



10 Lincoln

*10 Lincoln Street
Ajax, Ontario L1S 6C8*

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PROPERTY INFO:

- **PURCHASE PRICE:**
\$1,999,000.00
- **PROPERTY ADDRESS:**
10 LINCOLN STREET
AJAX, ONTARIO L1S 6C8
- **YEAR BUILT:**
1963
- **PROPERTY SIZE:**
3,072 SQ. FT.
- **LAND SIZE:**
0.27 ACRES

**10
LINCOLN**

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Consumers Choice Award Commercial Realtor Durham Region -2023- Top 100 Agents RE/MAX Canada Commercial & RE/MAX Commercial World Wide.

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PROPERTY OVERVIEW

Discover a spectacular legal triplex nestled in the heart of Pickering Village. This unique property boasts three spacious 2-bedroom units, each offering ample living space and a comfortable atmosphere. The triplex is currently available for vacant possession, providing an excellent opportunity for immediate occupancy.

This property is perfect for friends or families seeking to live close to each other while maintaining their own private spaces. It's also an ideal solution for multi-generational living, allowing families to stay connected while enjoying their independence.

Enjoy the freedom and ease of a self contained apartment and keep the BBQ, garage and family dog.

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Lincoln

Ajax Ontario L1S 6C8



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



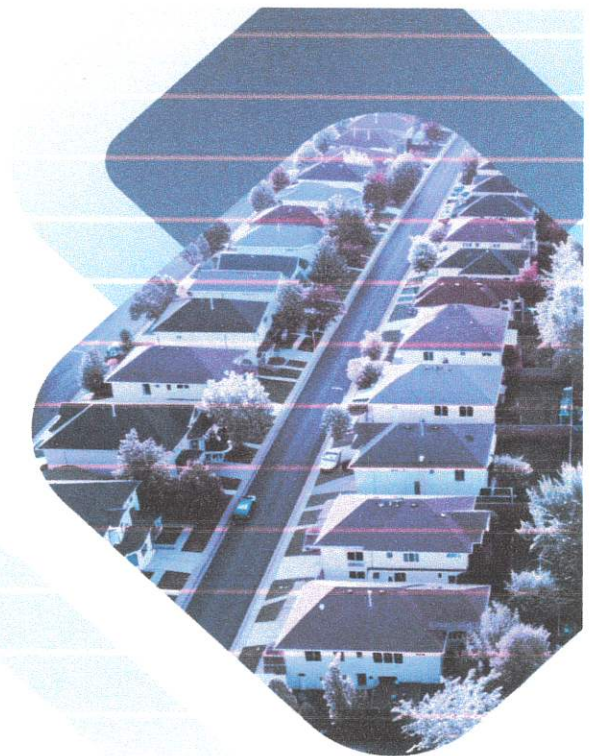
PROPERTY PHOTOS



10 LINCOLN ST
AJAX

PIN 264410009

GeoWarehouse Property Report



Lot Size

Area:	6124.66 sq.ft (0.141 ac)
Perimeter:	314.96 ft.
Measurements:	70.08ft. x 89.45ft. x 68.9ft. x 86.97ft.
	Lot Measurement Accuracy : LOW These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.

Assessment Information

*The Current Assessed Value indicated reflects the current state and condition of the property today, and may not be the same value returned to the local municipality for the current tax year. Please contact propertyline@mpac.ca if you have any questions about the difference between the assessed value and the value based on the current state and condition.

** The Phased-in Assessment reflects the property in the current state and condition and may not be the same value the local municipality used for taxation in the year indicated. Please contact propertyline@mpac.ca if you have any questions about the difference between the assessed value, phased-in value, and the value based on the current state and condition.

ARN

180501000208600

Taxation Year
2026
2025
2024
2023

Previous Assessment N/A
Phased-In Assessment**
\$543,000
\$543,000
\$543,000
\$543,000

Frontage: 60.0 ft.

Depth: N/A

Based On: January 1, 2016

Description: Residential property with three self-contained units

Property Code: 333

Current Assessment* : \$543,000

Enhanced Site & Structure

Structures:

#	Year Built	Bed Rooms	Full Baths	Half Baths	Full Stories	Partial Stories	Split Level	Fireplaces
323	1963	5	3	N/A	3	No part storey	No Split	N/A

Assessment Roll Legal Description: PLAN 215 LOT 3 PLAN 11 PT LOT 4

Property Address: 10 LINCOLN ST AJAX ON L1S6C8

Zoning:	R1-B,VC2
Property Type:	Residential
Site Area:	0.27A
Site Variance:	Irregular
Driveway Type:	Separate or Private Driveway
Garage Type:	DETACHED GARAGE
Garage Spaces:	0
Water Service Type:	N/A
Sanitation Type:	N/A
Pool:	Indoor :N, Outdoor :N
RRF Appeal Date:	2016-10-11
About Details:	ABUTS PREMIUM 2, ABUTS COMMERCIAL
Onsite Details:	N/A
Proximity Details:	N/A
Waterfront Details:	N/A
Last Property Assessment	2016-05-19

Residential Property Tax Details

Year	Tax Estimate
2016	\$4,951
2017	\$5,174
2018	\$5,369
2019	\$5,592
2020	\$5,809
2021	\$5,926
2022	\$6,062
2023	\$6,425
2024	\$6,852
2025	\$7,253

Demographics

Population

Total Population

725

Neighbourhood (NBH)

46,356

Community (COM)

141,667

City (CITY)

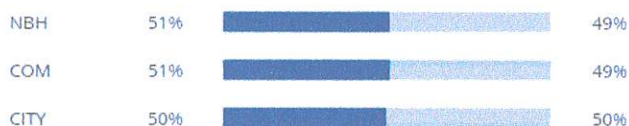
Gender



Female



Male



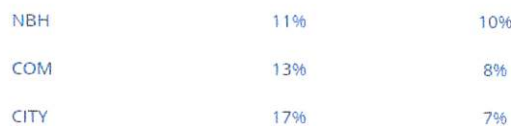
Family Status



>15 Married with Children



>15 Single with Children

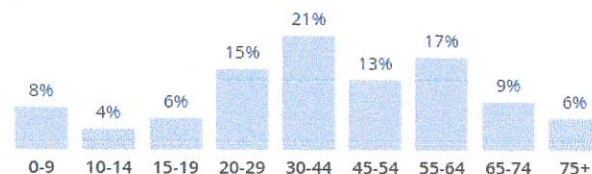


Marital Status

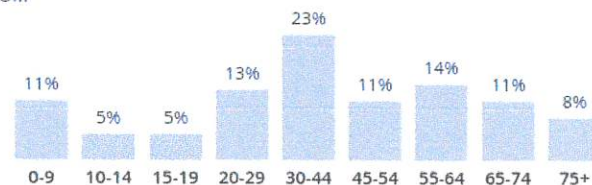


Age Distribution

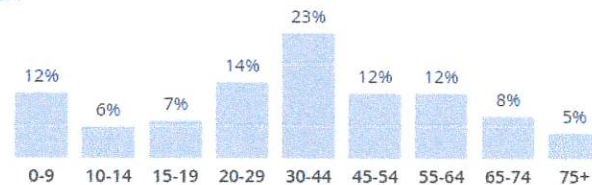
NBH



COM



CITY



Households

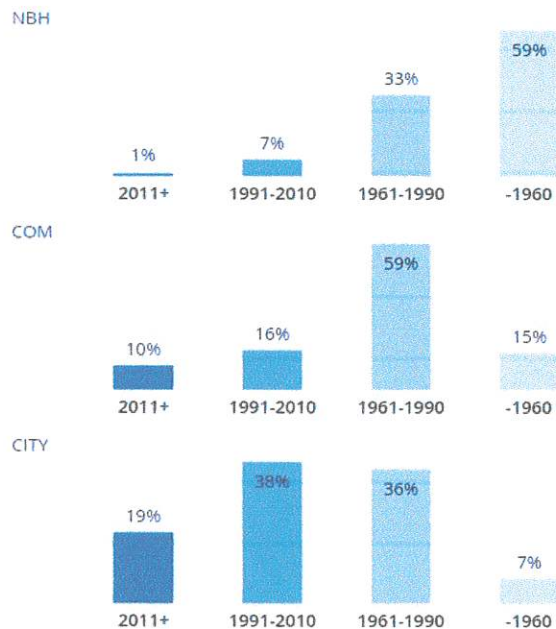
Structure Details

	 Total # of Occupied Private Dwellings	 Dominant Year Built
NBH	280	Before 1960
COM	16,335	1961-1980
CITY	42,458	1981-1990

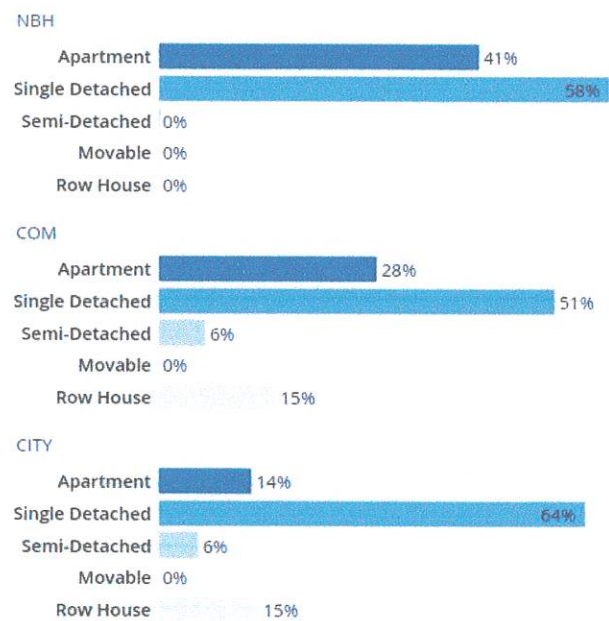
Ownership

	 Owned	 Rented
NBH	52%	48%
COM	73%	27%
CITY	82%	18%

Age of Home (Years)



Structural Type



Socio-Economic

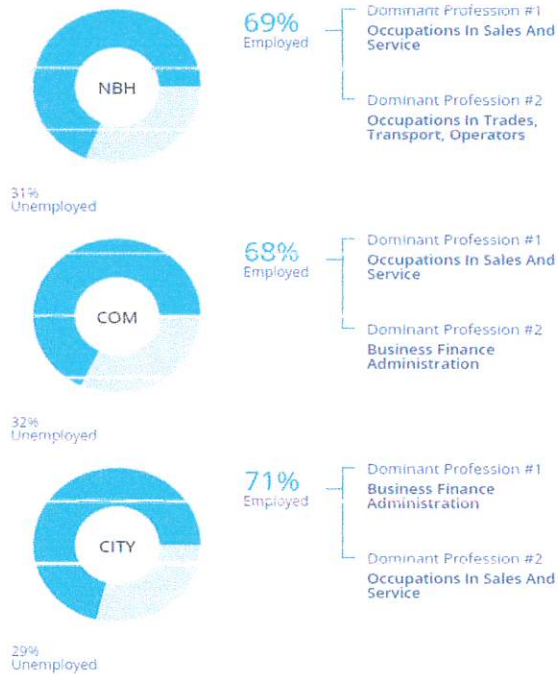
Avg. Household
Income

\$135,911
Neighbourhood (NBH)

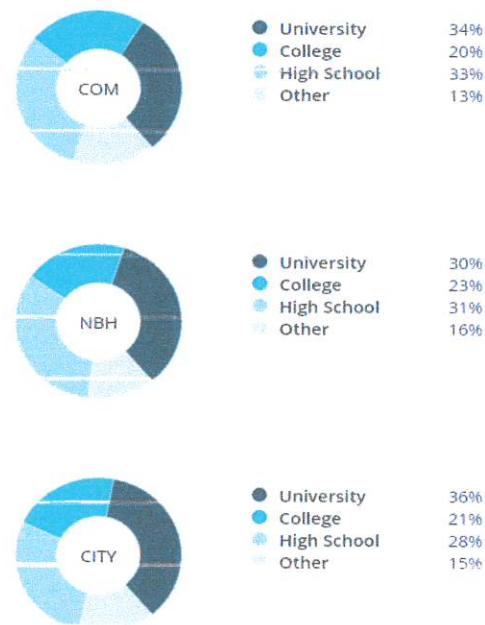
\$137,942
Community (COM)

\$163,240
City (CITY)

Employment

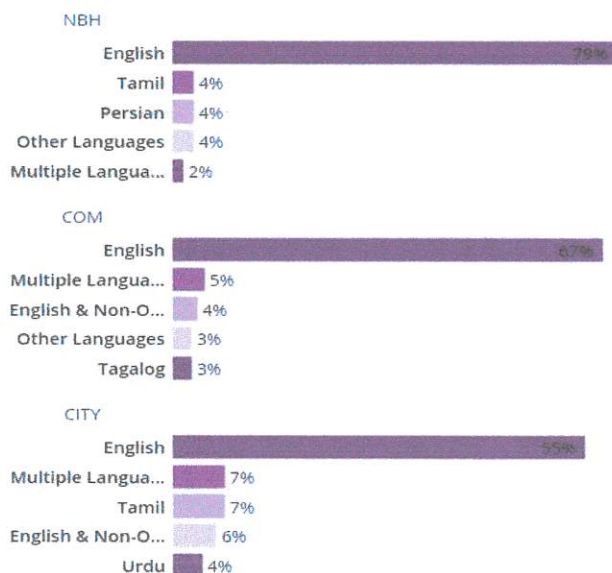


Highest Level of Education

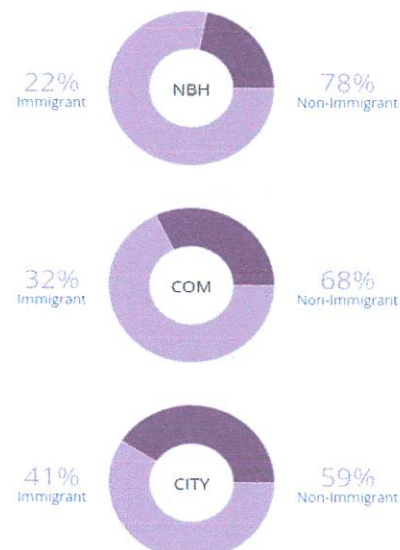


Cultural

Dominant Language



Immigration Status



Terms and Conditions

Reports Not the Official Record. Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

Currency of Information. Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

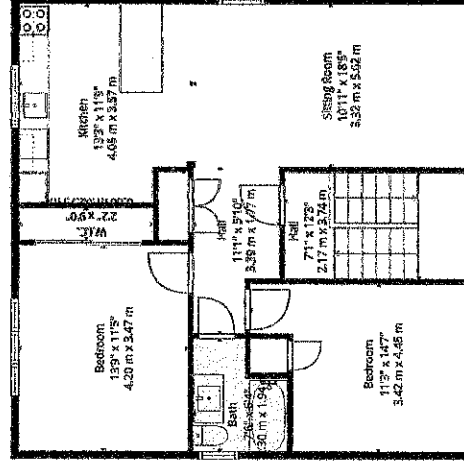
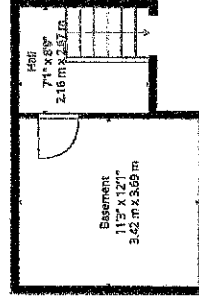
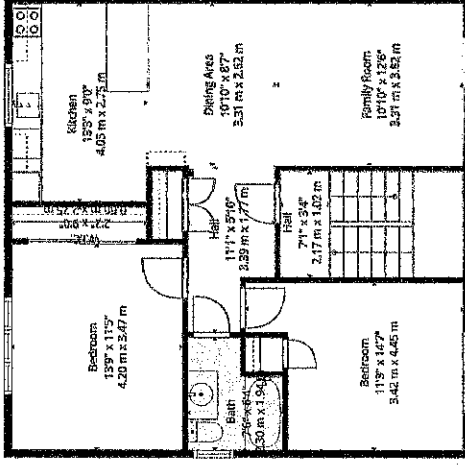
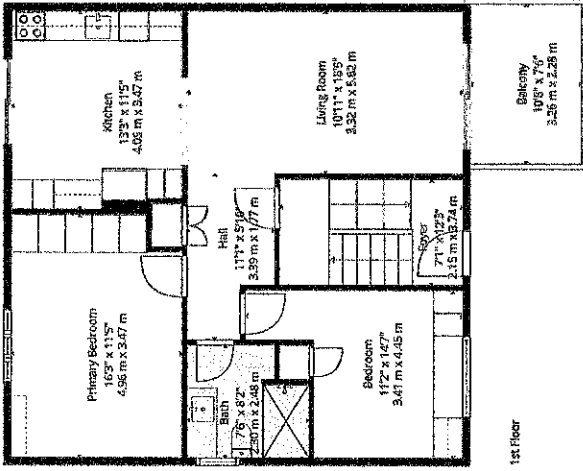
Coverage. Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.

Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

Demographic Information. Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

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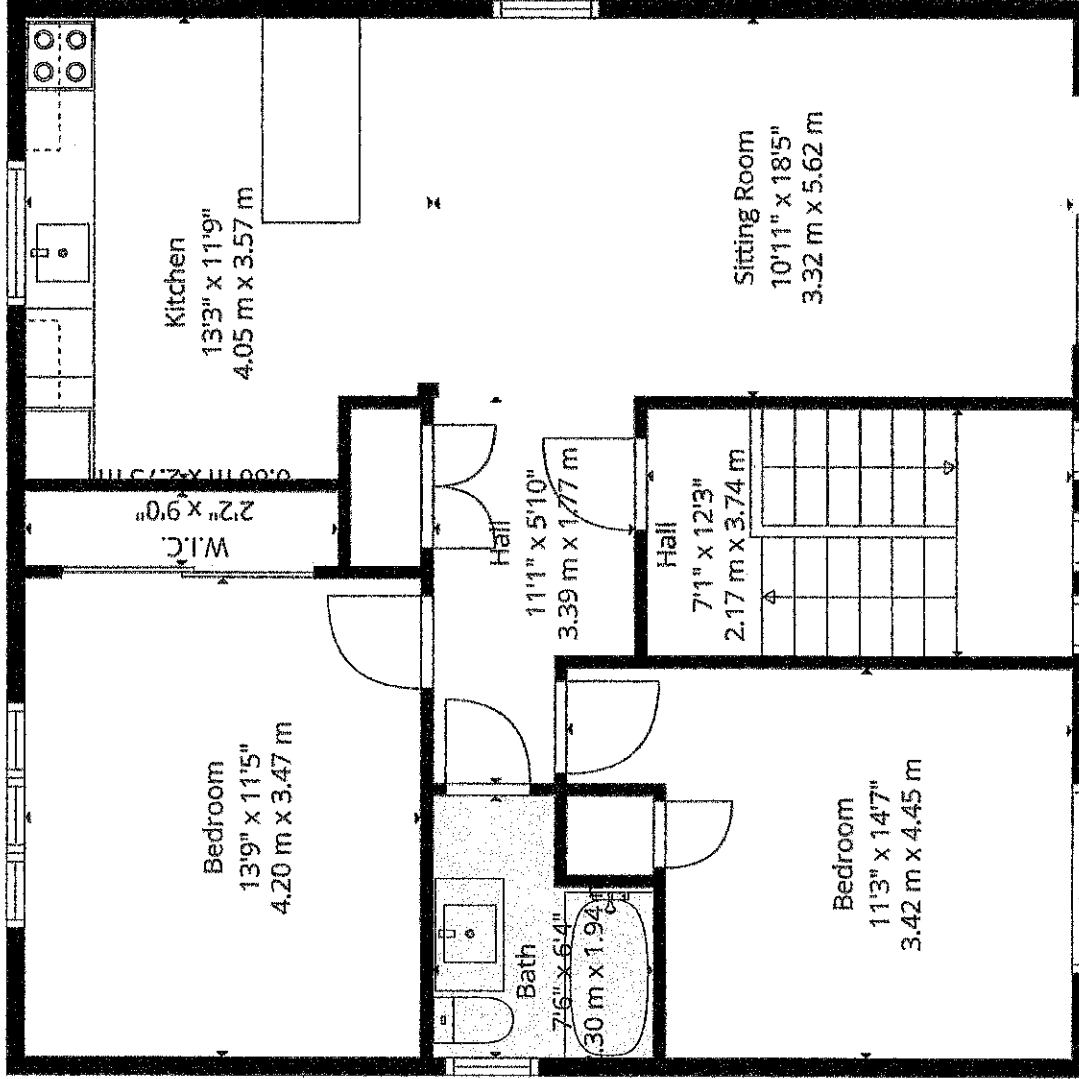
Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.



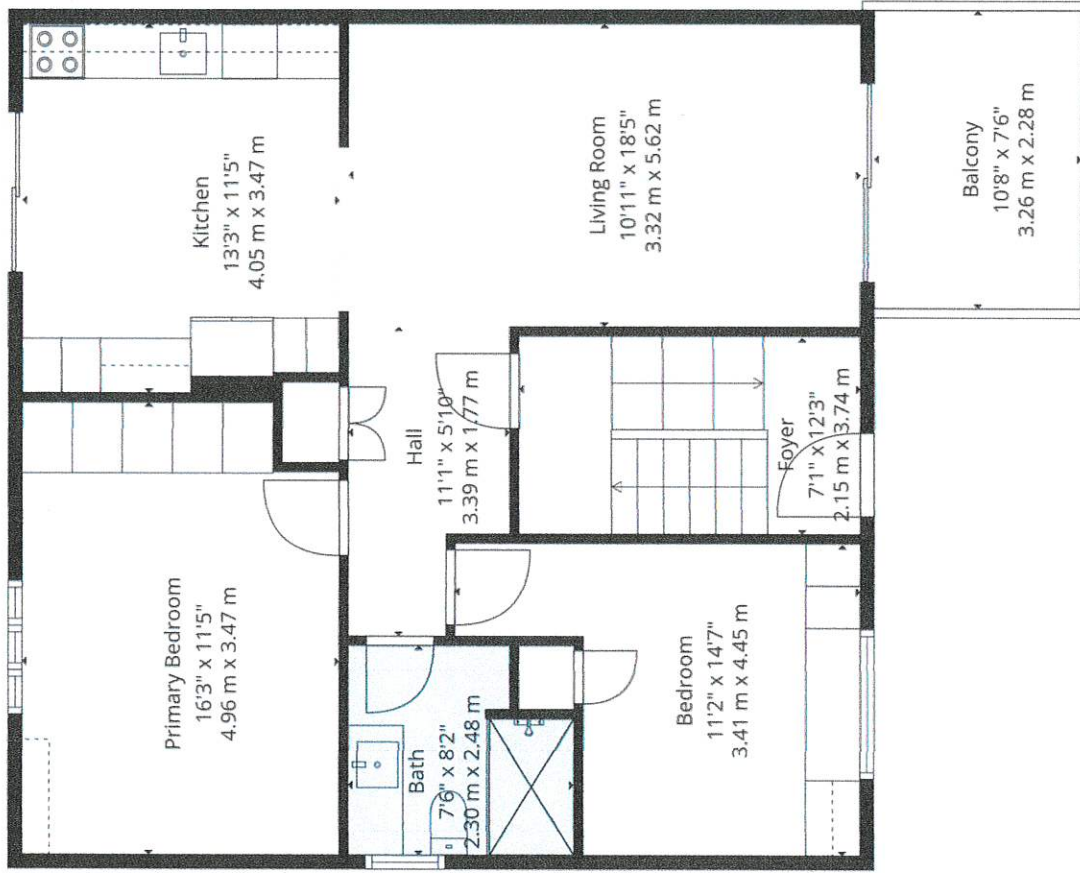
TOTAL: 2963 sq. ft, 274 m2

Basement: 77 sq. ft, 7 m2, 1st floor: 962 sq. ft, 89 m2, 2nd floor: 962 sq. ft, 89 m2, 3rd floor: 962 sq. ft, 89 m2

EXCLUDED AREAS: BASEMENT: 155 sq. ft, 14 m2, BALCONY: 80 sq. ft, 7 m2



TOTAL: 2963 sq. ft, 274 m2
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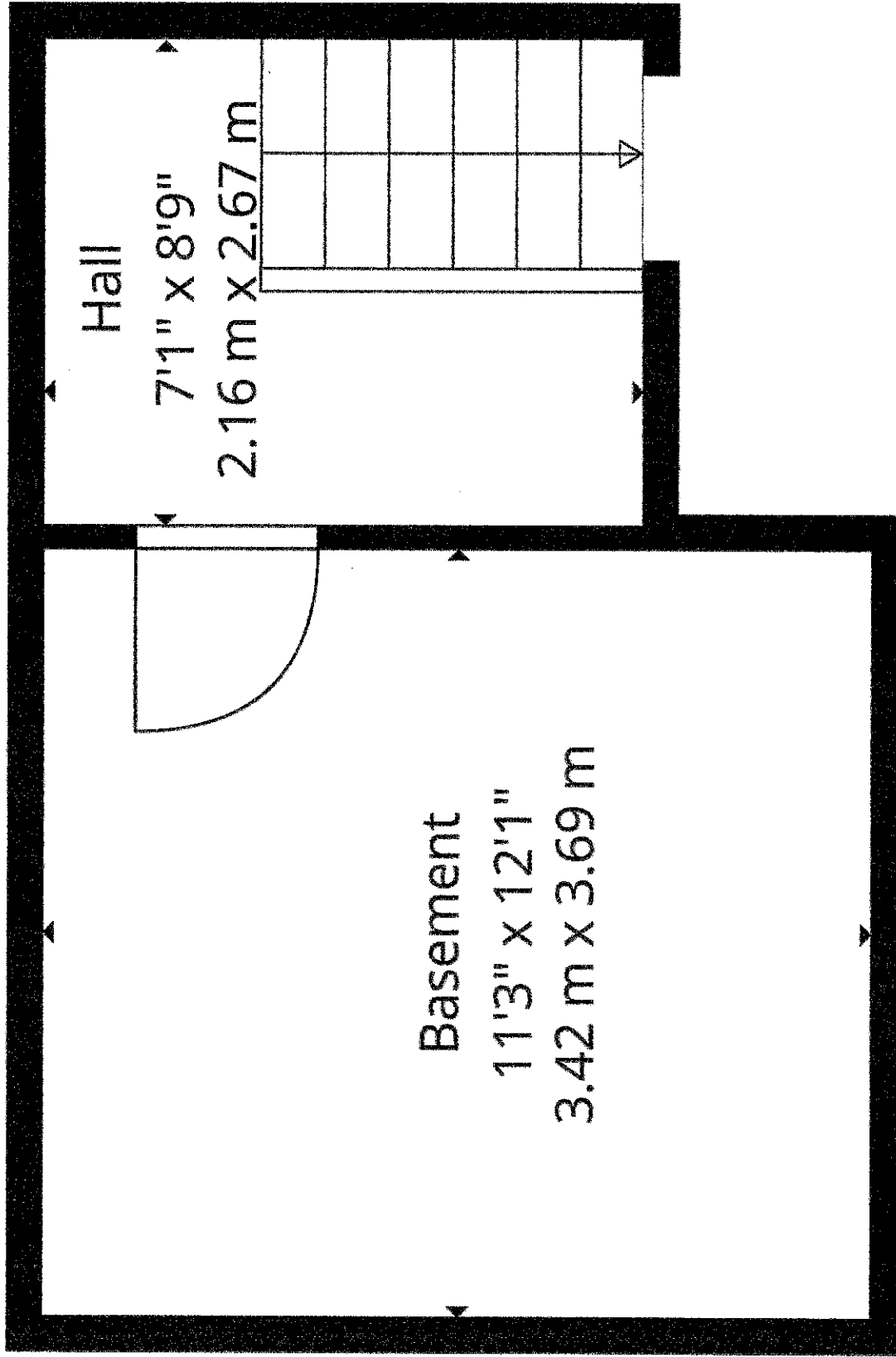


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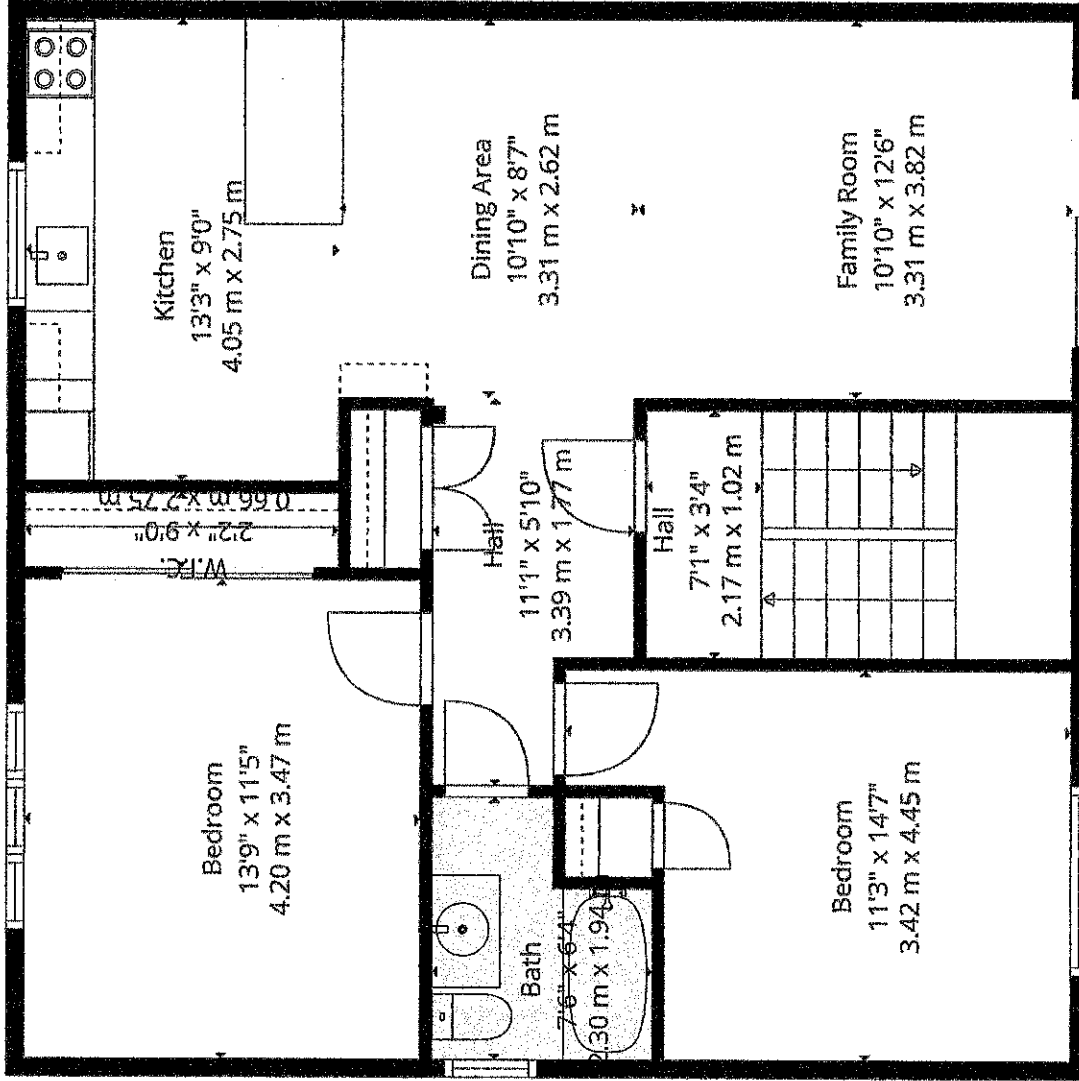
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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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What is a CCIM?



A Certified Commercial Investment Member (CCIM) is a recognized expert in the commercial and investment real estate industry. Of the more than 150,000 commercial real estate professionals in the United States, only an estimated 6 percent hold the CCIM designation.

The designation is awarded by the CCIM Institute to professionals who complete over 160 hours of graduate level courses and who pass a comprehensive exam covering financial analysis, market analysis, user decision analysis and investment analysis. In addition to completing coursework and passing exams, a CCIM must prepare a portfolio demonstrating practical real world experience.

Membership in CCIM allows a broker to compete with the big six global brokerages by providing independent brokers with access to a professional network of over 13,000 CCIM's in 1,000 markets throughout the US and in 30 countries. Membership in CCIM also provides member brokers with access to a suite of online technology tools provided through the CCIM website.

CCIM's are an incredible resource to commercial real estate owners, investors and advisors and by hiring a broker with the designation, clients can rest assured that they are hiring a professional with a core level of commercial real estate competency and experience.

INITIAL INVESTMENT

Purchase Price	\$1,999,000
+ Acquisition Costs	\$39,980
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$2,038,980

MORTGAGE DATA

1ST LIEN

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

CASH FLOW

For the Year Ending	Year 1 Nov-2027	Year 2 Nov-2028	Year 3 Nov-2029	Year 4 Nov-2030	Year 5 Nov-2031	Year 6 Nov-2032	Year 7 Nov-2033	Year 8 Nov-2034	Year 9 Nov-2035	Year 10 Nov-2036
POTENTIAL RENTAL INCOME (PRI)	\$94,800	\$96,791	\$98,823	\$100,899	\$103,018	\$105,181	\$107,390	\$109,645	\$111,947	\$114,298
- Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME	\$94,800	\$96,791	\$98,823	\$100,899	\$103,018	\$105,181	\$107,390	\$109,645	\$111,947	\$114,298
+ Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$94,800	\$96,791	\$98,823	\$100,899	\$103,018	\$105,181	\$107,390	\$109,645	\$111,947	\$114,298
- Operating Expenses	\$16,133	\$16,375	\$16,621	\$16,870	\$17,123	\$17,380	\$17,641	\$17,905	\$18,174	\$18,446
NET OPERATING INCOME (NOI)	\$78,667	\$80,416	\$82,202	\$84,029	\$85,895	\$87,801	\$89,749	\$91,740	\$93,773	\$95,852
Net Operating Income (NOI)	\$78,667	\$80,416	\$82,202	\$84,029	\$85,895	\$87,801	\$89,749	\$91,740	\$93,773	\$95,852
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$78,667	\$80,416	\$82,202	\$84,029	\$85,895	\$87,801	\$89,749	\$91,740	\$93,773	\$95,852
Sales Proceeds	1	2	3	4	5	6	7	8	9	10
Sale Price Per Square Foot	\$748.05	\$764.65	\$781.58	\$798.83	\$816.73	\$834.64	\$853.19	\$872.07	\$891.60	\$911.13
Sales Price	\$2,298,000	\$2,349,000	\$2,401,000	\$2,454,000	\$2,509,000	\$2,564,000	\$2,621,000	\$2,679,000	\$2,739,000	\$2,799,000
- Sales Expenses	\$114,900	\$117,450	\$120,050	\$122,700	\$125,450	\$128,200	\$131,050	\$133,950	\$136,950	\$139,950
- Mortgage Balance 1st Lien	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales Proceeds Before Tax	\$2,183,100	\$2,231,550	\$2,280,950	\$2,331,300	\$2,383,550	\$2,435,800	\$2,489,950	\$2,545,050	\$2,602,050	\$2,659,050

David Watkins, REALTOR

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Acquisition CAP Rate	3.94%
Cost of Sale upon Disposition	5.00%
Purchase Price per Square Foot	\$650.72

Combined LTV at Acquisition	0.00%
Combined DSCR at Acquisition	0.00

Summary of Investment Measures

For the Year Ending	Year 1 Nov-2027	Year 2 Nov-2028	Year 3 Nov-2029	Year 4 Nov-2030	Year 5 Nov-2031	Year 6 Nov-2032	Year 7 Nov-2033	Year 8 Nov-2034	Year 9 Nov-2035	Year 10 Nov-2036
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Combined Lien Loan-to-Value (LTV)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
DSCR - 1st Lien	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Combined DSCR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Return on Equity	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%
Before Tax Cash on Cash	3.86%	3.94%	4.03%	4.12%	4.21%	4.31%	4.40%	4.50%	4.60%	4.70%
Year Property Sold	1	2	3	4	5	6	7	8	9	10
Before Tax Unleveraged Property Yield (IRR)	10.93%	8.43%	7.61%	7.20%	6.96%	6.80%	6.68%	6.60%	6.53%	6.48%
Effective Annual Cost of Borrowed Funds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Before Tax Impact of Leverage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Equity Multiple	1.11	1.17	1.24	1.30	1.37	1.44	1.51	1.58	1.66	1.73
Before Tax EQUITY Yield (IRR)	10.93%	8.43%	7.61%	7.20%	6.96%	6.80%	6.68%	6.60%	6.53%	6.48%

David Watkins, REALTOR

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INCOME

For the Year Ending	Year 1 Nov-2027	Year 2 Nov-2028	Year 3 Nov-2029	Year 4 Nov-2030	Year 5 Nov-2031	Year 6 Nov-2032	Year 7 Nov-2033	Year 8 Nov-2034	Year 9 Nov-2035	Year 10 Nov-2036
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- Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME (ERI)	\$94,800	\$96,791	\$98,823	\$100,899	\$103,018	\$105,181	\$107,390	\$109,645	\$111,947	\$114,298
+ Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$94,800	\$96,791	\$98,823	\$100,899	\$103,018	\$105,181	\$107,390	\$109,645	\$111,947	\$114,298

EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$16,133	\$16,375	\$16,621	\$16,870	\$17,123	\$17,380	\$17,641	\$17,905	\$18,174	\$18,446
NET OPERATING INCOME (NOI)	\$78,667	\$80,416	\$82,202	\$84,029	\$85,895	\$87,801	\$89,749	\$91,740	\$93,773	\$95,852

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ASSUMPTION / INPUTS

Purchase Price	\$1,999,000
Year 1 Potential Income	\$94,800
Vacancy & Credit Loss	0.00%
Year 1 Expenses	\$16,133
Acquisition CAP Rate	3.94%
Sale Price - CAP Rate	3.50%

Acquisition Costs (% of Purchase Price)	2.00%
Annual Income Increase	2.10%
Other Income Increase	3.00%
Annual Expense Increase	1.50%
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%

10-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment			Financing Cash Flow			Equity Investment		
Cash Flow & 10-year Yield			& Effective Rate			Cash Flow & 10-year Yield		
N	\$		N	\$		N	\$	
0	(\$2,038,980)	+	0	\$0	=	0		(\$2,038,980)
1	\$78,667		1	\$0		1		\$78,667
2	\$80,416		2	\$0		2		\$80,416
3	\$82,202		3	\$0		3		\$82,202
4	\$84,029		4	\$0		4		\$84,029
5	\$85,895		5	\$0		5		\$85,895
6	\$87,801		6	\$0		6		\$87,801
7	\$89,749		7	\$0		7		\$89,749
8	\$91,740		8	\$0		8		\$91,740
9	\$93,773		9	\$0		9		\$93,773
10	\$2,754,902		10	\$0		10		\$2,754,902

Property IRR/Yield = 6.48%

Effective Loan Rate = N/A

Equity IRR / Yield = 6.48%

Neutral Leverage - The Equity Yield Remained the SAME with Leverage

David Watkins, REALTOR

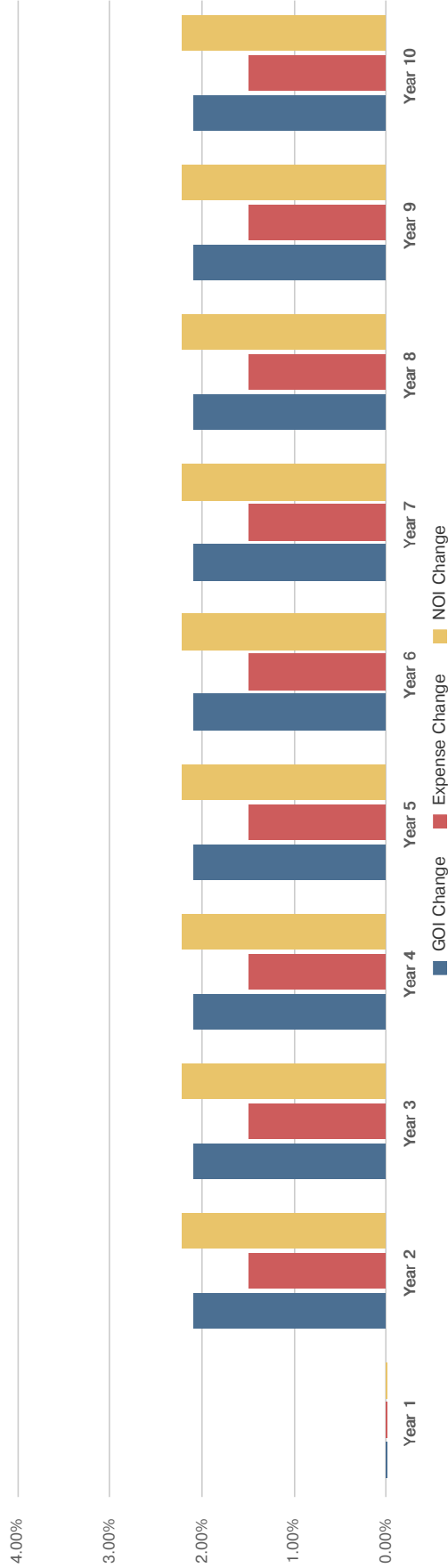
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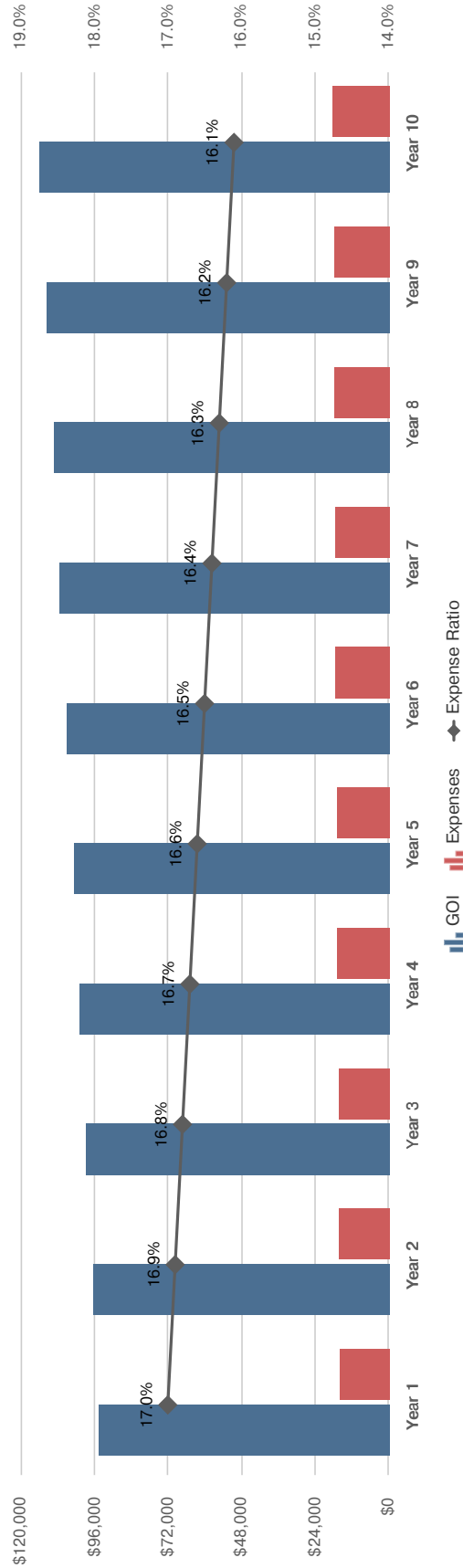
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Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI

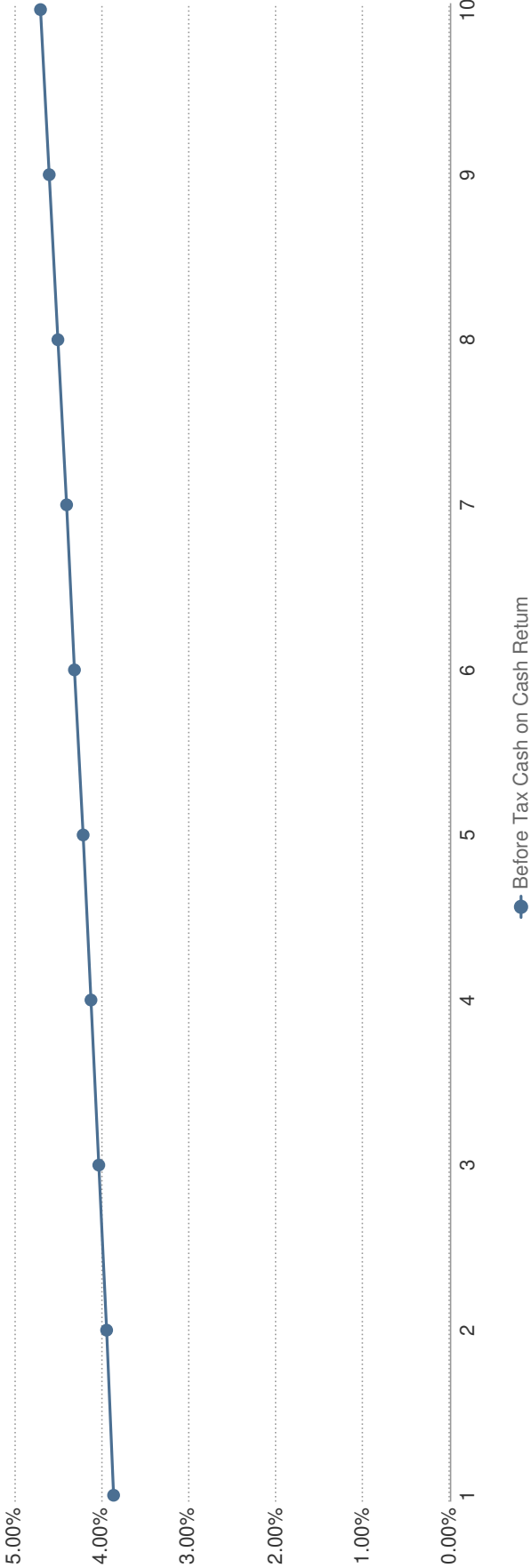


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Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Before Tax Cash on Cash Return	3.86%	3.94%	4.03%	4.12%	4.21%	4.31%	4.40%	4.50%	4.60%	4.70%

David Watkins, REALTOR

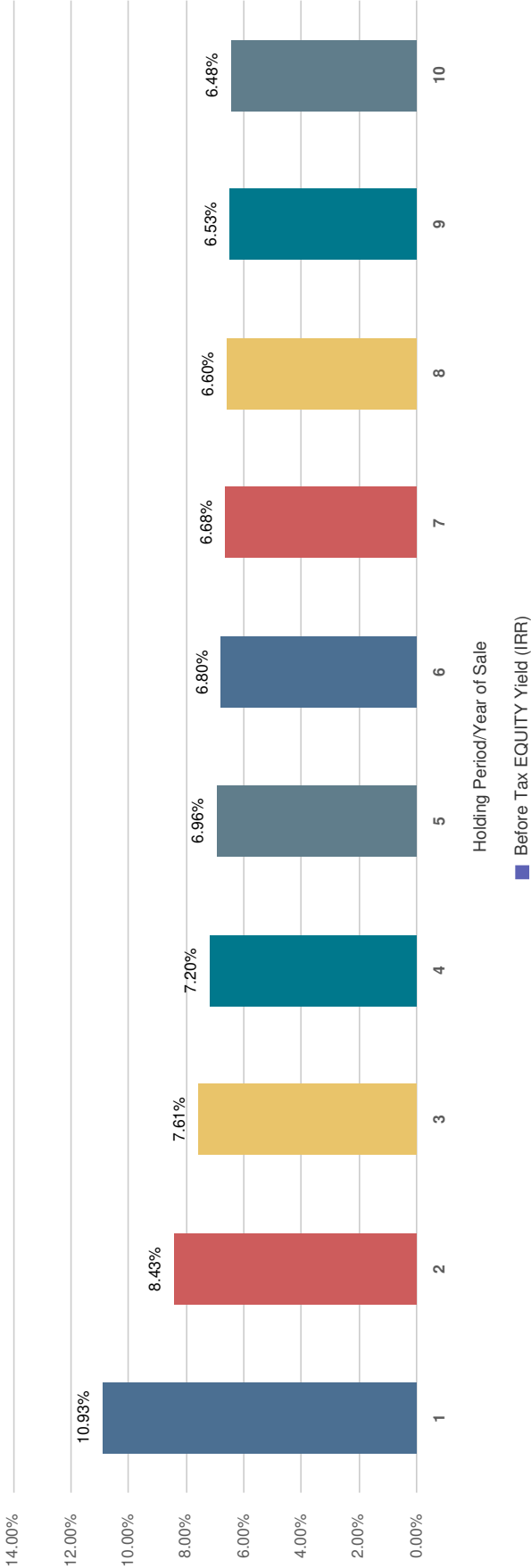
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Before Tax Optimal Holding Period	1 Year
Before Tax Optimal Hold Annual Yield	10.93%

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Before Tax EQUITY Yield (IRR)	10.93%	8.43%	7.61%	7.20%	6.96%	6.80%	6.68%	6.60%	6.53%	6.48%

David Watkins, REALTOR

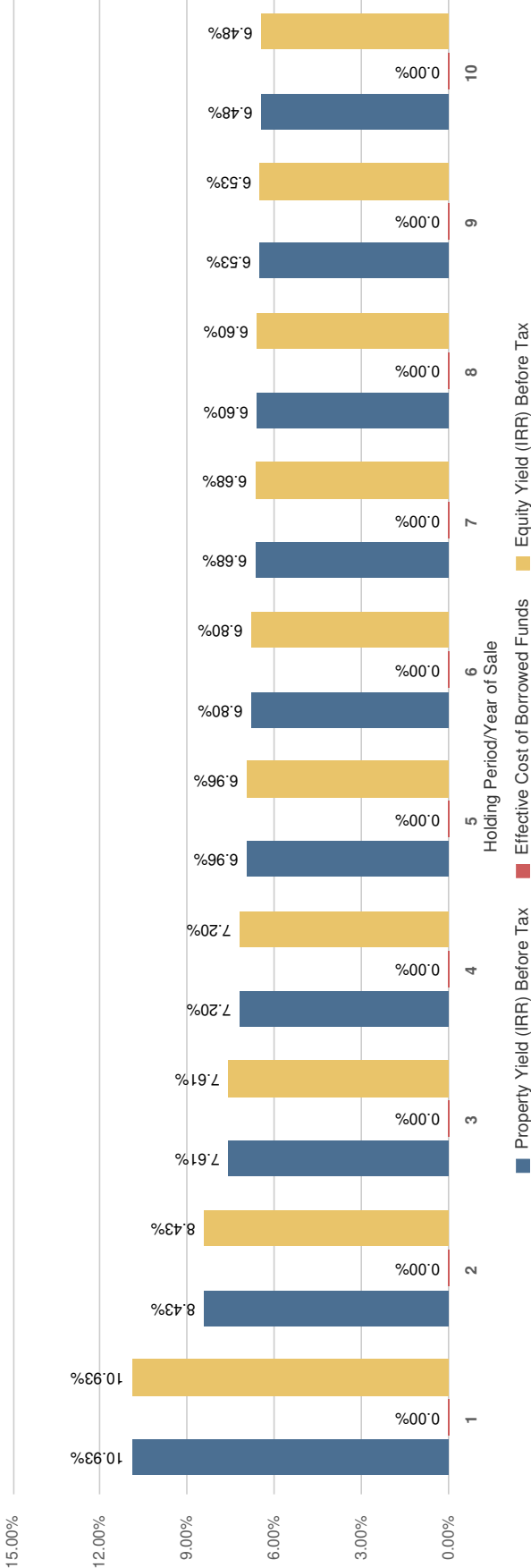
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Impact of Leverage Analysis (Before Tax)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Yield (IRR) Before Tax	10.93%	8.43%	7.61%	7.20%	6.96%	6.80%	6.68%	6.60%	6.53%	6.48%
Effective Cost of Borrowed Funds	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Equity Yield (IRR) Before Tax	10.93%	8.43%	7.61%	7.20%	6.96%	6.80%	6.68%	6.60%	6.53%	6.48%
Impact of Leverage on Yield	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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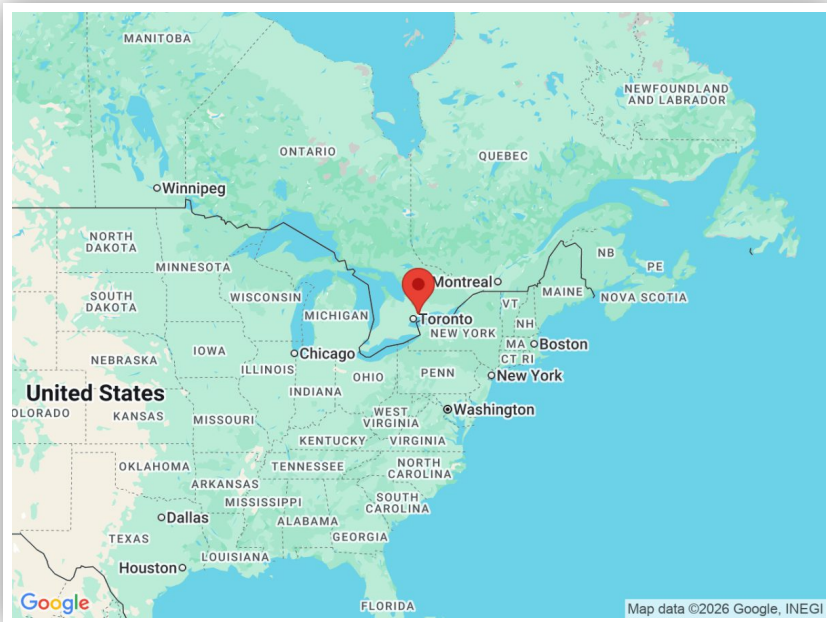
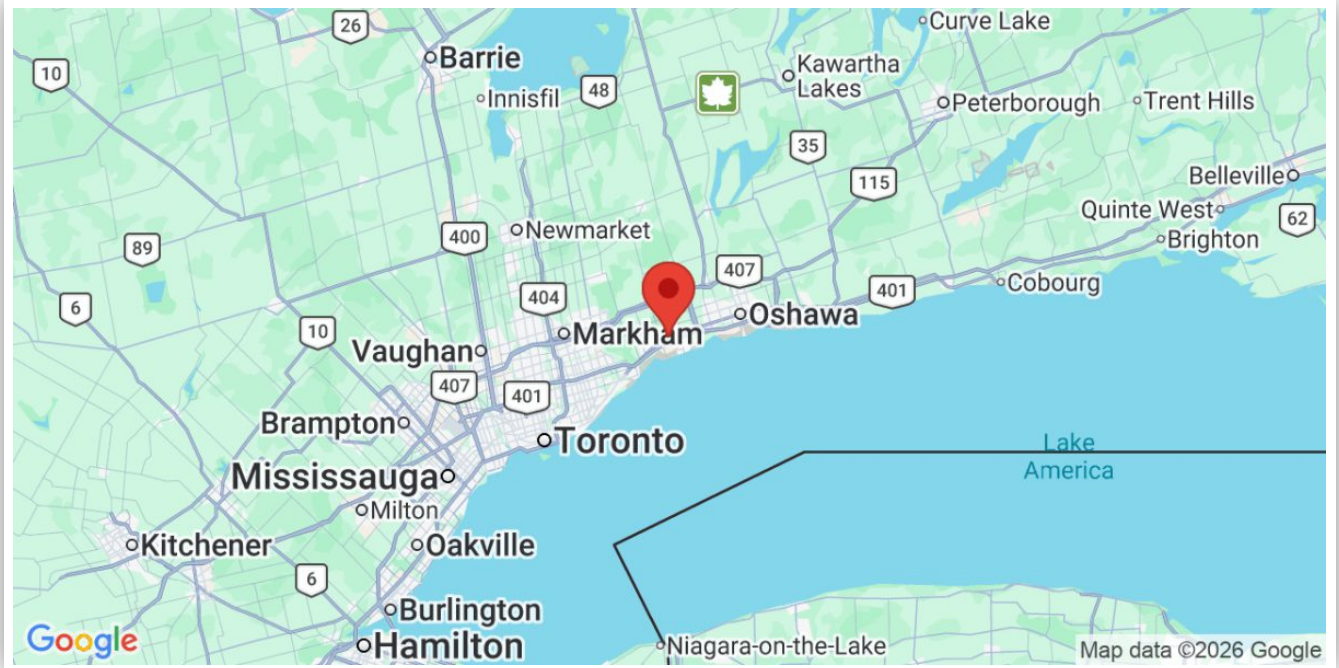
10 Lincoln

10 Lincoln Street, Ajax, Ontario, L1S 6C8

AREA LOCATION MAP



10 Lincoln 10 Lincoln Street, Ajax, Ontario, L1S 6C8



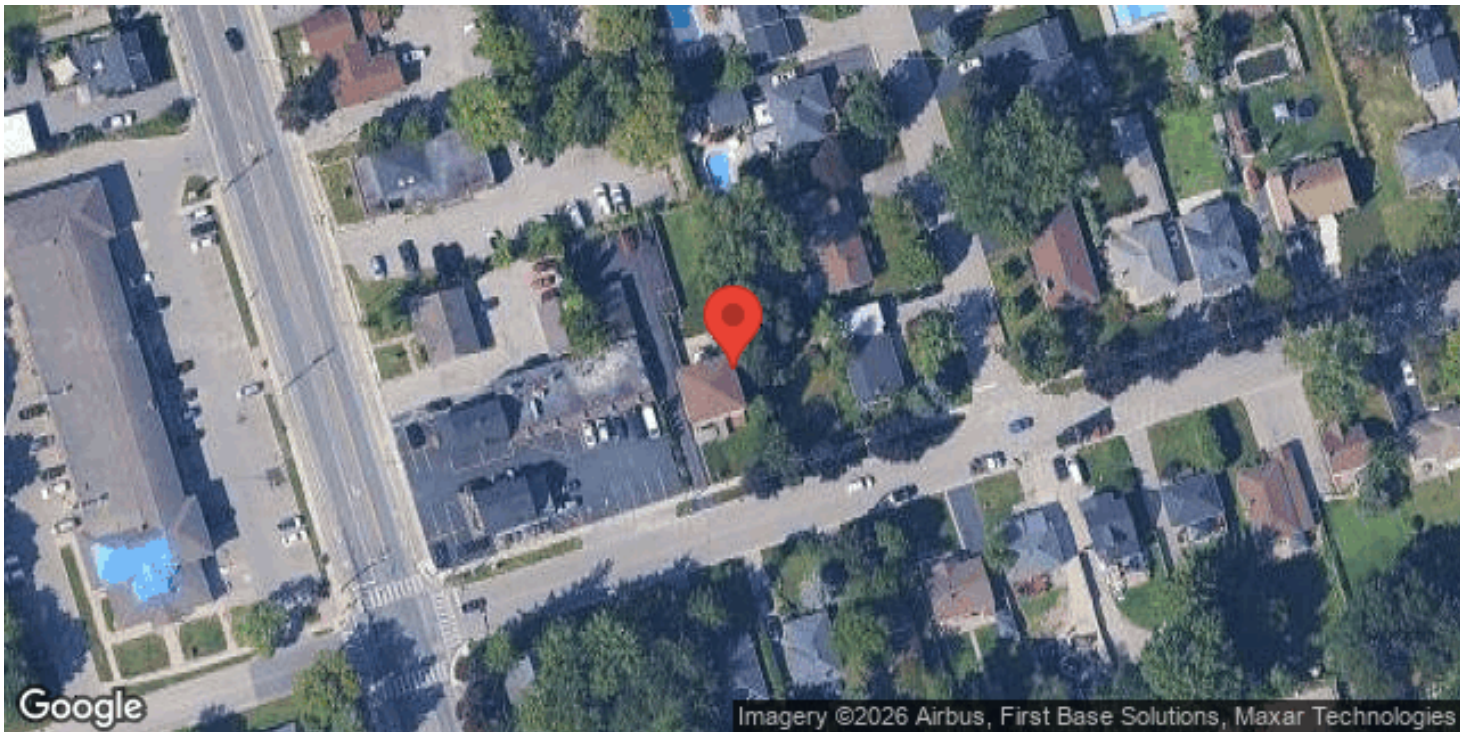
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