

FINANCIAL REPORT



**10 CHISHOLM CRT,
AJAX, ON L1S 4N8**

CONTENT

1. The Offering
2. Property Overview
3. List Price and Investment Highlights
4. Income Analysis

THE OFFERING



SITE APPROVED LAND

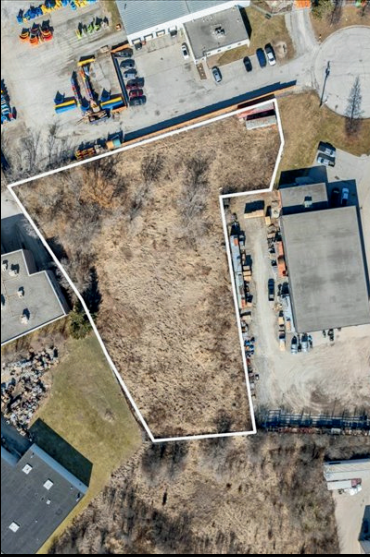
PIN	264650073
LOT SIZE	66,500 SF / 1.53 ACRES
PERIMETER	1240.16 Ft
FRONTAGE	110.68 Ft
ZONING	General Employment – Motor Vehicle Variety Suitable for various uses such as retail stores, offices, manufacturing sites, warehouses, and beyond.



MOTOR VEHICLE MIXED-USE COMPLEX – CITY APPROVED

MAIN INTERSECTION	Westney Rd / Finley Ave
BUILDING SIZE	23,133 SF
PARKING SPACES	55
NUMBER OF UNITS	10
EXIT CAPACITY	2 Exit per Unit
MOTOR SERVICE BAY	2 per Unit

PROPERTY OVERVIEW



[CONTACT FORM](#)

VALUE PROPOSITION

The property presents a compelling investment opportunity with its strong NOI, significant value potential above the list price, and substantial future land value appreciation. The diversified income streams from multiple units and the strategic location with a sizable lot make it an attractive asset for potential investors.

This brief analysis offers a snapshot of the financial viability and investment attractiveness of the commercial property, showcasing its strong income potential, manageable operating expenses, and significant value appreciation prospects.

PHYSICAL ATTRIBUTES

CONSTRUCTION:

\$150 per sqft for lease, with an annual lease rate of \$30.00 per sqft.

LOT SIZE:

1.53 acres with a total floor space of 23,133 sqft distributed across various units.

LIST PRICE AND INVESTMENT HIGHLIGHTS

LAND LIST PRICE:	\$4,780,000
CONSTRUCTION COST:	\$3,468,900
PURCHASE AND TOTAL INVESTMENT: (total purchase price and construction costs)	\$8,168,900
FUTURE LAND VALUE: (highlighting the appreciation potential)	Estimated at \$7,690,736

Financing is available from the Business Development Bank of Canada (BDC) with up to 65% LTV.

INCOME ANALYSIS

GROSS OPERATING INCOME:

\$693,780

(annually, derived from various units with different floor spaces and lease rates)

OPERATING EXPENSES:

\$80,000

(which includes maintenance, property tax, and insurance)

NET OPERATING INCOME:

\$613,780

(after accounting for operating expenses)



THE OFFERING

This offering presents a unique investment opportunity in the heart of Ajax's industrial core, extending far beyond mere vacant land. With zoning for General Employment, this parcel comes with city-approved plans for a comprehensive Auto Repair Complex, designed to be a one-stop solution catering to a full spectrum of automotive needs—from repairs and bodywork to accessories and detailing.

Our market analysis identifies a significant gap in the Durham region for such a multifaceted auto service plaza, positioning this venture as a unique solution to meet growing demand. The potential for exponential revenue growth is underpinned by the increasing need for auto care services, rendering the investment risk minimal. Initial projections indicate an impressive ROI of 46% in the first year, escalating to 179% by the fifth year.



THE OFFERING

Financing for both the land acquisition and the construction of the Auto Repair Plaza is in the process of being secured through the Business Development Bank of Canada. Moreover, the land's zoning allows for versatility in its use, accommodating a range of General Employment activities such as warehouse distribution, office buildings, retail outlets, or light manufacturing, should the investor's vision evolve.

This investment not only promises substantial returns but also the flexibility to adapt and expand within the thriving industrial landscape of Ajax.



WEB: 10 CHISHOLM CRT, AJAX ON

www.recchome.com

INVESTMENT FORECAST

Reviewing the investment forecast table provides a detailed overview of the financial performance we might expect from the investment over key milestones: Year 1, Year 5, Year 10, and Year 25

The forecast indicates that the investment has a strong potential for profitability. It promises solid rental income and considerable appreciation in property value, particularly given its desirable location for Motor Vehicle services. The Mixed-Use Motor Vehicle Repair complex stands out as an investment opportunity with significant returns over time and a relatively low level of risk.

Looking at the numbers, the total profit—which combines income from leasing the property and gains from its eventual sale—along with the Return On Invested Capital (ROIC), is poised for substantial growth. By the 25th year, we're looking at a total profit exceeding \$106 million and an ROIC of **3742%**, showcasing the investment's lucrative prospects in the long run.

[CONTACT FORM](#)

NET INCOME

	YEAR 1	YEAR 5	YEAR 10	YEAR 25
Total Land and Site Construction Cost	\$8,168,900			
Future Purchase Price	\$9,884,369	\$14,471,705	\$23,306,825	\$97,358,392
Future Price Per Sq. Ft.	\$427	\$626	\$1,008	\$4,209
Rent Per Year	\$765,117	\$930,005	\$1,186,948	\$2,467,580
Rent Per Month	\$63,760	\$77,500	\$98,912	\$205,632
Property Taxes	\$62,816	\$91,968	\$148,116	\$618,718
Insurance	\$8,328	\$10,123	\$12,919	\$26,858
Annual Income Less Expenses	\$693,974	\$827,914	\$1,025,913	\$1,822,004
Annual Mortgage Pmts (8% 25Yrs)	\$486,300	\$486,300	\$486,300	\$486,300
Net Cash Flow	\$207,674	\$341,614	\$539,613	\$1,335,704
Principal Paid Down	\$72,631	\$98,814	\$145,190	\$460,569
Net Income	\$280,305	\$440,428	\$684,803	\$1,796,273
Annual Appreciation	\$988,437	\$1,447,170	\$2,330,683	\$9,735,839
Total Annual ROI	44.40%	66.00%	105.50%	403.30%
Total Profit (Cash Flow + Selling Profit)	\$1,934,045	\$7,680,450	\$18,803,524	\$106,984,523
Return On Invested Capital	68%	269%	658%	3 742%



Ajax, ON L1S 4N8



John Armanious

(647) 549-9779

John@RECCHome.com

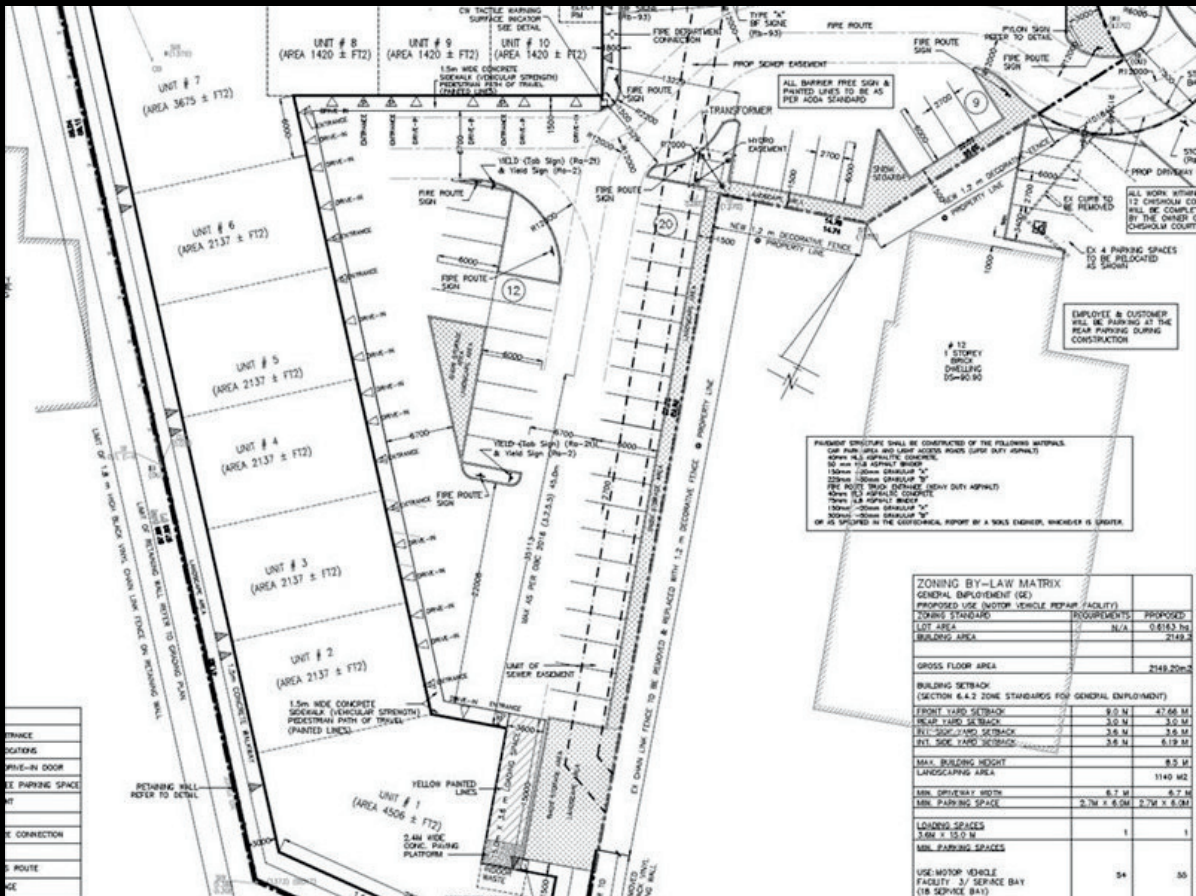
www.recchome.com



SIMPLE - TRUSTED - INNOVATIVE

See more information at homesinfocus.hd.pics/1316721 All information deemed reliable but not guaranteed.





CONTACT FORM



John Armanious
Real Estate Professional

647-549-9779

John@RECCHome.com

[Q&A Portal](#)

KW Referred Urban Realty, Brokerage
642 King St. West, Toronto, On, M5V 1M7

[Real Estate Care Centre](#)
White Glove Home Locator

[Calculators](#)

[Find a Home - Available, Sold, Rented](#)

[Find a Pre-Construction Condos](#)

[Find a Business](#)

Simple - Trusted - Innovative

CONTACT FORM

