



RETAIL TRANSACTION SUMMARY

448 Queen Street West

GENERAL SUMMARY



Date Taken: Jan 11 2011

Record Status:	Final
Inventory Number:	ON-RET-2011-01-06-11-0002
Address:	448 Queen Street West
Location:	Located on the north side of Queen Street West, west of Spadina Avenue
Region:	Metro
Municipality:	Toronto
Sub-Market:	Downtown Periphery
Tenancy Type:	Multi Tenant
Sub Type:	Streetfront
Event Date:	2011-01-06
Price:	\$1,600,000
Building Size (sf):	3,200
Price Per Square Foot:	\$500
Capitalization Rate:	
Sale Type:	Market
Percentage Transferred:	100.00%
Estate Type:	Fee Simple
Brokers:	

LEGAL DETAILS

PIN(s):	21238-0123
Legal Description:	Part of Lot 1, North Side of Queen Street, Plan 65, Toronto, as described in Instrument No. CA621105
Lot Details:	Depth : 100.00 feet Frontage on Queen Street West: 20.41 feet
Lot Area:	0.05 acres
Vendors:	1675387 Ontario Inc.
Signing Officer:	Loretta Chan, ASO
Address:	180 Sherbourne Street, Toronto, Ontario, M5A 2R7
Purchasers:	Bling Bling on Queen (1837466 Ontario Inc.) - User
Signing Officer:	Mei-Yu Ke, ASO
Address:	448 Queen Street West, Toronto, Ontario, M5V 2A8

PRICE STRUCTURE

Cash Price:	\$1,600,000.00	(100%)
Assumed Price:	\$0.00	(0%)
VTB Price:	\$0.00	(0%)
Other Considerations Price:	\$0.00	(0%)

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Chattels Price:	\$0.00	(0%)
Total Price:	\$1,600,000.00	
Percentage Transferred:	100.	00%
100% Equivalent:	\$1,600,000.00	

MORTGAGE 1

MORTGAGE TYPE:	Subsequent
PRIMARY LENDER:	CTC Bank Canada
SECONDARY LENDER:	
TERTIARY LENDER:	
INTEREST RATE:	See Remarks
PRINCIPAL AMOUNT:	\$1,125,000.00
CALCULATION PERIOD:	Daily
PAYMENT FREQUENCY:	Monthly
PAYMENT AMOUNT:	
COMMENCEMENT DATE:	02/05/2011
MATURITY DATE:	01/05/2015
INSTRUMENT DATE:	01/06/2011
SEE REMARKS:	Interest shall be calculated at the lessor rate of: 4.5% per annum or CTC Bank of Canada's Prime Rate plus 1.75% per annum.

PROPERTY DETAILS

Land Use Details:	The City of Toronto Official Plan designates the property Mixed Use Area. The Zoning By-law classifies the property CR3.0, a mixed use classification which permits a maximum gross floor area equal to three times the lot area.
Physical Details:	The property is improved with a three storey, single tenant retail building with second and third floor apartment space. The building contains a total gross leasable area of 3,200 square feet, including approximately 1,870 square feet of second and third floor apartment space.
Construction Year	1860
Percentage Occupied	100.0%
Tenancy Details:	At the time of sale, the ground floor retail component was occupied by the Purchaser, Bling Bling on Queen.

GENERAL NOTES

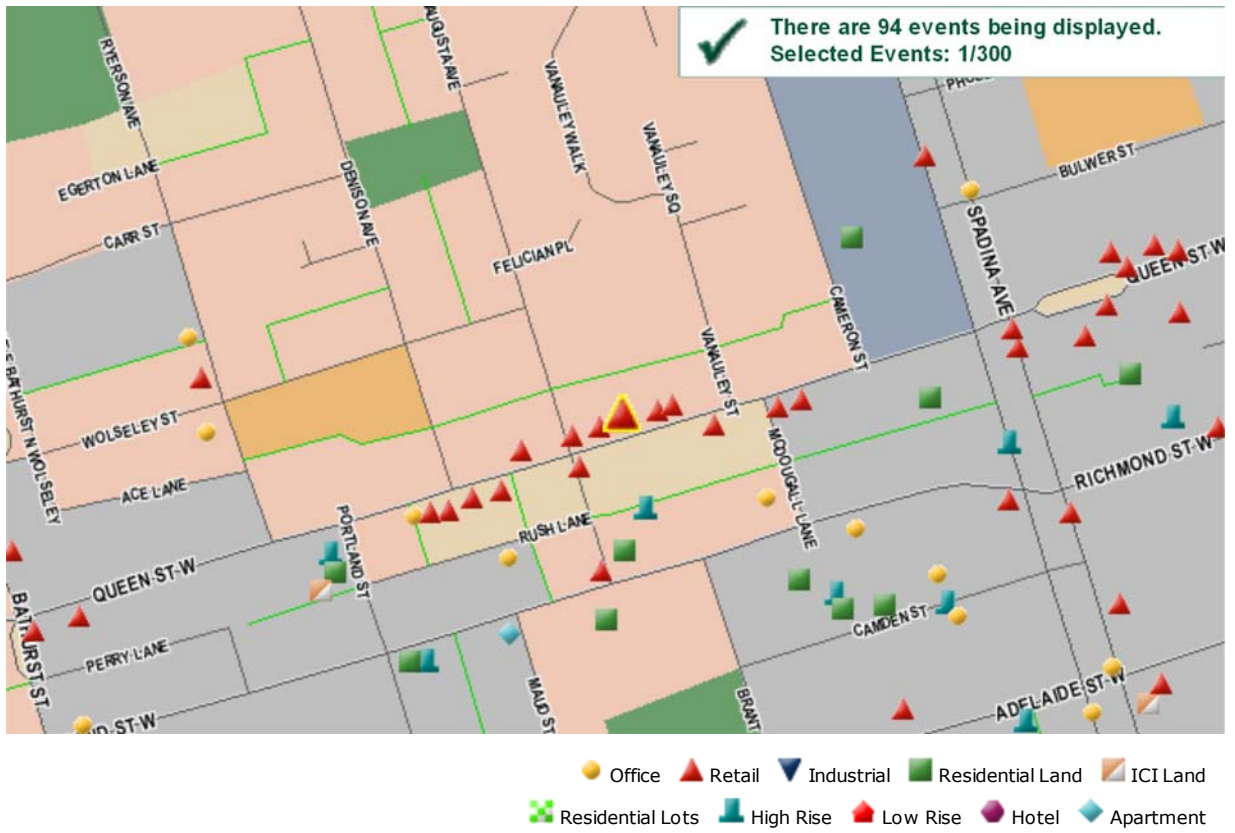
General Remarks:	Industry professionals familiar with this transaction indicated that the property was not on the market.
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PROPERTY LOCATION

Surrounding Uses:	
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