

2183 LAKE SHORE BLVD W

236 UNDERGROUND PARKING UNITS



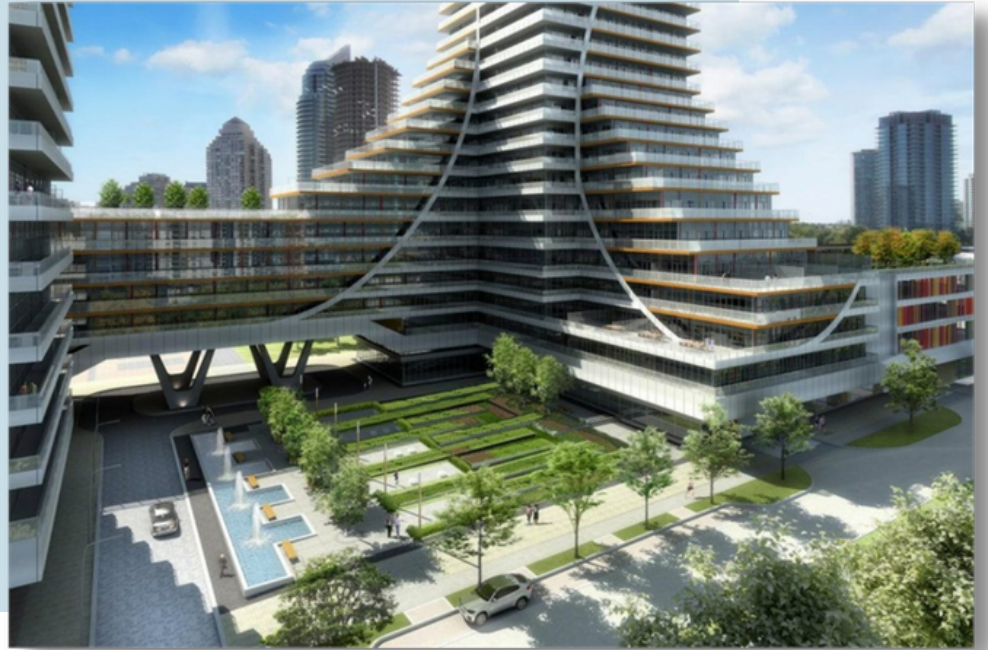
BRIXTON[™]

EXECUTIVE SUMMARY

Brixton Commercial Realty, Brokerage offers 236 underground parking units in this spectacular master-planned, mixed-use community "Eau Du Soleil" by Empire Communities."

Located at Parklawn Rd/Lake Shore Blvd. West, this vibrant waterfront community in Mimico is home to approximately 35,000 residents and growing rapidly.

These parking units share home to 1260 residential units above combined with street level commercial space. Commercial occupants include; 40,000 sq ft Kingsway College, Pharmacy, Physio Therapy Clinic, Take-Out Restaurant, Convenience Store, Dentist and more.



EAU DU SOLEIL by EMPIRE COMMUNITIES



\$8,968,000

THE OFFERING

236 VISITOR PARKING UNITS

- Commercial/Residential Visitor Parking Units
- P1 Level Parking
- Commercial Elevator with Direct Access to Ground Floor
- Professionally Managed Lot

BRIXTON™

December 1, 2021-December 1, 2022

PARKING OPERATING STATEMENT



	Total 2022
Revenue:	
Gross parking revenue (transient, monthly, pay-by-phone)	\$ 448,707
HST	(51,621)
Net parking revenue	397,086
TSCC for level P2 parking stalls	-
Total parking revenue	397,086
Operating expenses:	
Insurance	(1,874)
Tickets/Supplies	(900)
Supervision	(2,695)
Equipment Maintenance	(1,668)
Equipment running cost	(4,958)
Enforcement	(9,975)
Accounting/Reporting	(600)
Collections and Deposits	(4,853)
Total operating expenses	(27,523)
Net income before interest and property tax	369,563
Other expenses:	
Common element fees	(19,942)
Property tax expense	-
Management Fee @ 3.81% of gross revenue	-
Total other expenses	(19,942)
Net income (loss)	\$ 349,620
Cash Flow:	
Add back: property tax expense	-
Deduct: property tax payment	-
Net cash inflow (outflow)	\$ 349,620
Reconciliation to cash receipt:	
HST	47,313
228,523	416,876
Net cash received as a percentage of total	

PARKING GARAGE SITE PLAN

RICHARD FLOMEN

Broker of Record

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