

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



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## 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. Suncast rear shed, and all property belonging to tenant

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



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# 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



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# 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](#)

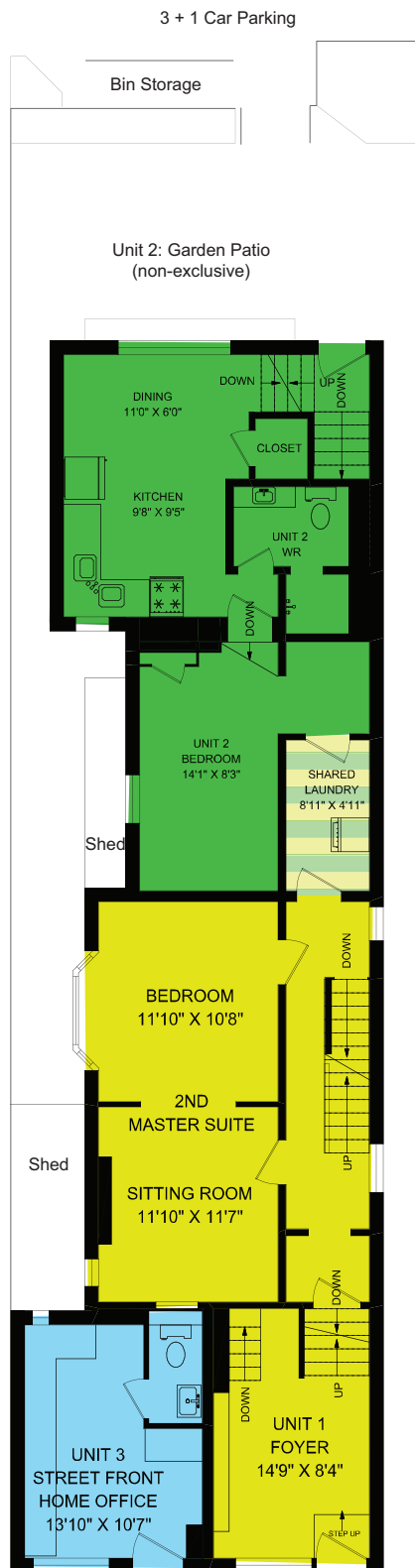
This concludes the Summary section.

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

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MEASURED ON AUGUST 30, 2016  
ROOM SIZES SHOULD BE  
CONSIDERED APPROXIMATE  
SINCE MEASUREMENTS ARE SUBJECT  
TO CERTIFICATION.  
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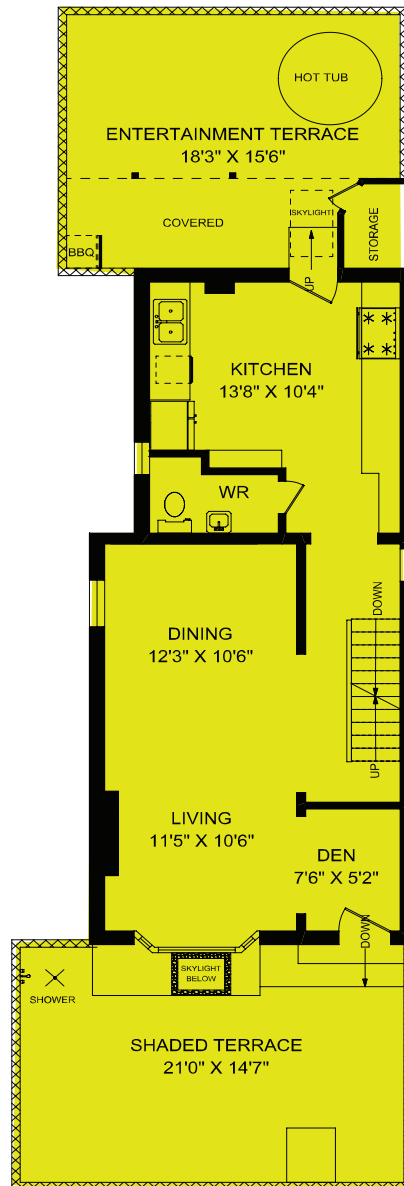
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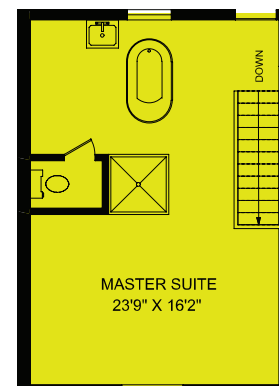
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FIVE FINISHED LEVELS

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



SECOND FLOOR  
700 SQUARE FEET



THIRD FLOOR  
442 SQUARE FEET

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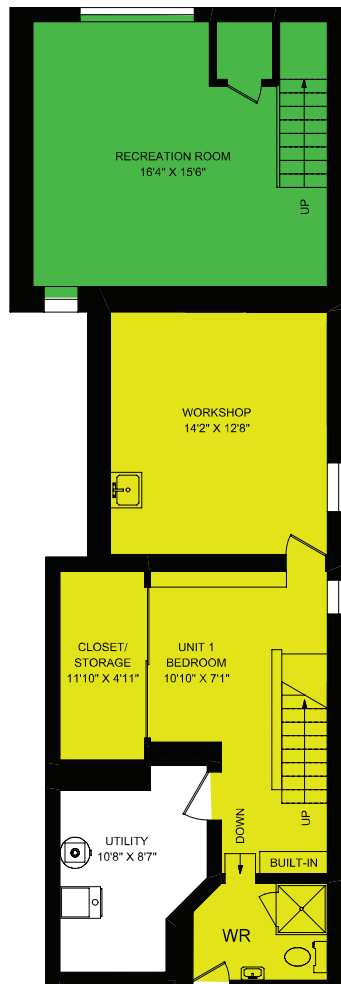
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UNIT 1: UNIT 1  
SINGLE BEDROOM,  
WARM-FLOOR RECROOM AND  
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UNIT 2: UNIT 2  
DOUBLE MASTER SUITES  
DOUBLE TERRACE, THREE WASHROOM,  
FIVE FINISHED LEVELS

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



BASEMENT  
1,026 SQUARE FEET

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