

TWO ADJACENT MIXED-USE INVESTMENT PROPERTIES IN PORT CREDIT

241-243 Lakeshore Road East, Mississauga



Ian Wilson, MBA

Managing Director
K2 Commercial Group
iwilson@royallepage.ca
(416)-458-8498

Christopher Chandler, LLB

Sales Associate
K2 Commercial Group
christopher.chandler@royallepage.ca
(416)-475-5469



Contact Info:



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THE OFFERING



THE OFFERING

K2 Commercial Group and Royal LePage Commercial are pleased to offer two exceptional mixed use investment opportunities located in Port Credit East. This well maintained double-wide building offers 4700 sq. ft. of rentable area plus an additional 2300 sq. ft. of usable lower-level space. 241 Lakeshore Road East features a well-established restaurant tenant on the main floor, a tenanted 2-bedroom apartment and 2 parking spaces. The second-floor apartment features 2-generously sized bedrooms, a spacious living area with a walk out to a private deck, a 4pc bathroom, bright interiors, skylights, as well as private rear and front entrances. 243 Lakeshore Road East features a tenanted main-floor commercial space and 2-bedroom apartments on the upper level, each offering bright interiors well-sized bedrooms, large windows, and a 4pc bathroom.

Ideally located in vibrant Port Credit with excellent transit accessibility, strong pedestrian exposure, and established surrounding retail and services. An excellent investment opportunity for investors seeking an established property in a highly active area. Strong financial performance, with a leveraged cap rate of over 7% with a 30% down payment and a 25-year amortization period.

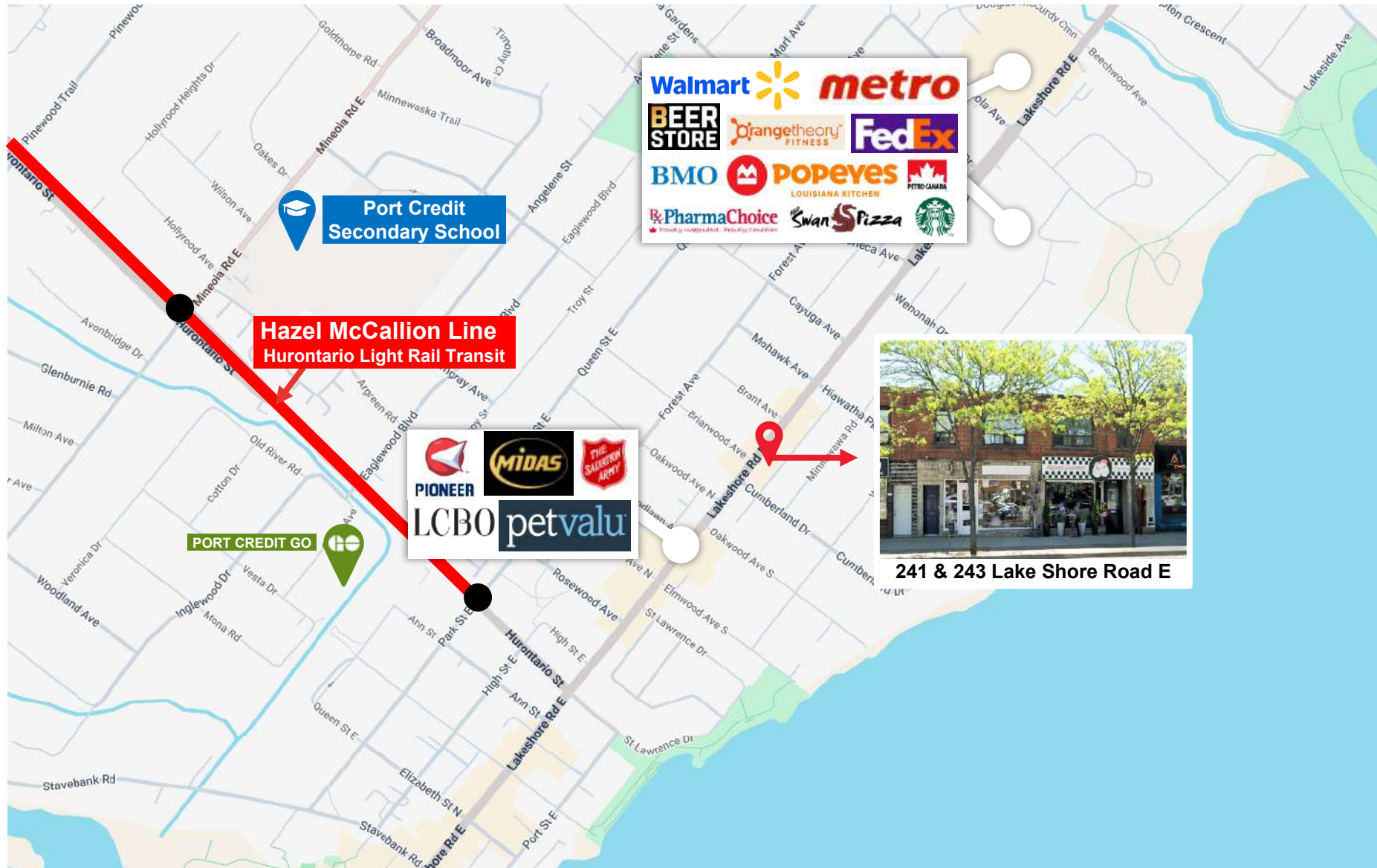
ASKING PRICE: \$3,099,900



PROPERTY OVERVIEW

Location	Lakeshore Road East and Hurontario Street
Municipal Address	241-243 Lakeshore Road East Mississauga, ON L5G 1G8
Legal Description	PT LT 124 PL H21 PORT CREDIT PT 1, 43R8862 ; MISSISSAUGA PT LT 124 PL H21 PORT CREDIT PT 2, 43R8862 ; MISSISSAUGA
PIN	134870007 & 134870008
ARN	210509000224500 & 210509000224501
Site Area (combined)	4435 sq ft 40 ft x 109 ft.
Building Size (combined)	4700 sq. ft. (plus 2300 sq. ft. of usable lower-level space)
Zoning	C4
Property	Two adjacent mixed-use properties with commercial unit at the main floor and residential apartments at the upper level

LOCATION OVERVIEW



EXTERIOR IMAGES



241 Lakeshore Road E – Main Floor Commercial



The commercial space images are not the current branding and colours

241 Lakeshore Road E – Main Floor Commercial



The commercial space images are not the current branding and colours

241 Lakeshore Road East – Residential Unit



241 Lakeshore Road East – Residential Unit





PROPERTY OVERVIEW



PROPERTY OVERVIEW – POSITION & ACCESS

PROPERTY DESCRIPTION - LOCATION

Site Position	Lake Shore Road East and Hurontario Street
Public Transit	A minute-walk from MiWay 23 bus stop towards Long Branch GO and Clarkson GO Station
Surrounding Property	The property is surrounded by commercial mixed-use properties and is part of the vibrant commercial corridor of Lakeshore Road East

SURROUNDING AMENITIES

Schools	• 6 Public Schools • 7 Catholic Schools • 3 Private School
Parks and Recreation	• 4 Playgrounds • 1 Pools • 1 Basketball Court • 1 Sports Court • 2 Trails



Walker's Paradise

Daily errands do not require a car.



Good Transit

Many nearby public transportation options.



Bikeable

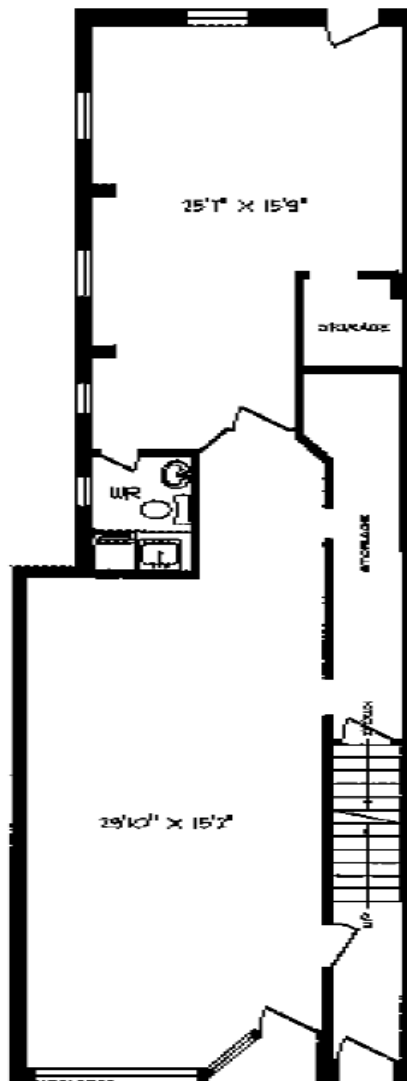
Some bike infrastructure.

PROPERTY OVERVIEW

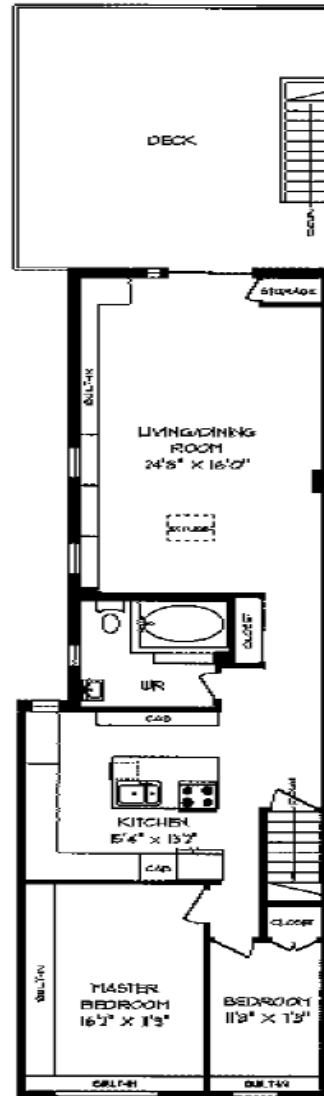
241 Lakeshore Road E	PROPERTY DESCRIPTION	243 Lakeshore Road E
1 commercial unit & 1 two-bedroom unit	Unit Layout	1 commercial unit & 2 one-bedroom units
2372 sq. ft. (plus 1192 sq. ft. lower level)	Total Area	2411 sq. ft. (plus 1208 sq. ft. lower level)
- Lease term: 4 years left - Current rate: \$3,700 net / month - Renewal: No renewal	Tenant Information	- Lease term: 2 years left - Current rate: \$3,600 net / month - Renewal: 5 years
- Restaurant: Forced air (6 years old) & air conditioning (1 year old) - Residential: Boiler 2 electric meters 200 amp 600 volt	Mechanicals	- Radiator heating - Ductless cooling 2 electric tanks 4 meters (2 for the commercial space and 2 for residential apartments)
2 rear parking spaces	Parking	2 rear parking spaces
20 ft	Frontage	20 ft
109 ft	Depth	109 ft
C4	Zoning	C4

241 Lakeshore Road East -- Floorplan

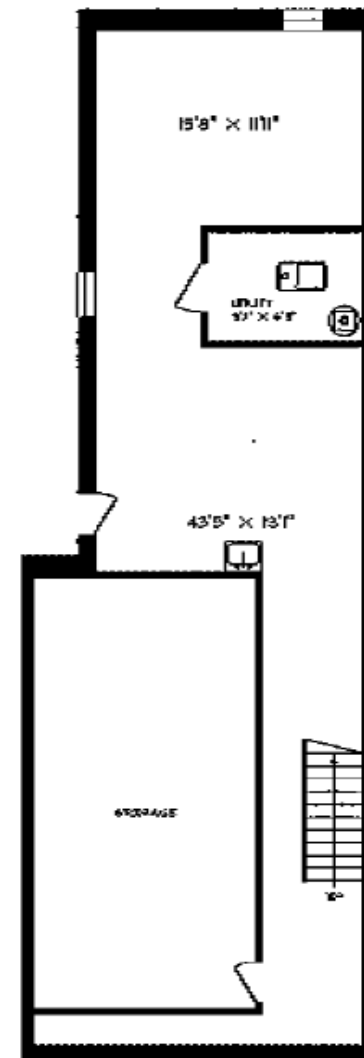
Main Floor



Second Floor



Lower Floor



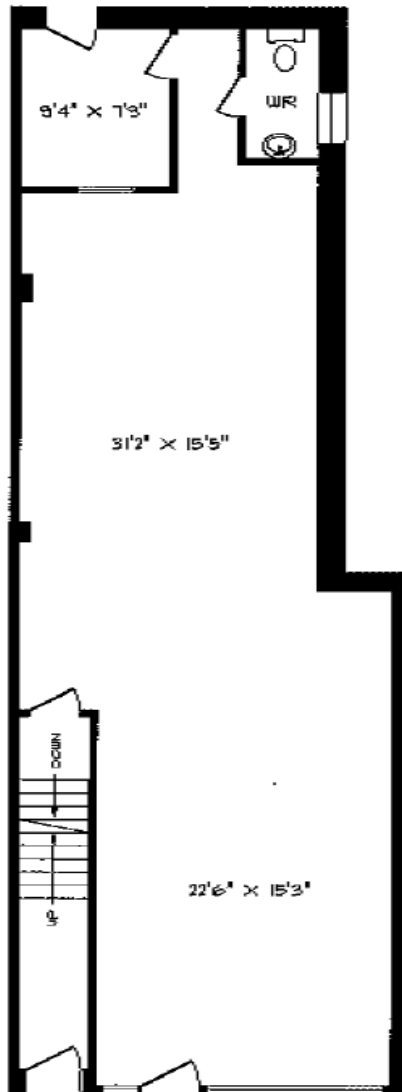
COMMERCIAL
GROUP



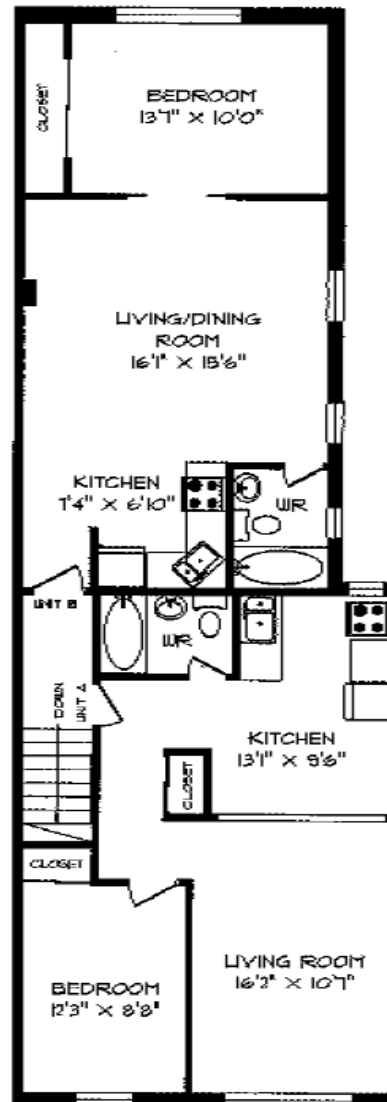
ROYAL LePAGE
COMMERCIAL

243 Lakeshore Road East -- Floorplan

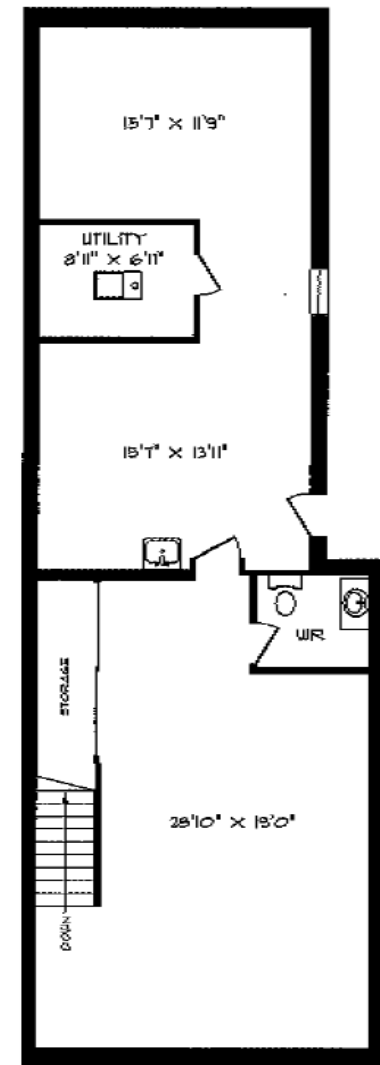
Main Floor



Second Floor



Lower Floor



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C4 – Mainstreet Commercial

Permitted Use

- **Retail**
 - Retail Store
- **Service**
 - Restaurant
 - Take-out Restaurant
 - Veterinary Clinic Animal
 - Care Establishment Funeral
 - Establishment Service
 - Establishment Commercial
 - School Financial Institution
- **Office**
 - Medical Office
 - Office
- **Hospitality**
 - Overnight Accommodation
- **Entertainment**
 - Recreational Establishment
 - Entertainment Establishment
 - Private Club
- **Other**
 - University/College
 - Parking lot
- **Residential**
 - Apartment
 - Dwelling unit located above the first storey of a commercial building



241-243 Lakeshore Road East

LOCATION OVERVIEW

Port Credit

livability

86

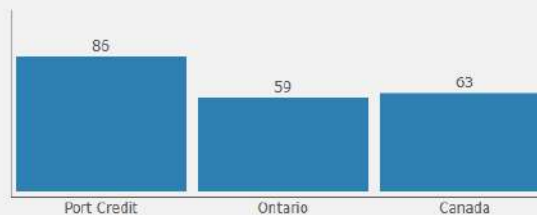
EXCEPTIONAL LIVABILITY SCORE

Port Credit Livability

#19 ranked neighborhood in Mississauga

#133 ranked neighborhood in Ontario

Ranks better than 99% of areas



Statistic	Port Credit	Mississauga	Ontario
Population	11,138	764,342	14,804,681
Population density (sq km)	4,011	2,669	15
Median age	46.4	39.9	40.9
Male/Female ratio	1.1:1	1.0:1	1.0:1
Married couples	62%	76%	71%
Families w/ kids at home	34%	55%	46%
Speak English only	88.0%	89.1%	86.1%
Speak French only	0.0%	0.1%	0.3%

PARKS & REC

This home is located in park heaven, with 3 parks and 3 recreation facilities within a 20 minute walk from this address.

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds
1 Pool
1 Basketball Court

1 Sports Court
2 Trails

Harold E Kennedy Park / Lions Club Outdoor Pool
20 Rosewood Dr.

Hiawatha Park
76 Cumberland Dr.

SCHOOLS

With excellent assigned public schools near this home, your kids will get a great education in the neighbourhood.

Mineola PS

Designated Catchment School
Grades PK to 6
145 Windy Oaks

Port Credit SS

Designated Catchment School
Grades 9 to 12
70 Mineola Rd E

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 12 minute walk away, and the nearest street transit stop is a 1 minute walk away.



Nearest Rail Transit Stop

Port Credit GO



12 mins



Nearest Street Level Transit Stop

Lakeshore Rd At Cumberland Dr



1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 3km.



Trillium Health Partners - Mississauga Hospital

100 Queensway W



Fire Station

710 Third St.



Police Station

135 Lakefront Prom.



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COMMERCIAL

Port Credit

Overview

Port Credit is an established and evolving waterfront community in Mississauga, where the Credit River meets Lake Ontario. The area is characterized by a distinctive mix of residential, commercial, retail, dining, marina and recreational uses, centred around Lakeshore Road and the waterfront. Its village-style main street, waterfront setting and strong community identity make Port Credit a well-connected destination for residents, businesses and visitors.

Economy & Development

Port Credit benefits from an established commercial base with a mix of local businesses, restaurants, professional services, retail and residential uses. Ongoing investment and redevelopment around the Port Credit GO Station, Lakeshore Road corridor and waterfront are contributing to the continued evolution of the community, creating opportunities for businesses, residents and property investors.

Community & Lifestyle

Port Credit offers a vibrant waterfront lifestyle with a strong mix of local shops, restaurants, cafés, parks, marinas and recreational amenities. The Credit River, Lake Ontario waterfront, Waterfront Trail and surrounding parks provide extensive opportunities for walking, cycling and outdoor recreation, while the community's established main street adds to its active and walkable character.

Transportation & Accessibility

Port Credit is strategically positioned with convenient access to major transportation routes, including Lakeshore Road, Hurontario Street, the QEW and surrounding arterial roads. Port Credit GO Station provides regional rail connectivity along the Lakeshore West line, while ongoing transportation and active transportation improvements are strengthening connections between the GO Station, waterfront and surrounding neighbourhoods.

Growth & Vision

Port Credit continues to evolve through strategic investment, redevelopment and improvements to its transportation and waterfront infrastructure. The Port Credit GO Station area is identified as a key mobility hub, supporting future transit-oriented growth, while ongoing waterfront and Lakeshore Road initiatives are enhancing connectivity and public spaces. These investments support the community's long-term role as a vibrant waterfront destination within Mississauga.



FINANCIAL OVERVIEW

The following two charts provide an illustrative summary of the financial performance of the building;

Income Model: this ten-year income model provides an investor with a present value calculator using the predictable income and expenses starting with the current year operation as highlighted in Year 1. These conservative and predictable cash flows provide an overview of what an investor can expect in terms of net cash flows (pre debt) over a 10-year period

Wealth Analysis: this Wealth Analysis model provides an investor with an illustrative overview of how this investment will perform based on the purchase price, a 30% down payment and available net cash flows to service debt which is assumed at 5% on a 25-year amortization period. The deeper analysis shows that if an investor were to invest \$900,000 in this property based on the above lending assumptions and cash flows, the average leverage rate of returns would be 7.23%. Once we include a measure for appreciation the return on investment increased above 25.61% per year.

LOCATION OVERVIEW

Income Model

241-243 Lake Shore Road East, Mississauga

CASH IN FLOWS		YEAR 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Rental Revenue											
	241 Commercial	\$44,400.00	\$45,600.00	\$46,800.00	\$48,000.00	\$49,200.00	\$50,528.40	\$51,892.67	\$53,293.77	\$54,732.70	\$56,210.48
	243 Commercial	\$43,200.00	\$44,400.00	\$46,800.00	\$46,800.00	\$46,800.00	\$48,000.00	\$48,000.00	\$49,296.00	\$50,626.99	\$51,993.92
	241 Apartment	\$32,400.00	\$33,048.00	\$33,708.96	\$34,383.14	\$35,070.80	\$35,772.22	\$36,487.66	\$37,217.42	\$37,961.76	\$38,721.00
	243A -Apt	\$19,200.00	\$19,584.00	\$19,975.68	\$20,375.19	\$20,782.70	\$21,198.35	\$21,622.32	\$22,054.76	\$22,495.86	\$22,945.78
	243B - Apt	\$16,200.00	\$16,524.00	\$16,854.48	\$17,191.57	\$17,535.40	\$17,886.11	\$18,243.83	\$18,608.71	\$18,980.88	\$19,360.50
	Total Rental Revenue	\$155,400.00	\$158,508.00	\$161,678.16	\$164,911.72	\$168,209.96	\$171,574.16	\$175,005.64	\$178,505.75	\$182,075.87	\$185,717.39
TMI Recovery											
	241 TMI Recovery	\$19,330.00	\$19,851.91	\$20,387.91	\$20,938.39	\$21,503.72	\$22,084.32	\$22,680.60	\$23,292.97	\$23,921.89	\$24,567.78
	243 TMI Recovery	\$19,330.00	\$19,851.91	\$20,387.91	\$20,938.39	\$21,503.72	\$22,084.32	\$22,680.60	\$23,292.97	\$23,921.89	\$24,567.78
	Total TMI Recovery	\$38,660.00	\$39,703.82	\$40,775.82	\$41,876.77	\$43,007.44	\$44,168.64	\$45,361.20	\$46,585.95	\$47,843.77	\$49,135.55
Total Gross Revenue		\$194,060.00	\$198,211.82	\$202,453.98	\$206,788.49	\$211,217.40	\$215,742.80	\$220,366.84	\$225,091.70	\$229,919.64	\$234,852.94
CASH OUTFLOWS											
Expenses											
	Property Taxes	\$34,267.00	\$34,952.34	\$35,651.39	\$36,364.41	\$37,091.70	\$37,833.54	\$38,590.21	\$39,362.01	\$40,149.25	\$40,952.24
	Enbridge Gas	\$4,800.00	\$4,896.00	\$4,993.92	\$5,093.80	\$5,195.67	\$5,299.59	\$5,405.58	\$5,513.69	\$5,623.97	\$5,736.44
	Water/Garbage	\$2,800.00	\$2,856.00	\$2,913.12	\$2,971.38	\$3,030.81	\$3,091.43	\$3,153.25	\$3,216.32	\$3,280.65	\$3,346.26
	Hydro	\$700.00	\$714.00	\$728.28	\$742.85	\$757.70	\$772.86	\$788.31	\$804.08	\$820.16	\$836.56
	Insurance/prof fees	\$8,980.00	\$9,159.60	\$9,342.79	\$9,529.65	\$9,720.24	\$9,914.65	\$10,112.94	\$10,315.20	\$10,521.50	\$10,731.93
	Maintenance	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Total Outflows		\$51,547.00	\$52,577.94	\$53,629.50	\$54,702.09	\$55,796.13	\$56,912.05	\$58,050.29	\$59,211.30	\$60,395.53	\$61,603.44
NET CASH FLOWS		\$142,513.00	\$145,633.88	\$148,824.48	\$152,086.40	\$155,421.27	\$158,830.75	\$162,316.54	\$165,880.40	\$169,524.11	\$173,249.50
NET INVESTMENT (30%)											
NPV										Avg Cash Flow 10 years	
											\$157,428.03
CAP RATE ANALYSIS											
	5.00%	\$3,148,560.69									
	5.25%	\$2,998,629.23									
	5.50%	\$2,862,327.90									
	6.00%	\$2,623,800.58									

LOCATION OVERVIEW

Wealth Analysis

241-243 Lake Shore Road East, Mississauga

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Totals
Purchase Price	\$3,000,000.00										
Downpayment	\$900,000.00										
Net Cash Flow	\$142,513.00	\$145,633.88	\$148,824.48	\$152,086.40	\$155,421.27	\$158,830.75	\$162,316.54	\$165,880.40	\$169,524.11	\$173,249.50	\$1,574,280.35
Yearly Prin											
Recap	\$43,300.04	\$45,515.36	\$47,844.01	\$50,291.80	\$52,864.82	\$55,569.49	\$58,412.53	\$61,401.02	\$64,542.42	\$67,844.53	\$547,586.01
Yearly Prin Int	\$103,836.23	\$101,611.69	\$99,273.33	\$96,815.34	\$94,231.60	\$91,515.66	\$88,660.78	\$85,659.83	\$82,505.35	\$79,189.48	\$923,299.28
NOI B4 Debt	\$142,513.00	\$145,633.88	\$148,824.48	\$152,086.40	\$155,421.27	\$158,830.75	\$162,316.54	\$165,880.40	\$169,524.11	\$173,249.50	\$1,574,280.35
Net Benefit: Prin	<u>\$38,676.77</u>	<u>\$44,022.19</u>	<u>\$49,551.15</u>	<u>\$55,271.06</u>	<u>\$61,189.67</u>	<u>\$67,315.08</u>	<u>\$73,655.77</u>	<u>\$80,220.57</u>	<u>\$87,018.76</u>	<u>\$94,060.02</u>	\$650,981.06
Recap + AD Inc											
NOI After Debt											
After Debt	<u>-\$4,623.27</u>	<u>-\$1,493.16</u>	<u>\$1,707.14</u>	<u>\$4,979.26</u>	<u>\$8,324.85</u>	<u>\$11,745.60</u>	<u>\$15,243.24</u>	<u>\$18,819.55</u>	<u>\$22,476.35</u>	<u>\$26,215.50</u>	\$103,395.05
Assumed Market											
Value	\$3,000,000.00	\$3,150,000.00	\$3,307,500.00	\$3,472,875.00	\$3,646,518.75	\$3,828,844.69	\$4,020,286.92	\$4,221,301.27	\$4,432,366.33	\$4,653,984.65	
Year over Year											
Gain	\$-	\$150,000.00	\$157,500.00	\$165,375.00	\$173,643.75	\$182,325.94	\$191,442.23	\$201,014.35	\$211,065.06	\$221,618.32	
Net Benefit: Incl											
Prin Recap + Est											
App (5%)	<u>\$38,676.77</u>	<u>\$194,022.19</u>	<u>\$207,051.15</u>	<u>\$220,646.06</u>	<u>\$234,833.42</u>	<u>\$249,641.02</u>	<u>\$265,098.00</u>	<u>\$281,234.92</u>	<u>\$298,083.83</u>	<u>\$315,678.34</u>	\$2,304,965.71

RATIOS

Traditional CAP											
Rate	<u>4.75%</u>	<u>4.85%</u>	<u>4.96%</u>	<u>5.07%</u>	<u>5.18%</u>	<u>5.29%</u>	<u>5.41%</u>	<u>5.53%</u>	<u>5.65%</u>	<u>5.77%</u>	5.25%
Leveraged ROI	4.30%	4.89%	5.51%	6.14%	6.80%	7.48%	8.18%	8.91%	9.67%	10.45%	
Average											
Leveraged ROI	7.23%										
Leveraged ROI +											
App	4.30%	21.56%	23.01%	24.52%	26.09%	27.74%	29.46%	31.25%	33.12%	35.08%	
Avg Leveraged											
ROI + App	25.61%										



OFFERING PROCESS





OFFERING MEMORANDUM (OM)

This **Offering Memorandum (OM)** has been provided to parties who have expressed an interest in investigating the property to determine whether they wish to proceed with an offer submission.

While the information contained in this OM has been obtained from various sources that we consider as being reliable, neither the Seller nor Royal LePage Real Estate Services (the Advisor) make any representations, declarations or warranties expressly or implied, as to the accuracy or completeness of the information contained herein. Both the Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications and such information or statements should not be relied upon by prospective buyers who are strongly advised to complete independent investigation and verification before submitting an offer. The Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications which have been provided to the prospective buyer.

The OM has been provided to interested parties for information purposes only and on the understanding that interested parties will use the OM for the purposes set out herein and upon and subject to the terms of the Confidentiality Agreement (CA). The Seller and the Advisor are under no obligation to provide the recipient with access to additional information.

Both the Seller and the Advisor strongly advise prospective buyers to conduct their own independent investigations and verification of the information provided herein, and should seek advice from planning, engineering, environmental, legal, accounting, and tax, and other industry professionals prior to submitting an offer on the property.

OFFERING PROCESS

Offers will be considered when submitted. Please allow Two (2) days irrevocable period.

Offers may be submitted electronically or in hard copy to either;

Royal LePage Real Estate Services

Ian Wilson, MBA

3031 Bloor Street West

Toronto, On, M8X 1C5

416-458-8498

iwilson@royallepage.ca

Christopher Chandler, LLB

3031 Bloor Street West

Toronto, On, M8X 1C5

416-475-5469

christopher.chandler@royallepage.ca

SUBMISSION GUIDELINES

Offers and supporting documentation should include the following:

- The purchase price
- Indication of the conditions and due diligence and closing timelines; and
- The name of the beneficial owners, if the buyer is a company

The seller reserves the right to remove the offering from the market and to alter the offering process, as described above, at its sole and absolute discretion.

SALE CONDITIONS

The property and all fixtures included are to be purchased on an “as is, where is” basis and there is no warranty, express, or implied, as to title, description, condition, cost, size merchantability, fitness for purpose, quantity, or quality thereof. Information relating to the property provided by the Advisor has been provided solely for the convenience of the prospective buyer and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between the seller and the buyer.



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Managing Director
K2 Commercial Group
iwilson@royallepage.ca
(416)-458-8498



Christopher Chandler, LLB

Sales Representative
K2 Commercial Group
christopher.chandler@royallepage.ca
(416)-475-5469

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