



PROPERTY PROFORMA

75 CITY VIEW DRIVE, TORONTO ON M9W 5A5

RENTAL INCOME

TENANT	SINCE	NET RENT/SF 2023	ANNUAL NET 2023	TMI/SF 2023	ANNUAL TMI	TOTAL
CES – Unit 2	Feb. 1, 2006	\$23.00	\$138,000.00	\$7.23	\$43,380.00	\$181,380.00
Outfront Media (Billboard)	Mar. 15, 2013		\$ 10,330.95			\$ 10,330.95
TOTAL INCOME			\$148,330.96		\$43,380.00	\$191,710.95 (Gross Before HST)

Unit #1 – 8,940 sf – Available June 1, 2025

NOTES:

CES Lease (6,000 sf) Terminates January 31, 2029 With One (1) More 5-Year Renewal Option Remaining. Effective February 1, 2024, Net Rent Is \$23.00/sf Plus Annual Escalations.

Outfront Media (New Name) Sign Leaselis Currently Paid Annually In Advance At \$10,330.95, Plus Annual 2% Escalations, Commencing March 15, 2023 And Terminating March 14, 2033.



**COLDWELL BANKER
COMMERCIAL**
R.M.R. REAL ESTATE,
BROKERAGE

Coldwell Banker Commercial
R.M.R. Real Estate, Brokerage
1631 Dundas St.,
Whitby, ON L1N2K9