

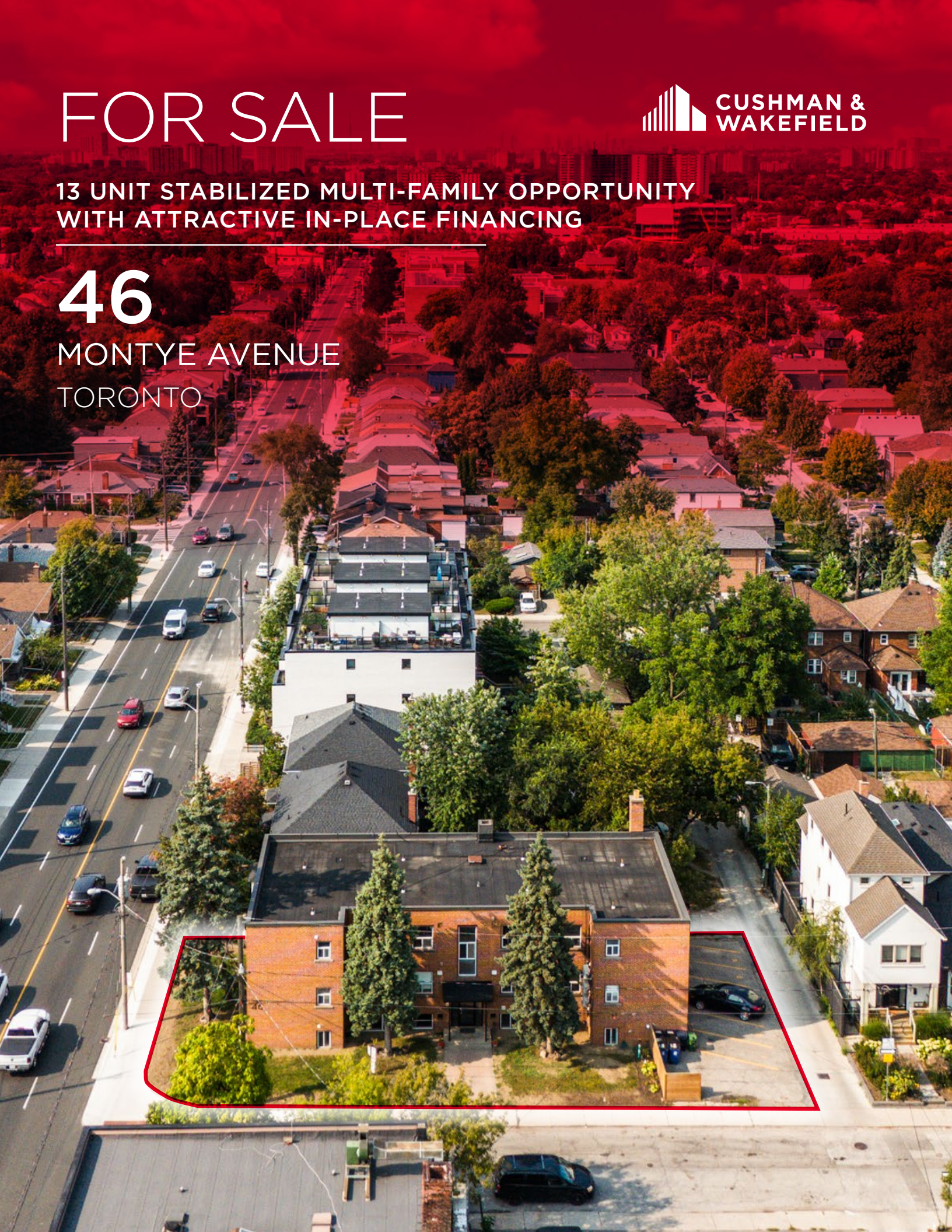
FOR SALE



13 UNIT STABILIZED MULTI-FAMILY OPPORTUNITY
WITH ATTRACTIVE IN-PLACE FINANCING

46

MONTYE AVENUE
TORONTO



INVESTMENT HIGHLIGHTS

TURNKEY ASSET WITH ASSUMABLE CMHC FINANCING

- 9 of the 13 units have turned over and undergone extensive, condo quality in-suite renovations and have been leased at top of market rents.
- Assumable in place CMHC financing with a principle amount of \$4,250,123, at 4.10% with a 50 year amortization, maturing December 1st, 2034. The monthly payment is \$16,620.
- The property currently has a debt service coverage ratio (DSCR) of 1.29 which provides a strong stream of healthy cash flow.

PRIME LOCATION IN BABY POINT/BLOOR WEST VILLAGE

- Situated in the west end of Toronto, in the Runnymede-Bloor West Village neighbourhood.
- This area is well served by public transit, with the Jane & Bloor subway station only a 13 minute walk south, and TTC bus route 26 which takes passengers across Annette Street to Runnymede station and the UP Express for easy access to Pearson Airport and Union Station.
- Revitalized Baby Point has seen many new restaurants and amenities open up to service the near by community.

WELL MAINTAINED PROPERTY

- Immaculately renovated suites, clean common areas, and separately metered hydro, make this offering a hands off investment opportunity.
- Diverse suite mix consisting of 5 2-bedrooms, 5 1-bedrooms, and 3 studio suites.



ASSET OVERVIEW

Address	46 Montye Avenue, Toronto
PIN	105200255
Legal Descriptions	LT 14-15 PL 893 TWP OF YORK; PT LT 16 PL 893 TWP OF YORK AS IN CY507386; TORONTO (YORK) , CITY OF TORONTO
Land Area	6,027.78 sf
Year Built	1965
Construction	Brick
Storeys	3 storeys
Suite Mix	Studio - 3, 1-Bedroom - 5, 2-Bedroom - 5
Parking	7 exterior surface parking stalls
NOI	\$257,248
Zoning	RM (f12.0; u4; d0.8) (x252)
Official plan	Neighbourhoods

STRUCTURAL DETAILS

Elevators

None.

Roof

Modified bitumen and was replaced in 2021.

Windows

Vinyl frame circa 1981.

Electrical

400 amps and the units are separately metered.

Heating

Boiler is circa 1997, building has new heat-pumps installed in renovated units.

Building Area

Common areas, entrance, hallways and landscaping have all been improved.



PHOTO GALLERY



FINANCIAL OVERVIEW

RENT ROLL - AS OF JAN 1, 2025

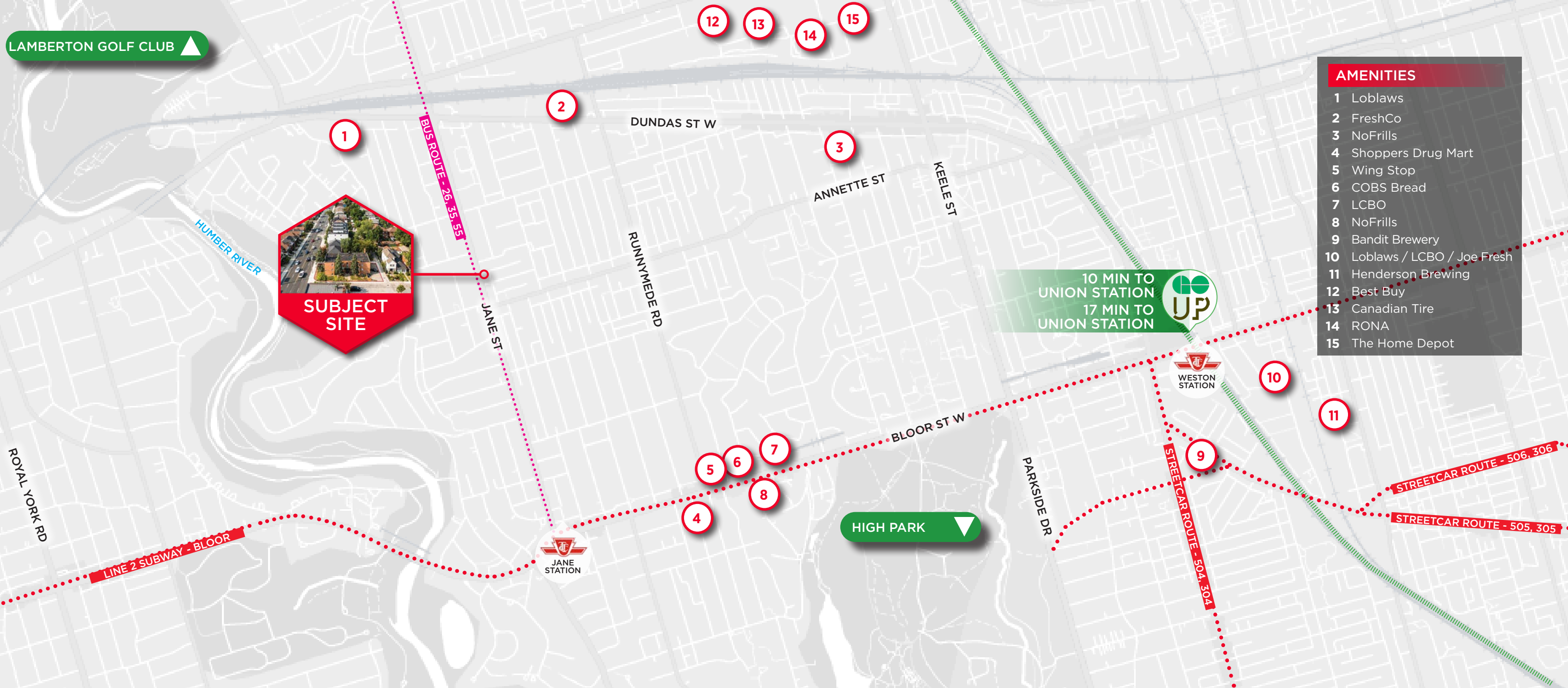
Unit #	Unit Type	Monthly Rent	Total Rent/Year
1	2 Bed/1 Bath	\$2,800	\$33,600
2	Studio/1 Bath	\$2,000	\$24,000
3	1 Bed/1 Bath	\$2,300	\$27,600
4	2 Bed/1 Bath	\$2,800	\$33,600
5	2 Bed/1 Bath	\$2,800	\$33,600
6	1 Bed/1 Bath	\$1,095	\$13,135
7	1 Bed/1 Bath	\$2,204	\$26,445
8	2 Bed/1 Bath	\$2,800	\$33,600
9	2 Bed/1 Bath	\$1,836	\$22,033
10	1 Bed/1 Bath	\$1,576	\$18,911
11	1 Bed/1 Bath	\$1,786	\$21,433
12	Studio/1 Bath	\$1,896	\$22,755
13	Studio/1 Bath	\$1,948	\$23,370
13	-	\$27,840	\$334,082
Per Unit			\$25,699
Average Rent (\$/Unit)			\$2,142

CASH FLOW - BEGINNING JAN 1, 2025

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total Rental Revenue	\$334,082	\$346,685	\$359,531	\$372,637	\$386,014	\$399,679	\$413,646	\$427,929	\$442,544	\$457,504
Total Miscellaneous Revenue	\$13,680	\$14,453	\$15,255	\$16,089	\$16,955	\$17,378	\$17,813	\$18,258	\$18,715	\$19,183
Vacancy & Collection Allowance	-\$6,955	-\$7,223	-\$7,496	-\$7,775	-\$8,059	-\$8,341	-\$8,629	-\$8,924	-\$9,225	-\$9,534
Effective Gross Revenue (EGR)	\$340,807	\$353,914	\$367,291	\$380,951	\$394,910	\$408,717	\$422,830	\$437,264	\$452,033	\$467,153
Total Operating Expenses	\$83,559	\$85,809	\$88,112	\$90,472	\$92,889	\$95,349	\$97,869	\$100,451	\$103,096	\$105,807
Net Operating Income	\$257,248	\$268,106	\$279,178	\$290,479	\$302,021	\$313,368	\$324,961	\$336,813	\$348,937	\$361,346
Total Debt Service	\$198,931	\$198,931	\$198,931	\$198,931	\$198,931	\$198,931	\$198,931	\$198,931	\$198,931	\$198,931
Cash Flow After Debt Service	\$58,316.89	\$69,175.01	\$80,247.66	\$91,548.19	\$103,090.01	\$114,437.24	\$126,030.40	\$137,882.38	\$150,006.19	\$162,414.97

STABILIZED NET INCOME STATEMENT - AS OF JAN 1, 2025

	STABILIZED	\$ / UNIT
REVENUES		
Potential Gross Revenue		
Base Rental Revenue - Residential	\$334,082	\$25,699
Scheduled Base Rental Revenue	\$334,082	\$25,699
MISCELLANEOUS REVENUE		
Parking Revenue	\$6,000	\$462
Laundry Revenue	\$3,900	\$300
Hydro Recovery	\$3,780	\$291
Total Potential Gross Revenue - Residential	\$13,680	\$1,052
TOTAL POTENTIAL GROSS REVENUE	\$347,762	\$26,751
General Vacancy & Collection Allowance	\$(6,955)	\$(535)
Total Effective Gross Revenue	\$340,807	\$26,216
OPERATING EXPENSES		
Office General and Administration	\$650	\$50
Advertising	\$650	\$50
Insurance	\$7,800	\$600
Salaries	\$7,800	\$600
Repairs and Maintenance	\$13,000	\$1,000
Utilities	\$23,393	\$1,799
Taxes	\$18,338	\$1,411
Property Management	\$11,928	\$918
Total Operating Expenses	24.5% of EGR	\$83,559
Net Operating Income (NOI)	\$257,248	\$19,788



- AMENITIES**
- 1 Loblaws
 - 2 FreshCo
 - 3 NoFrills
 - 4 Shoppers Drug Mart
 - 5 Wing Stop
 - 6 COBS Bread
 - 7 LCBO
 - 8 NoFrills
 - 9 Bandit Brewery
 - 10 Loblaws / LCBO / Joe Fresh
 - 11 Henderson Brewing
 - 12 Best Buy
 - 13 Canadian Tire
 - 14 RONA
 - 15 The Home Depot

LOCATION OVERVIEW

The Property is situated in the charming Baby Point / Bloor West Village neighborhoods, just north of Bloor Street West. This predominantly residential area is characterized by a dense concentration of apartment buildings and condominiums. Conveniently located, the Property is within walking distance from Jane Subway Station on the Bloor-Danforth line, which offers a swift 20-minute commute to downtown Toronto. Additionally, Bloor/Weston Station, 3.5 kilometers away, provides access to GO Transit and the UP Express, connecting commuters to Union Station and Toronto Pearson International Airport. The neighborhood is well-served by a range of local and commercial retailers, restaurants, and grocery stores. For outdoor enthusiasts, High Park, one of Toronto's largest and most beloved green spaces, is just a 30-minute walk away, offering a wealth of recreational opportunities year-round. Quick access to the Gardiner Expressway via South Kingsway provides fast direct access to Downtown Toronto or westbound to Mississauga, Oakville and Burlington.

AREA DEMOGRAPHICS & FACTS



Population
137,500



Average Household Income
\$141,000



Average Age
41



Total Households
59,000

Source: Canada Statistics, 3 km radius



OFFERING GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 46 Montye Avenue, Toronto, Ontario. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers should be received on the Vendor’s form and will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance.

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