



Investment Opportunity

111-unit, 10-storey, Multi-family building in Etobicoke

38 Dixington Crescent, Toronto

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Executive Summary

Introduction

Colliers International (the “Agent”) has been retained by 604080 Ontario Limited, Guestman Investments Limited, 604079 Ontario Limited, Keele-Flamborough Investments Limited, 1040 Castlefield Apartments Limited, 563313 Ontario Limited, and 576047 Ontario Inc. (each a “Vendor” and collectively, the “Vendors”) as executive agent to arrange for the offering and sale of a 100% freehold interest in a multifamily portfolio comprising of 7 properties (collectively, the “Portfolio” or “Properties”).

38 Dixington Crescent, Etobicoke is one of the 7 properties in this portfolio.

The properties are being offered for sale, with submissions to be evaluated primarily on the consideration method of payment, the prospective purchaser’s ability to complete the transaction, and the proposed date and conditions of closing.

Colliers is also marketing a neighbourhood shopping centre in Aurora, Ontario on behalf of the Vendors. Further information is available in the confidential data room. The Properties can be sold as a Portfolio or on a one-off basis.

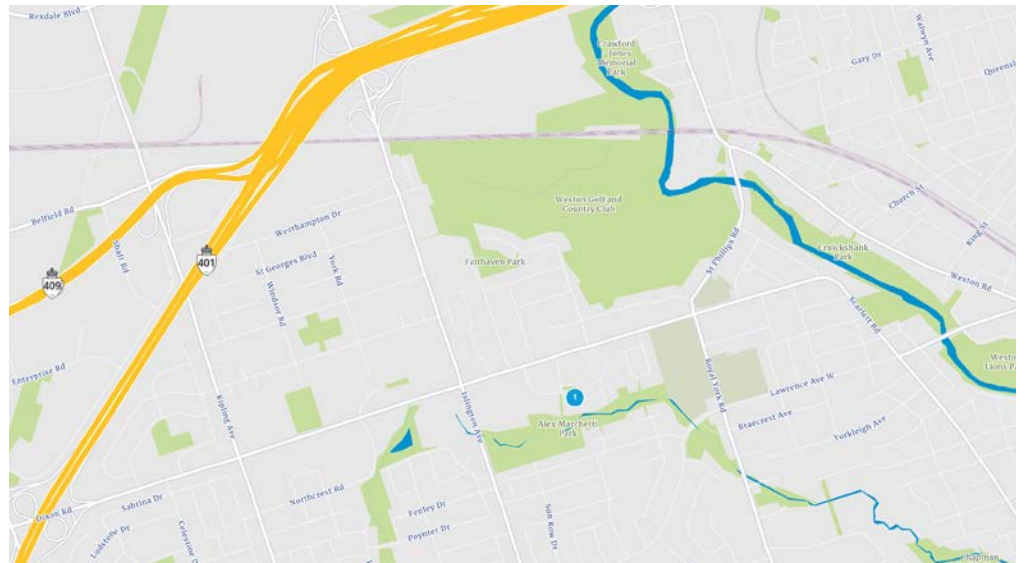




Property Profile

38 Dixington Crescent, Etobicoke

Legal Description	PLAN 6200 BLK D
Address	38 Dixington Crescent, Etobicoke
Number of Units	111 Units
Storeys	10 Storeys
Unit Breakdown	1 Bed: 29 units (26%) 2 Bed: 54 units (49%) 3 Bed: 28 units (25%)
Occupancy Rate	99.1%
Appliances	111 fridges, 111 stoves
Lot Size	3.2 acres
Lot Dimensions	254' of frontage on Dixington Crescent
Parking Stalls	88 surface, 50 carport
Zoning	RA (f24.0; au116.0)
Year Built	1962
Projected Year 1 NOI	\$1,259,693



1

Potential to intensify the site

2

Opportunity to submeter hydro

3

Favourable mix of large suites



DESIRABLE TORONTO RENTAL MARKETS



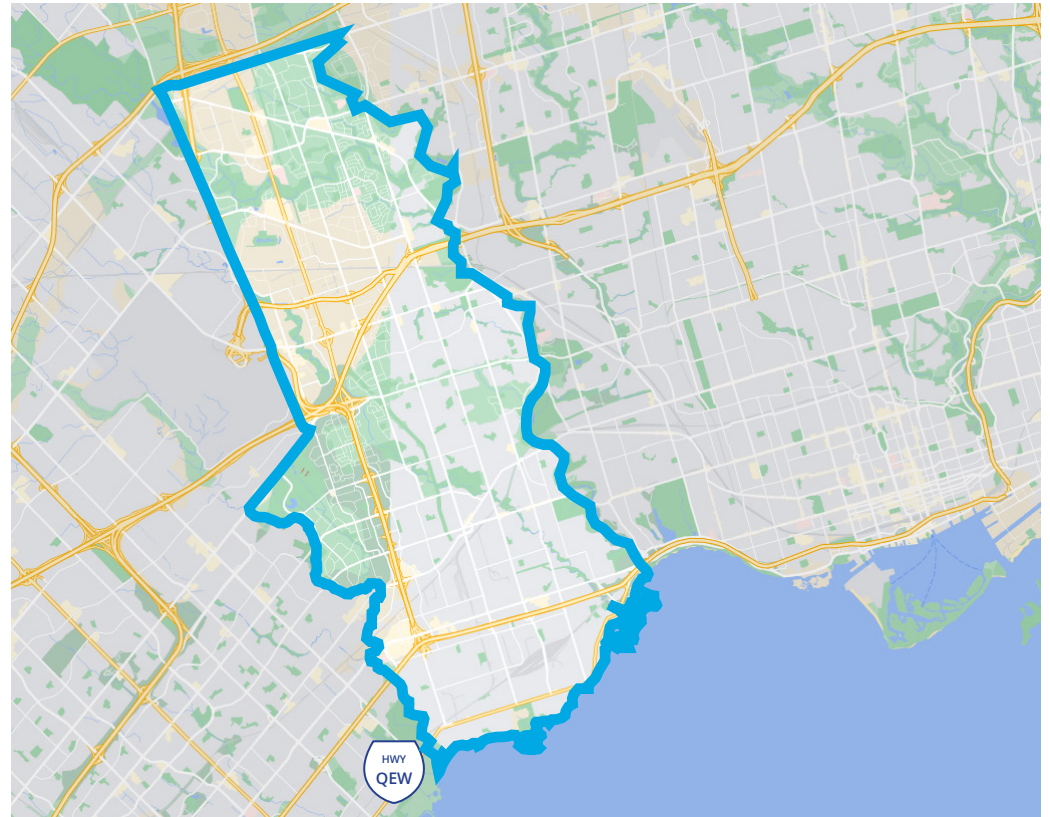
The Location

Neighbourhood Overview Etobicoke

Etobicoke combines the comfort of a suburban community with the numerous amenities of city life. The current population of Etobicoke hovers around 365,000 people and continues to grow in popularity while still having a relatively low population density.

Living in Etobicoke grants easy access to the QEW, Gardiner Expressway, Highway 427, Highway 401 and Highway 409. It is also less than a 20 minute drive to Pearson Airport. There are three GO Transit Stations (Mimico, Long Branch and Etobicoke North) along with four subway stations including Old Mill Station, Royal York Station, Islington Station and Kipling Station.

Etobicoke is known for its lush landscape with numerous green spaces and parks throughout the area. Local favourites include James Gardens, Centennial Park, Colonel Samuel Smith Park, and Humber Bay Park.



Demographics



Total Population
365,000



Average Household Income
\$103,024



Median Age
40



Unemployment Rate
5.0%

Offering Details



Interested parties are required to sign a Confidentiality Agreement prior to receiving additional information on this Offering and the Portfolio.

Please [click here](#) to complete the Confidentiality Agreement.

Visit the [Portfolio Website](#) for more information on the remaining properties included in this Portfolio.

The Vendors have requested offers not before **November 3rd, 2022.**

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