

FOR SALE
Investment Property

3224 Danforth Ave
Toronto ON

Asking Price
\$2,399,000

 **Kaizen Capital**
REALTY PARTNERS



INVESTMENT OVERVIEW: Property Features

- Opportunity to own a recently renovated & fully leased investment property
- The property consists of five (5) residential and one (1) commercial storefront
- This property is conveniently located and just a short walk to Victoria Park Station
- NOI (2024) is \$140,806.07
- Property is being offered to the market at a 5.8% cap rate based on the NOI (2024)

FINANCIALS

3224 Danforth Ave. Income/ Expenses (2023)

Gross Income (2023)

Unit	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Basement	\$17,400.00	\$17,748.00	\$18,102.96	\$18,465.02	\$18,834.32	\$19,211.01	\$19,595.23	\$19,987.13	\$20,386.87	\$20,794.61
Unit 1	\$20,292.00	\$20,697.84	\$21,111.80	\$21,534.03	\$21,964.71	\$22,404.01	\$22,852.09	\$23,309.13	\$23,775.31	\$24,250.82
Unit 2	\$27,600.00	\$28,152.00	\$28,715.04	\$29,289.34	\$29,875.13	\$30,472.63	\$31,082.08	\$31,703.72	\$32,337.80	\$32,984.55
Unit 3	\$26,400.00	\$28,200.00	\$28,764.00	\$29,339.28	\$29,926.07	\$30,524.59	\$31,135.08	\$31,757.78	\$32,392.94	\$33,040.79
Rear	\$30,900.00	\$33,000.00	\$33,660.00	\$34,333.20	\$35,019.86	\$35,720.26	\$36,434.67	\$37,163.36	\$37,906.63	\$38,664.76
Commercial	\$31,200.00	\$32,400.00	\$33,000.00	\$33,600.00	\$34,272.00	\$34,957.44	\$35,656.59	\$36,369.72	\$37,097.11	\$37,839.06
Total	\$153,792.00	\$160,197.84	\$163,353.80	\$166,560.87	\$169,892.09	\$173,289.93	\$176,755.73	\$180,290.85	\$183,896.66	\$187,574.60
Expenses	\$19,011.54	\$19,391.77	\$19,779.61	\$20,175.20	\$20,578.70	\$20,990.28	\$21,410.08	\$21,838.28	\$22,275.05	\$22,720.55
NOI	\$134,780.46	\$140,806.07	\$143,574.19	\$146,385.67	\$149,313.39	\$152,299.66	\$155,345.65	\$158,452.56	\$161,621.61	\$164,854.05

Black indicates current contract rent

Red indicates estimated 2% annual escalation

Green indicates currently vacant with expected market rent

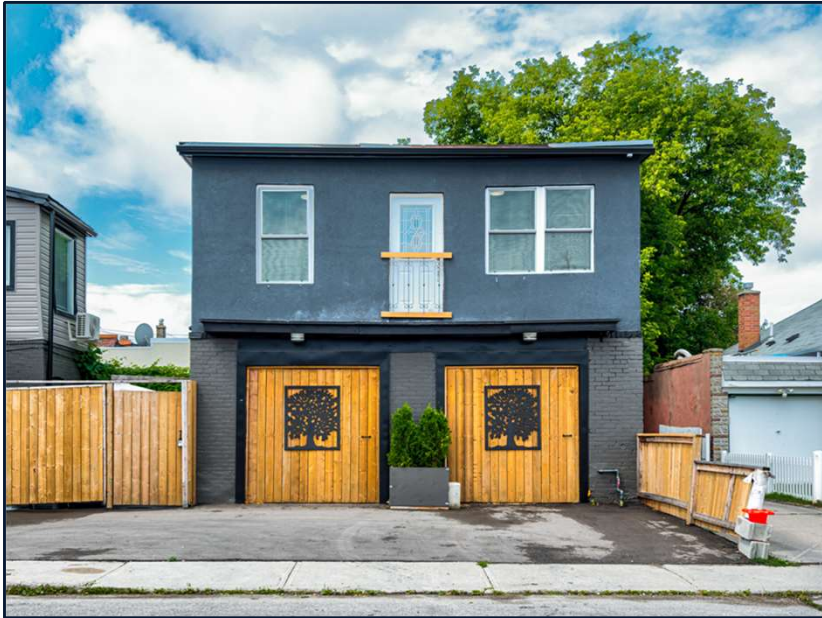
Note: this is for demonstration purposes and details provided are to be verified by any prospective purchaser

2023 Landlord Expenses

Taxes	\$7,582.75
Insurance	\$6,287.76
Water / Sewer	\$3,824.61
Solid Waste	\$1,332.21
Hydro	\$1,523.86
Gas	\$2,756.44
Maintenance Est.	\$1,500.00
Subtotal	\$24,807.63
Recoverable Expenses	-\$5,796.09
Total	\$19,011.54

Unit	Term	Lease Notes
Basement	Mth to Mth	Landlord is responsible for utilities not separately metered
Unit 1	Mth to Mth	Separately metered - tenant responsible for electricity
Unit 2	14/09/2024	Separately metered - tenant responsible for electricity
Unit 3	30/04/2025	Separately metered - tenant responsible for electricity
Rear	14/05/2025	Separately metered - tenant responsible for electricity + \$75.00 flat fee for heat, water & A/C
Commercial	31/05/2027	Separately metered - tenant pays hydro, 100% commercial tax & 20% building gas & water

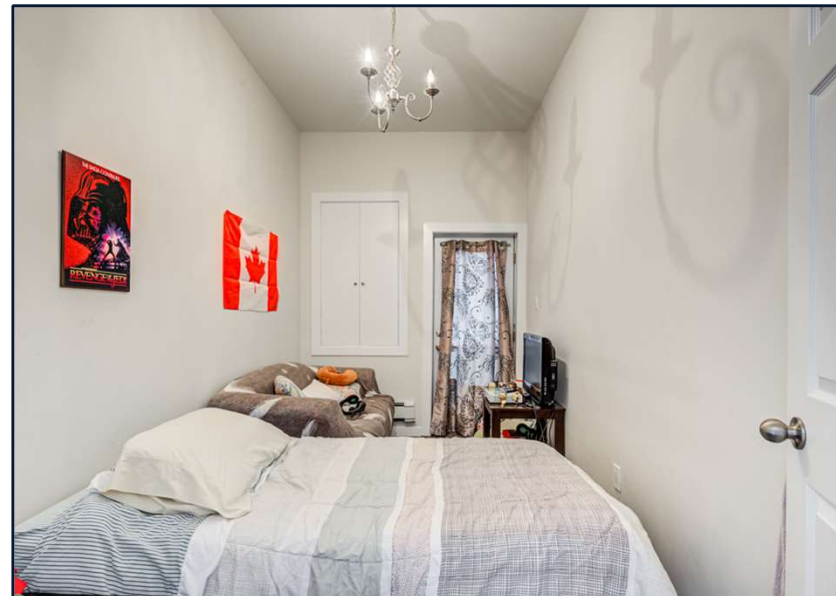
PROPERTY PHOTOS



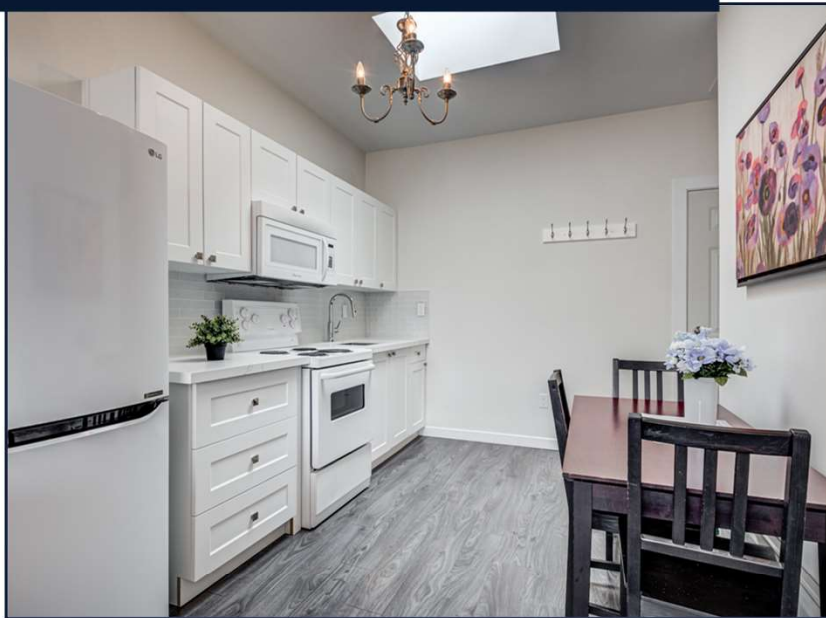
PROPERTY PHOTOS



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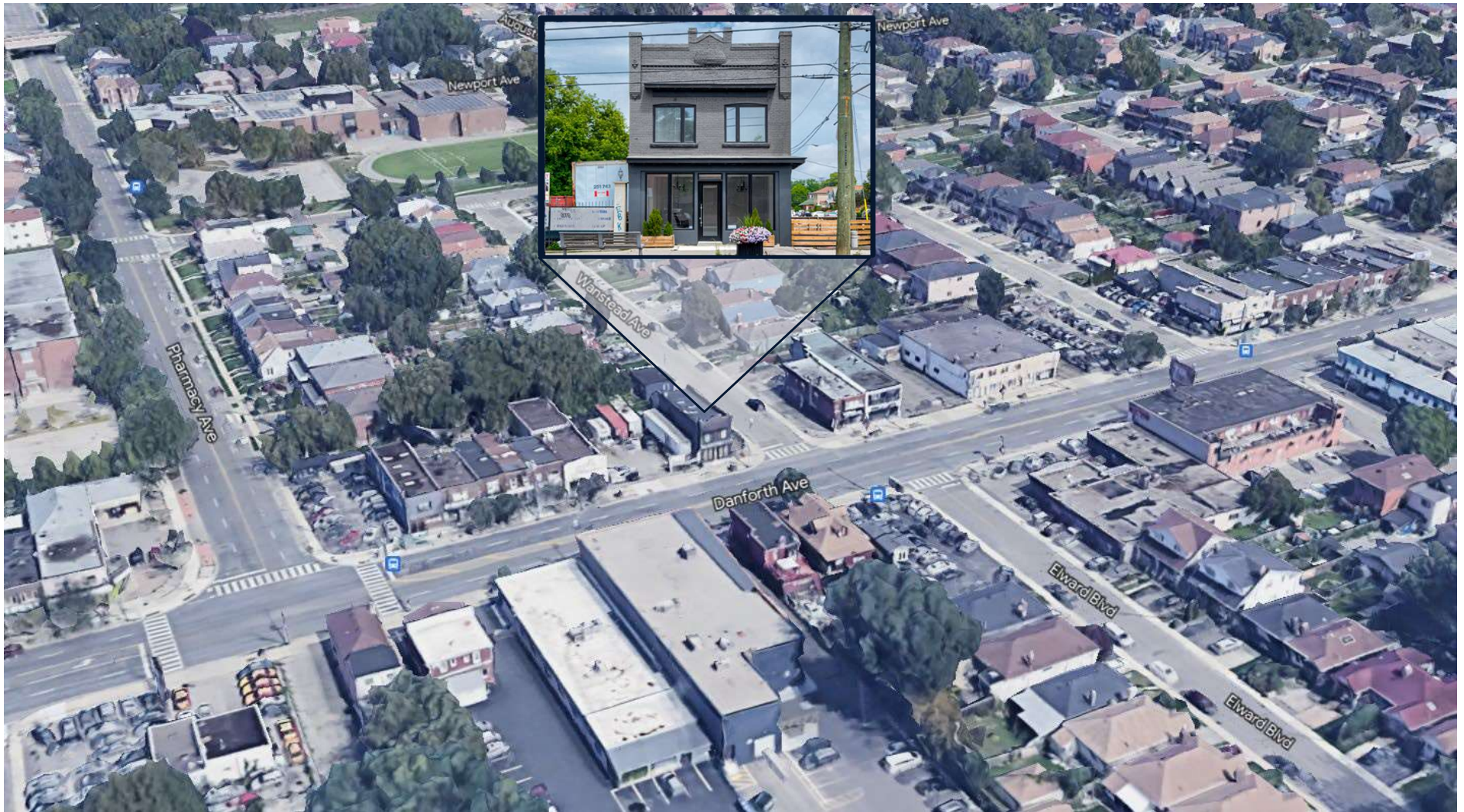
PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL VIEW



COMPANY PROFILE

Founded upon more than 25 years of experience, Kaizen Capital Realty Partners (KCRP) is a boutique commercial real estate brokerage and specialized consulting practice. With a focus specifically on the Greater Toronto and surrounding area, we deliver tailored, considered insights and solutions to facilitate and execute upon our clients' objectives.

Kaizen Capital Realty Partners (KCRP) is a dynamic commercial real estate brokerage that excels in identifying distinctive opportunities to deliver outstanding value and returns for their clients. Grounded in its entrepreneurial spirit and aspiration for continuous improvement, the firm is committed to maximizing the potential of each property and delivering superior results to their clients. By integrating deep market insights with operational expertise, and prioritizing innovative strategies alongside meticulous due diligence, Kaizen Capital Realty Partners (KCRP) aims to not only fulfill but surpass client expectations. The firm's dedication to fostering long-term relationships is at the heart of its approach, which is distinguished by a focus on strategic innovation and operational excellence, ensuring the most successful outcomes in the real estate market.

Kaizen, the Japanese word for "improvement", is a concept referring to business activities that continuously improve all functions and involve all employees. It includes making the work environment more efficient and effective by creating a team atmosphere, improving everyday procedures and ensuring employee engagement. With this philosophy in mind, it is our goal to foster and create such an environment that allows for a culture of collaboration and creativity, to deliver superior results and service for our clients.

PRESENTED BY

PHILIP GARRATT

Vice President | Sales Representative

Mobile: (647) 921-3827

Email: pgarratt@kaizencapitalrp.com



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