,950,000
NOI	\$5	\$57,680	\$57,680	\$57,680
Cap Rate	0.00	3.30	3.12	2.96



SUMMARY

Report No. 1930

1394 Queen St. East, Toronto, ON September 7, 2016

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Note: For the purpose of this report the building is considered to be facing **South**.

Building in good overall condition, with some typical repairs needed. Please read entire report.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

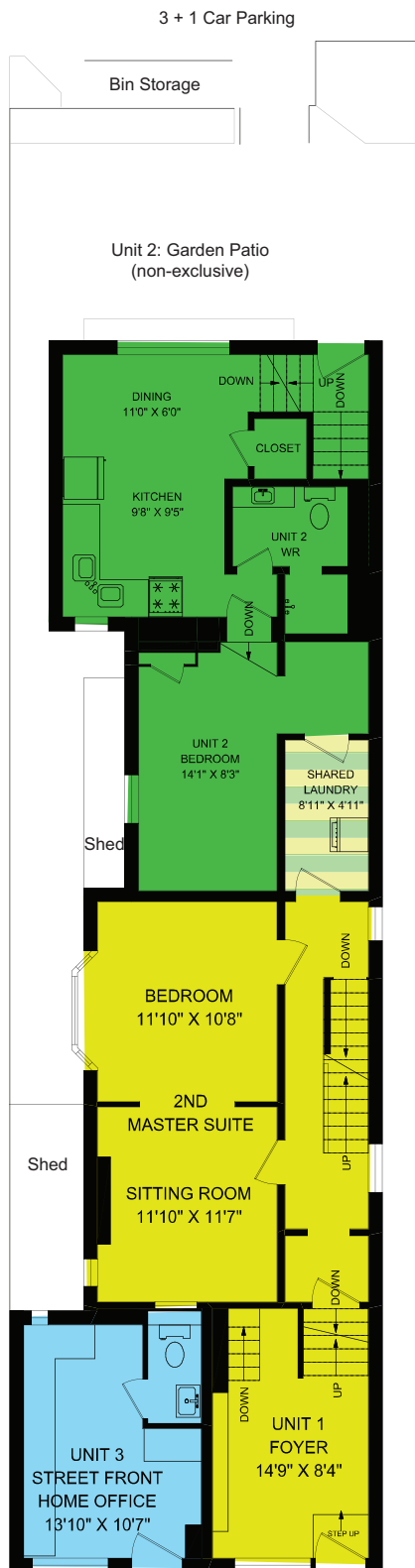
This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

1394 QUEEN STREET EAST



UNIT 1:
 SINGLE BEDROOM,
 WARM-FLOOR RECROOM AND
 PRIVATE STUDIO

UNIT 2:
 DOUBLE MASTER SUITES
 DOUBLE TERRACE, THREE WASHROOM,
 FIVE FINISHED LEVELS

UNIT 3:
 STREETFRONT HOME
 OFFICE, WASHROOM AND SHOW-STOPPING
 CUSTOM MILLWORK

MAIN FLOOR
 1,370 SQUARE FEET

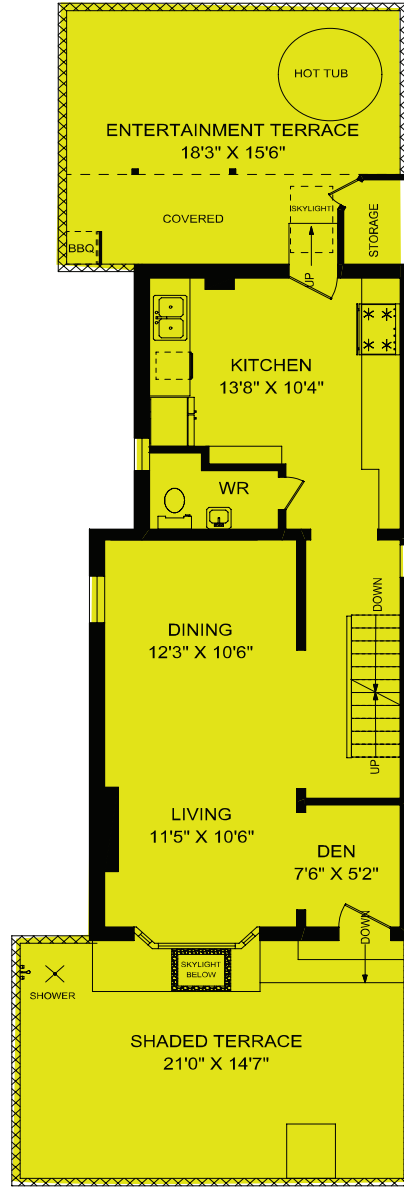
1394 QUEEN STREET EAST



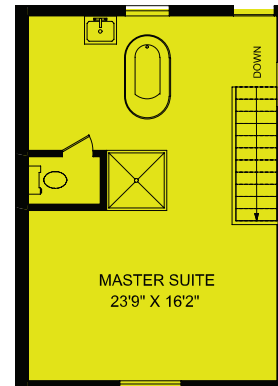
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CUSTOM MILLWORK



SECOND FLOOR
700 SQUARE FEET



THIRD FLOOR
442 SQUARE FEET

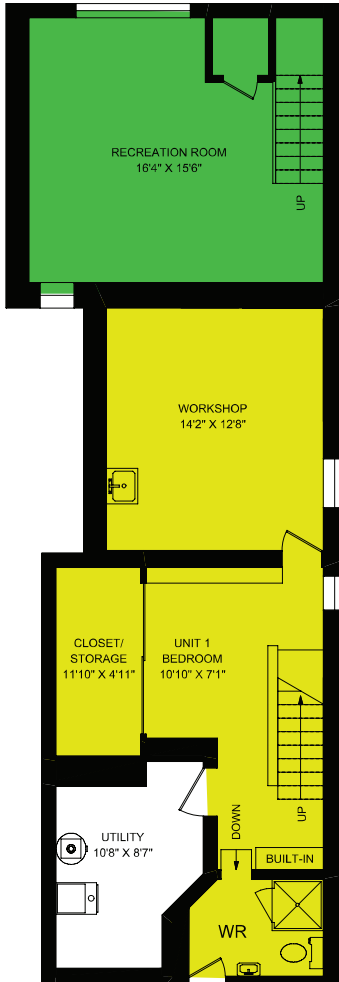
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BASEMENT
1,026 SQUARE FEET