



25, 35 & 45 Trudelle Street, Toronto

CBRE LIMITED

National Apartment Group - Toronto

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CBRE

The Offering



CBRE Limited, National Apartment Group - Toronto ("CBRE") has been retained by A. John Page & Associates Inc. as Court-Appointed Sales Officer (the "Sales Officer") to be the exclusive listing agent to sell, on an "as is, where is" basis, all of the freehold interest in and to 25, 35 & 45 Trudelle Street, Toronto ("Property"), a 3 building, 216 suite multi-residential property. The Sales Officer was appointed on December 29, 2011, by Order of Justice Morawetz of the Ontario Superior Court of Justice (Commercial List).

CBRE has been retained by the Sales Officer to offer the Property utilizing a non-priced bid process.

The Sales Officer reserves the right to alter the sale process without notice and to reject any and all offers received.

Offers should be submitted on Sales Officer's form of LOI on or before Tuesday, December 1st, 2015.

Investment Highlights



- Site is approximately 3.91 acres;
- Property is circa 1963;
- Professionally managed by Briarlane Rental Property Management Inc.;
- Located in a mature, residential neighbourhood in east Toronto;
- Eglinton GO Train station is less than 1.5 km from the site and subway access to the Bloor-Danforth line at Kennedy Station is less than 2 km from the Property;
- Well-balanced suite mix with 22 (10%) one bedrooms, 103 (48%) two bedrooms and 91 (42%) three bedroom suites;
- Average in-place rent of \$1,012;
- 98% occupancy rate as of October 2015;
- Over 95% of suites are below the CBRE projected market rents;
- Buildings are currently bulk metered, potential to separately meter individual suites;
- Significant gain to value due to below market rents and potential utility cost savings;
- Potential to convert storage space and ground level carports into six additional suites; and
- Offered free and clear of mortgage debt, allowing for new financing at historically low interest rates.

Investment Highlights (Cont'd)



Location

The Property is located on the north side of Trudelle Street, east of Danforth Road in the City of Toronto. The nearest major intersection is Danforth Road and Eglinton Avenue East.

Property Description

The Property contains 3 buildings with a total of 216 suites:

25 Trudelle Street	6-storey, 66-suite apartment building
35 Trudelle Street	6-storey, 84-suite apartment building
45 Trudelle Street	6-storey, 66-suite apartment building

All suites above grade have balconies.

Suite Breakdown

Suite Type	25 Trudelle	35 Trudelle	45 Trudelle	# of Suites	% of Suites
One-Bedroom	5	12	5	22	10%
Two-Bedroom	27	49	27	103	48%
Three-Bedroom	34	23	34	91	42%
Total	66	84	66	216	100%

Parking

The site has a total of 223 parking spaces.

Outdoor surface parking includes:

25 Trudelle Street	66 outdoor parking spaces where 6 are reserved for visitor parking
35 Trudelle Street	88 outdoor parking spaces where 6 are reserved for visitor parking
45 Trudelle Street	60 outdoor parking spaces

25 & 45 Trudelle Street each have one double-car and two single-car garages or carports, while 35 Trudelle Street has one double and one single garage, all at grade level at the rear of each building. One single carport in 25 & 45 Trudelle Street are not in use as they are connected to the boiler/compactor rooms.

Year Built

The Property is circa 1963.

Site Description

The site is approximately 3.91 acres with a frontage 410.91 feet.

Legal Description

PLAN M811 PT BLK D

Mortgage

Treat as Free and Clear

Investment Highlights (Cont'd)



Contact

For more information on this asset, please contact:

CBRE Limited | **Exclusive Agent**

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Please visit our website:

www.cbre.ca/nag-toronto

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