

EXCLUSIVE LISTING

For More information:

Sanjiv Puri
Real Estate Broker

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www.connect2realestate.ca

**Kingsway Real Estate
Brokerage**

151 City Centre Drive, Suite 300
Mississauga, ON L5B 1M7

P: 905 268 1000

F: 905 542 2836

**REAL ESTATE INVESTMENT
SOLUTIONS**

Offered at \$2,600,000

CAP 7.72%

ROI 12.50%

FOR DISCUSSION PURPOSE ONLY

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it.

Buyer and or Buyer agent to verify all information.

Kingsway Real Estate Brokerage

INVESTMENT PROPERTY

6991 Tranmere Drive , Mississauga



- 26,420 SQ FEET BUILDING
- TRIPLE 'A' TENANTS WITH LONG LEASES
 - Wind mobile – Network Operations Centre
Invested \$1,000,000+ in leasehold improvements
 - Aquiartrans ltd- Invested \$150,000 in leasehold improvements
- LAND AREA - 1.50 ACRES
- LOT SIZE 213 x 308 sq ft.
- NEW PAVING SEPTEMBER,2011
- EASY TO MANAGE BY AN INDIVIDUAL
- TENANTS PAY UTILITIES
- 'A' GRADE CONSTRUCTION
- EXCELLENT LEASE HOLDS IMPROVEMENTS
- EXCELLENT LOCATION
- VENDOR WILL OFFER VTB UPTO \$250,000

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Financial Information

Size	Tenant	Base Monthly Rent*	TMI	Gross INCOME	Term ends	Start Date
			Recoverable expenses			
10280	Globalive Wireless	\$5,996.66	\$3,212.50	\$9,209.16	2019	2009
8640	Globalive Wireless	\$3,582.00	\$2,700.00	\$6,282.00	2019	2010
7500	Aguiartrans Ltd	\$3,482.14	\$2,187.50	\$5,669.64	2018	2011
0	Turris Corp	\$1,276.27	Tower	\$1,276.27	2030	2010
26420		\$14,337.07	\$8,100.00	\$22,437.07		

Per year \$ 172,044.84 \$ 97,200.00 \$ 269,244.84

*Monthly rents are calculated as per the term of the leases , also including the escalations

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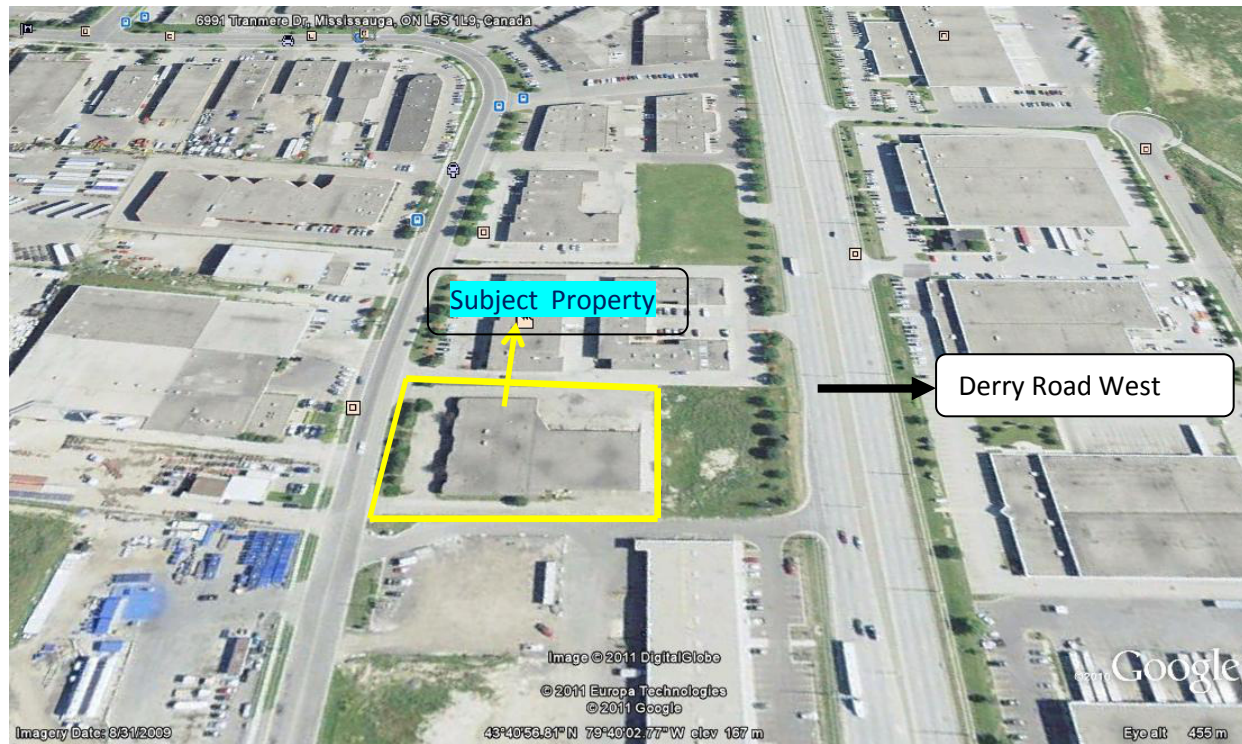
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NET INCOME FROM PROPERTY

Gross Income		\$269,244.84
Less Expenses -		
Property Taxes	\$57,902.00	
Insurance	\$ 3,251.00	
Water	\$ 305.00	
Maintenance (snow removal + landscaping)	\$ 7,000.00	\$68,458.00
NET INCOME TO OWNER		\$200,786.84

The above calculations are based on the assumption that the owner would manage the property himself.

Assumable 1st Mortgage

Amount \$1,503,000

Term : 5 years (Aug,2016)

Interest 4.6% pa

Monthly payment : \$9,590.04 (incl. P & I)

Mortgage balance at the end of 5 years : \$ 1,245,333
(\$ 257,667 paid in principle = \$51,533.40 per annum)

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