



**156 BARRINGTON AVE**  
TORONTO, ONTARIO



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Sales Representative

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**JIMMY**  
VLACHOS  
INCOME PROPERTIES

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## **PROPERTY OVERVIEW**

Barrington Ave presents an excellent opportunity for owners and investors. A 12 unit building, situated in the City of Toronto, within close proximity to trendy eateries and boutiques along Danforth Ave, Queen East and The Beaches. TTC access available at Main subway station located at the corner of Barrington Ave and Danforth Ave. DVP and Gardiner Expressway minutes away.

Composed of 11 two bedroom units and 1 bachelor apartment. Ample parking available on site along with laundry facilities within the building, both actively contributing to the gross annual rental income.

Current net annual income is just under \$100,000.00 with considerable room for improvement. Purchase price based on 4% capitalization rate.

Benefit from the passive income a true investment property provides with the added potential of future renovation/conversion prospects. Don't let this opportunity pass you by.

## PROPERTY DETAILS

### ADDRESS

**Municipal Address:** 156 Barrington Ave Toronto, Ontario M4C4Z2  
**Legal Discription:** PT LT 55 PL 1351 TWP OF YORK AS IN CA533498,  
TORONTO (E YORK), CITY OF TORONTO.

### LAND DETAILS

**Frontage (ft):** 55.75 Ft (Widens to 75 Ft at rear of lot)  
**Depth (ft):** 146.66 Ft  
**Site Area:** 8712 Sq Ft  
**Zoning:** Multi-residential  
**Description:** 340-Multi-residential, with 7 or more self-contained units  
(excludes row-housing)

### BUILDING DETAILS

**Taxes:** \$17,336.31 / Year 2016  
**Total Sq.Feet:**  
**Heating:** Gas Hot Water  
**Air Conditioning:** No  
**Power:**  
**Construction:** Brick  
**Year Built:** 1960  
**Parking Driveway:** 7 Parking spaces. Private Driveway

## **CHATELS AND FIXTURES**

- Existing 12 Fridges
- Existing 12 Stoves
- Existing Washer (Rental)
- Existing Dryer (Rental)

## RENT ROLL

Unit	Rental	Parking	Total	Comments	Type
101	729.15		729.15	Hydro Includ	Bach
102	867.78		867.78	Plus Hydro	2 Bdr
103	1,035.28	25.00	1,060.28	Plus Hydro	2 Bdr
104	1,139.95		1,139.95	Hydro Includ	2 Bdr
201	1,122.00	50.00	1,172.00	Hydro Includ	2 Bdr
202	1,175.00	25.00	1,200.00	Hydro Includ	2 Bdr
203	1,139.95	25.00	1,164.95	Hydro Includ	2 Bdr
204	1,175.00		1,175.00	Hydro Includ	2 Bdr
301	1,150.00		1,150.00	Hydro Includ	2 Bdr
302	885.17		885.17	Plus Hydro	2 Bdr
303	1,036.32	25.00	1,061.32	Plus Hydro	2 Bdr
304	1,150.00		1,150.00	Hydro Includ	2 Bdr

## **2015 INCOME AND EXPENSE REPORT**

### **Gross Annual Income: \$141,336**

Rental Income 138,294.00

Parking Income 1,225.00

Laundry Income 1,816.00

### **Annual Expenses: 46,083**

Taxes: 17,576

Management: 5,826

Equipment Rental: 714

Insurance: 4,653

Repairs & Maintenance: 1,439

Snow removal: 1,100

Telephone & Cellular: 569

Utilities: 20,032

### **NET ANNUAL INCOME: 89,425**

## 2016 INCOME AND EXPENSE REPORT

### Gross Annual Income: \$150,827.00

Rental Income 146,569.00

Parking Income 1,600.00

Laundry Income 2,658.00

### Annual Expenses: 46,083

Taxes: 17,336

Management: 7,251

Equipment Rental: 1,080

Insurance: 4,744

Repairs & Maintenance: 1,434

Snow removal: 950

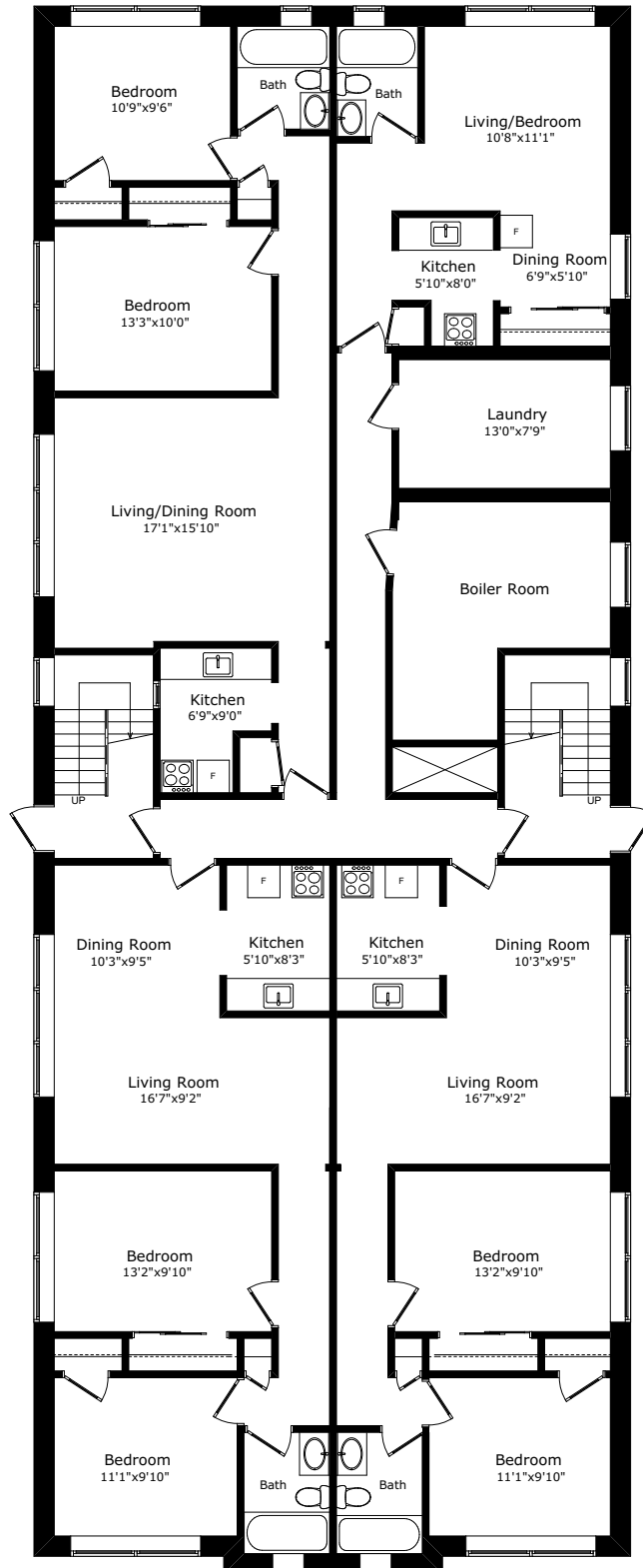
Telephone & Cellular: 686

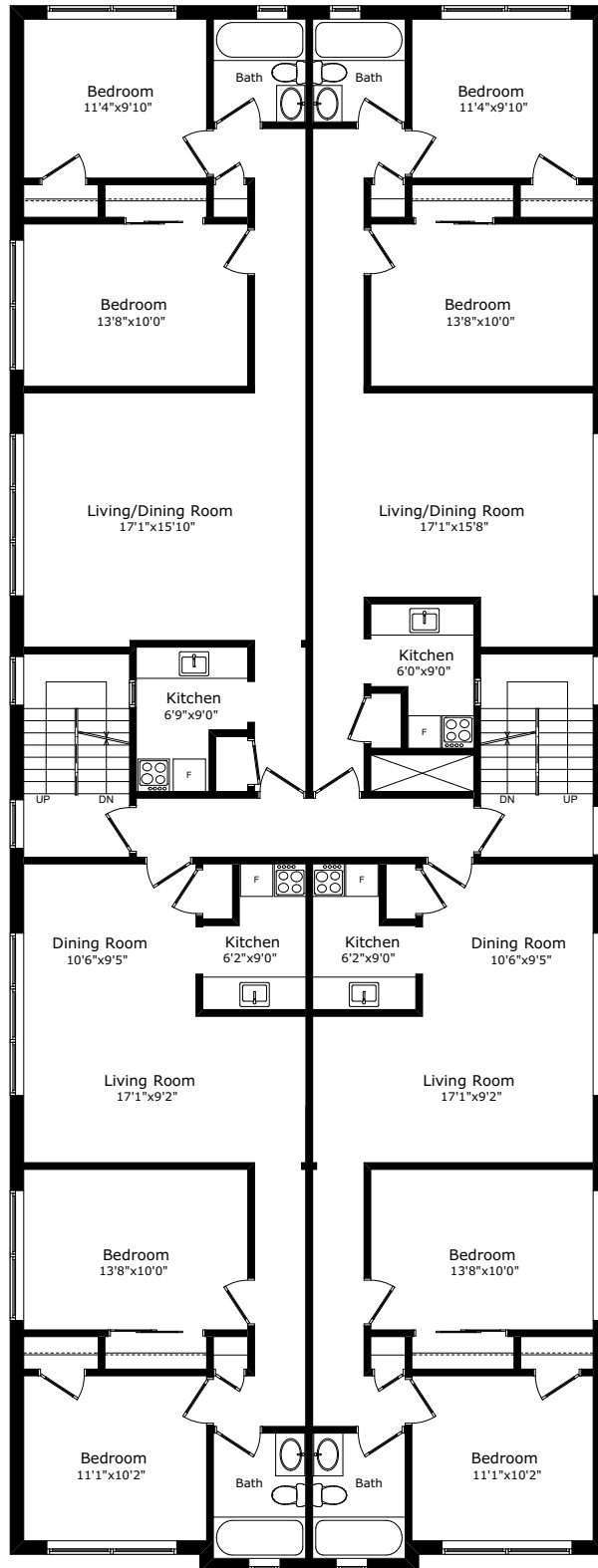
Utilities: 20,169

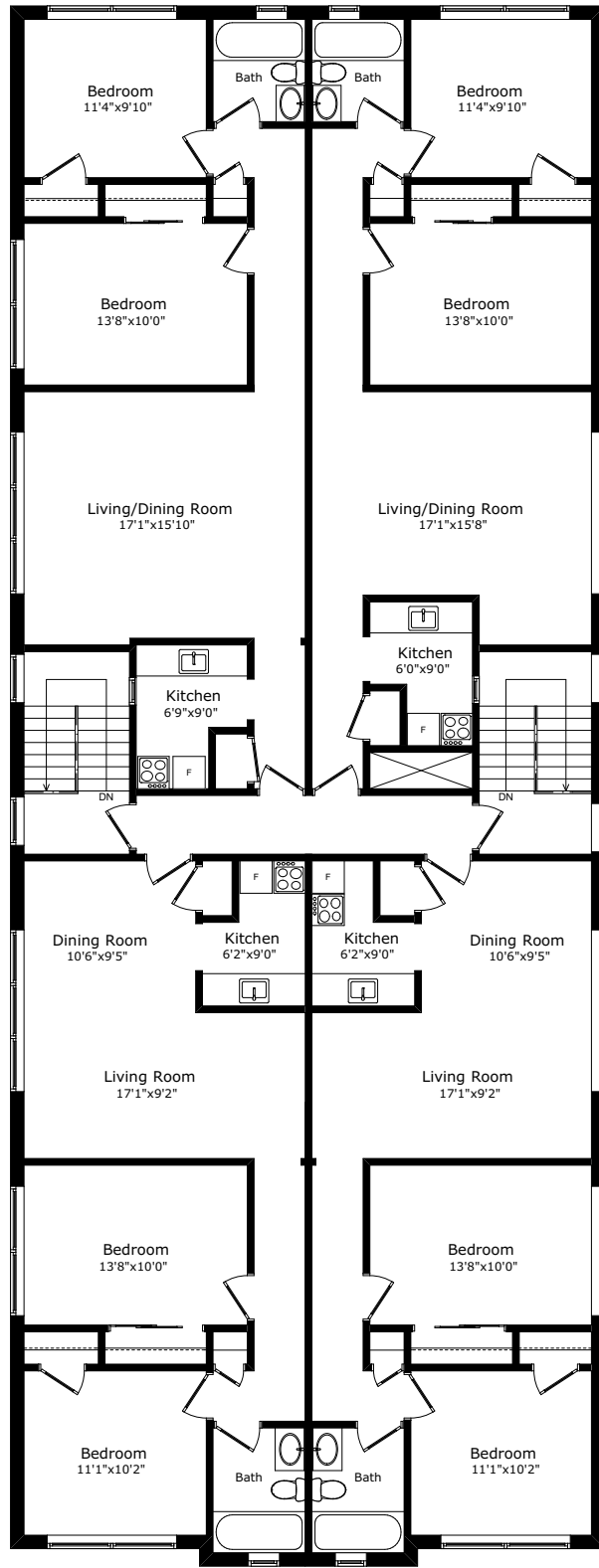
### NET ANNUAL INCOME: 97,177



# FLOOR PLANS

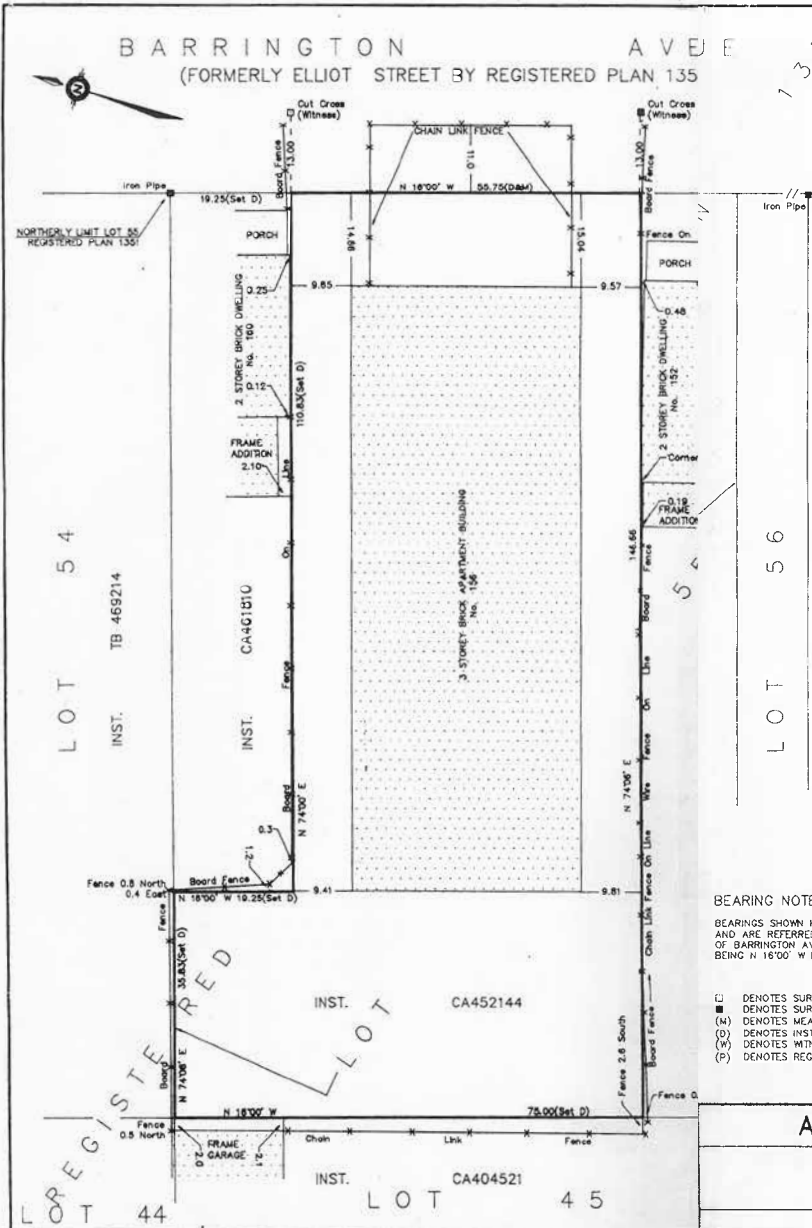








# PROPERTY SURVEY



## SURVEYOR'S REAL PROPERTY REPORT

PART 1 - PLAN OF SURVEY OF  
PART OF LOT 55,  
REGISTERED PLAN 1351  
FORMERLY IN THE  
BOROUGH OF EAST YORK  
MUNICIPALITY OF METROPOLITAN TORONTO  
NOW IN THE  
CITY OF TORONTO  
A. SKRANDA, O.L.S.  
SCALE 1 INCH = 15 FEET  
30ft 0 30 60ft

DIMENSIONS SHOWN HEREON ARE IN IMPERIAL  
AND CAN BE CONVERTED TO METRIC BY MULTIPLYING BY 0.3048.

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## PART 2 - REPORT SUMMARY

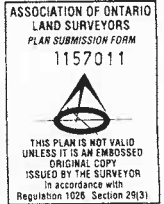
DESCRIPTION OF LAND  
PART OF LOT 55, REGISTERED PLAN 1351, CITY OF TORONTO  
KNOWN AS MUNICIPAL No. 156 BARRINGTON AVENUE.

REGISTERED EASEMENTS AND/OR RIGHTS OF WAY  
NONE

ENCROACHMENTS  
NONE

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS  
NOT CERTIFIED BY THIS REPORT

ADDITIONAL REMARKS  
NONE



THIS REPORT WAS PREPARED FOR S. MAYERS, S. WOOLF, A. WOZNICA  
A. NADEL AND ALL OTHER PARTIES TO THE TRANSACTION.

### BEARING NOTE

BEARINGS SHOWN HEREON ARE ASTRONOMIC  
AND ARE REFERRED TO THE WESTERLY LIMIT  
OF BARRINGTON AVENUE, REGISTERED PLAN 1351  
BEING N 18°00' W IN ACCORDANCE WITH SAID PLAN.

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- (M) DENOTES MEASURED
- (C) DENOTES INST. CA404521
- (W) DENOTES WITNESS
- (P) DENOTES REGISTERED PLAN 1351

### SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR'S ACT, THE REGISTRY ACT, AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE 6th DAY OF APRIL, 1998.

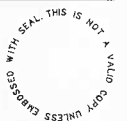
APRIL 7, 1998  
DATE

A. SKRANDA  
ONTARIO LAND SURVEYOR

## A. SKRANDA SURVEYING LTD.

190 HWY. NO. 7 WEST (UNIT 1)  
BRAMPTON, ONTARIO L7A 1A2  
PHONE: (905)451-1842 (FAX: 451-1845)

PROJECT: 6825



## ROOM DATA

	Imperial			Metric		
<b>101</b>						
Living /Bedroom	10' 8"	x	11' 1"	3.24	x	3.38
Dining Room	6' 9"	x	5' 10"	2.06	x	1.78
Kitchen	5' 10"	x	8' 0"	1.78	x	2.44
<b>102</b>						
Living/Dining Room	16' 8"	x	15' 5"	5.08	x	4.70
Kitchen	0' 6"	x	9' 0"	0.15	x	2.74
Bedroom	13' 3"	x	10' 0"	4.04	x	3.05
Bedroom	10' 9"	x	9' 6"	3.28	x	2.90
<b>103</b>						
Living Room	16' 7"	x	9' 2"	5.05	x	2.79
Dining Room	10' 3"	x	9' 5"	3.12	x	2.87
Kitchen	5' 10"	x	8' 3"	1.78	x	2.51
Bedroom	13' 2"	x	9' 10"	4.01	x	3.00
Bedroom	11' 1"	x	9' 10"	3.38	x	3.00
<b>104</b>						
Living Room	16' 7"	x	9' 2"	5.05	x	2.79
Dining Room	10' 3"	x	9' 5"	3.12	x	2.87
Kitchen	5' 10"	x	8' 3"	1.78	x	2.51
Bedroom	13' 2"	x	9' 10"	4.01	x	3.00
Bedroom	11' 1"	x	9' 10"	3.38	x	3.00

**201/301**

Living/Dining Room	17' 1"	x	15' 8"	5.21	x	4.78
Kitchen	6' 0"	x	9' 0"	1.83	x	2.74
Bedroom	13' 8"	x	10' 0"	4.17	x	3.05
Bedroom	11' 4"	x	9' 10"	3.45	x	3.00

**202/302**

Living/Dining Room	17' 1"	x	15' 10"	5.21	x	4.83
Kitchen	6' 9"	x	9' 0"	2.06	x	2.74
Bedroom	13' 8"	x	10' 0"	4.17	x	3.05
Bedroom	11' 4"	x	9' 10"	3.45	x	3.00

**203/303**

Living Room	17' 1"	x	9' 2"	5.21	x	2.79
Dining Room	10' 6"	x	9' 5"	3.21	x	2.87
Kitchen	6' 2"	x	9' 0"	1.88	x	2.74
Bedroom	13' 8"	x	10' 0"	4.17	x	3.05
Bedroom	11' 1"	x	10' 2"	3.38	x	3.10

**204/304**

Living Room	17' 1"	x	9' 2"	5.21	x	2.79
Dining Room	10' 6"	x	9' 5"	3.21	x	2.87
Kitchen	6' 2"	x	9' 0"	1.88	x	2.74
Bedroom	13' 8"	x	10' 0"	4.17	x	3.05
Bedroom	11' 1"	x	10' 2"	3.38	x	3.10

**Area Calculation**

Main Floor	3522.0 sq.ft.
Second Floor	3522.0 sq.ft.
Lower Floor	3522.0 sq.ft.
<b>Total</b>	<b>10566.0 sq.ft.</b>

# DEMOGRAPHICS

## Dominant Market Group : Diverse City



### POPULATION:

541,001  
(1.51% of Canada)

### HOUSEHOLDS:

190,278  
(1.30% of Canada)

### AVERAGE HOUSEHOLD INCOME:

\$84,781

### HOUSE TENURE:

Own

### EDUCATION:

Grade 9/High School

### OCCUPATION:

Mixed

### CULTURAL DIVERSITY INDEX:

High

### SAMPLE SOCIAL VALUE:

Sexism

## DIVERSE, MIDDLE-INCOME CITY DWELLERS

### WHO THEY ARE

For nearly a half-century, Diverse City has been a haven for up-and-coming immigrants from Europe, Asia and Central America. Concentrated in Toronto and nearby cities, these neighbourhoods are mixed by more than their cultural diversity: the households include singles and families, the ages range from 35 to over 75, and the housing stock includes row houses, semis and duplexes. Half the populace is foreign born and a third speak a language other than English or French at home. Lately, gentrification has started to creep into these areas with the arrival of residents working in the arts and culture, and surveys indicate these residents of downtown neighbourhoods have high rates for going to art galleries and film festivals. Members of Diverse City stay fit by playing tennis and badminton and exercising at home. And typical weekend diversions include visits to amusement parks, cottage shows, tennis matches and soccer games. Surrounded by vibrant commercial districts, these consumers express a Joy of Consumption and frequent stores like Roots, Zara and Fairweather.

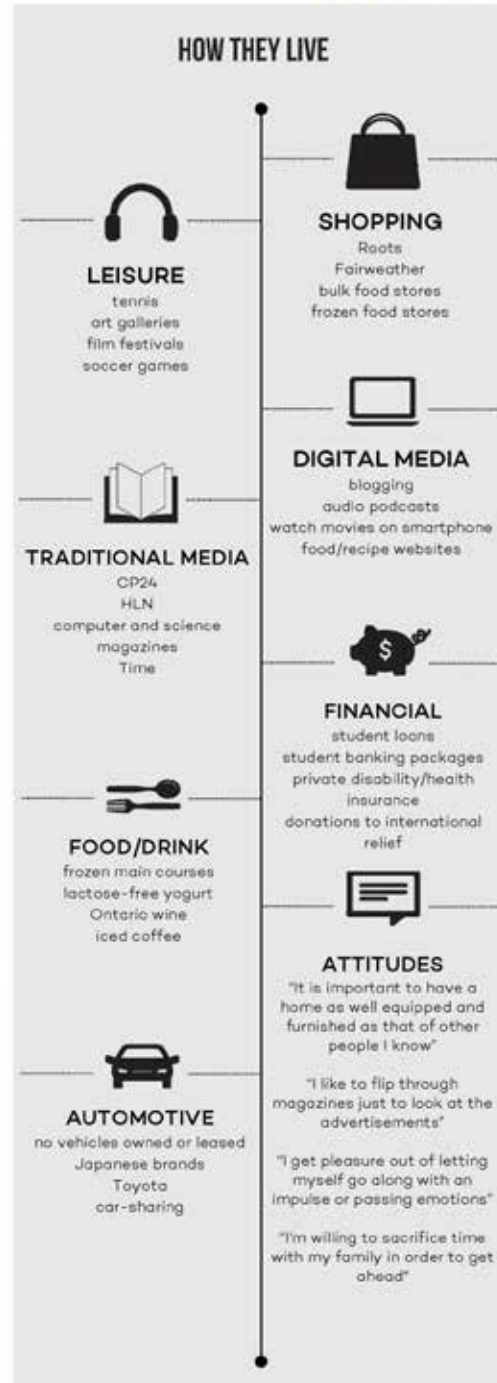
With modest educations—half of households have not gone beyond high school—members of Diverse City are only light consumers of new and traditional media, though they have high rates for reading magazines that cover computers and technology as well as art and antiques. They keep up with current events by tuning in to CP24 and Headline News. But with relatively high rates for digital media, they go online for entertainment—visiting radio and food websites, downloading videos, watching movies on their smartphones and posting blogs. To find restaurants and community events near their homes, they use Foursquare's search feature—and then they'll blog about the experience.

### HOW THEY THINK

Members of Diverse City have embraced Multiculturalism with open arms, actively seeking to learn from their culturally diverse neighbours and championing the pursuit of a heightened social conscience (Social Learning, Culture Sampling). Scoring high on Racial Fusion, they support inter-racial unions and marriages. However, some segment members hold fast to the traditional definitions of faith and the family (Religiosity, Sexism, Traditional Family). While these busy families express significant Time Stress, they enjoy shopping for items that are of particular interest to them (Consumptivity). Indeed, many express a Need for Status Recognition that they seek to satisfy with the Ostentatious Consumption of objects symbolizing status—especially popular brands (Importance of Brands). Strong for Consumption Evangelism, they like to keep their friends and family abreast of the latest trends in fashion and technology and, as a result, they're often consulted by their peers before they make a purchase. Members even find enjoyment and entertainment through aesthetically pleasing marketing campaigns (Confidence in Advertising, Advertising as Stimulus).

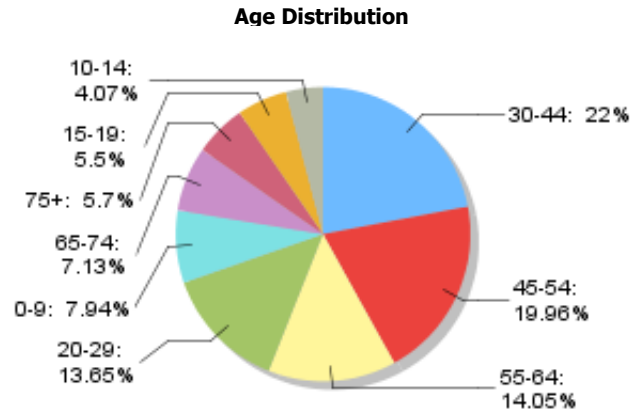
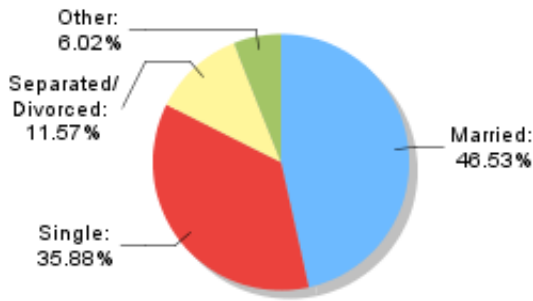


Dominant Market Group : Diverse City



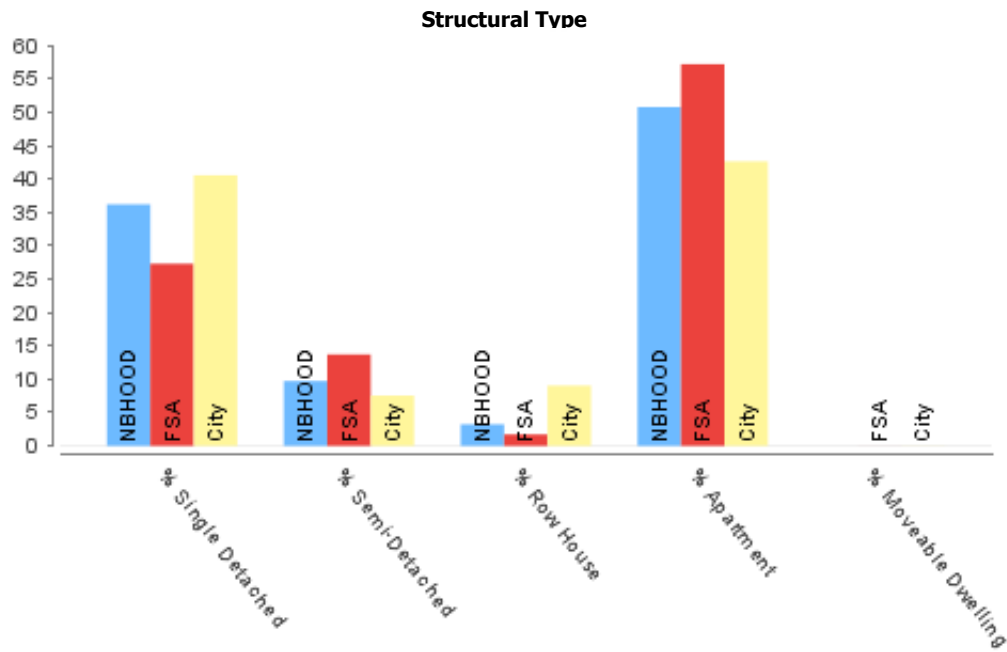
**Population**

Male / Female	NBHOOD	FSA	City	Family	NBHOOD	FSA	City
Total Population	491	45,726	6,093,870	% >15 Years, Married with Children	18.52%	25.88%	29.37%
Males			18.92%	% >15 Years, Single with Children	12.50%	13.57%	10.64%
Females			11.08%				

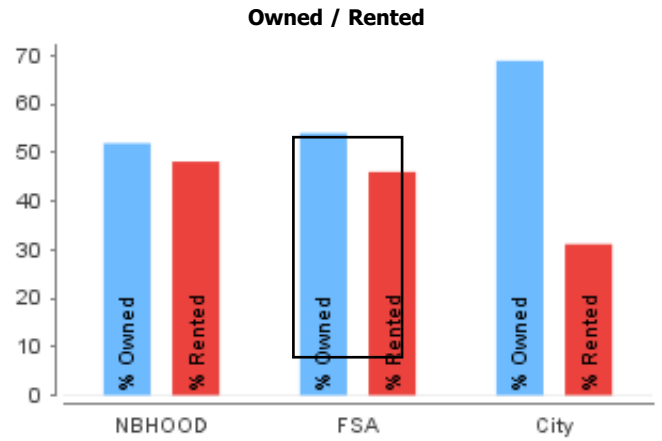
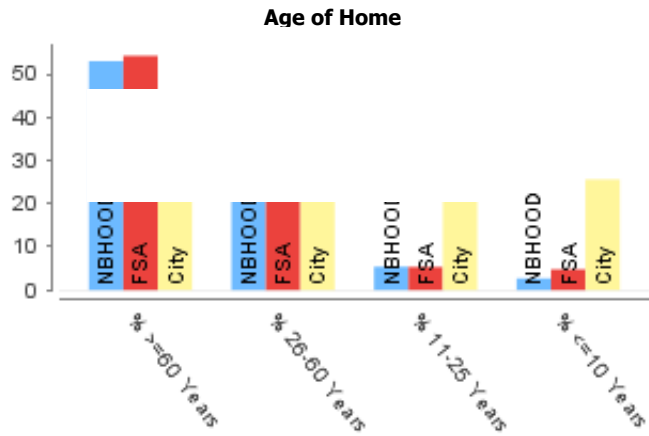


**Households**

Structure Details	Neighbourhood	FSA	City
Total Number of Occupied Private Dwellings	185	19,502	2,218,000
Dominant Year Built	Before 1960	Before 1960	1961-1980

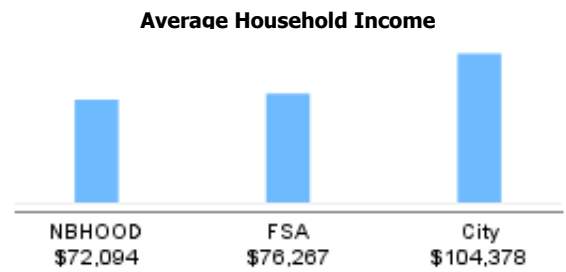


**Households (continued)**

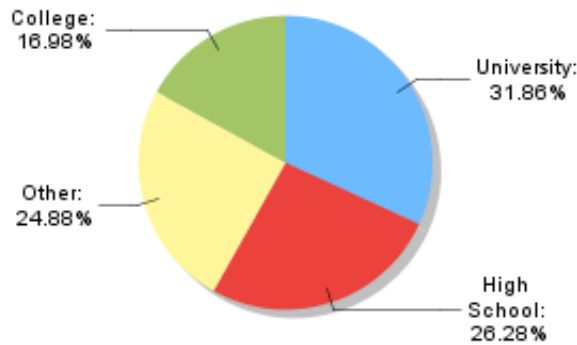


**Socio-Economic**

Employment	NBHOOD
Employment Rate	65.12%
Dominant Profession #1	Sales and service occupations 27.14%
Dominant Profession #2	Business, finance and administration occupations 12.86%
Job Type	Mixed



**Highest Level of Education**





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