

Tenant	Sq. Ft.	Monthly Rent	Annual Rent	Current Gross Per Sq. Ft.	Less Cams & Taxes	Effective Net Rent	Imputed Market Rent	Annual Imputed Mkt Rent	Expiry
Arcade Bowling (2nd Floor)	14,733	\$5,450	\$54,515	\$3.70	\$3.12	\$0.58	\$3.00	\$44,199	2012
Rob't Aitkin o/a Music Central Enter.	2,235	\$1,885	\$22,618	\$10.12	\$3.12	\$7.00	\$8.00	\$17,880	March, 2014
Restaurant	2,765	\$2,600	\$31,189	\$11.28	\$3.12	\$8.16	\$8.00	\$22,120	2012
Fabricland	11,015	\$8,500	\$102,000	\$9.26	\$3.12	\$6.14	\$6.50	\$71,598	2015
Barber Shop	749	\$700	\$8,396	\$11.21	\$3.12	\$8.09	\$10.00	\$7,490	20 yrs. No Lease
E-Zee Rent	4,060	\$4,341	\$52,090	\$12.83	\$3.12	\$9.71	\$9.00	\$36,540	2011
E-Zee Rent	2,400	\$1,000	\$12,000	\$5.00	\$3.12	\$1.88	\$8.00	\$19,200	2011
C.C. Wine Craft	2,004	\$2,162	\$25,952	\$12.95	\$3.12	\$9.83	\$10.00	\$20,040	2013
Vacant	415	\$800	\$9,600	\$23.13	\$4.20	\$18.93	\$18.00	\$7,470	
First Nails	710	\$812	\$9,741	\$13.72	\$4.20	\$9.52	\$11.00	\$7,810	2011
Parwan Convenience	1,000	\$1,350	\$16,200	\$16.20	\$4.20	\$12.00	\$12.00	\$12,000	2012
Vacant	1,008	\$1,193	\$14,314	\$14.20	\$4.20	\$10.00	\$10.00	\$10,080	
Master Value Computer	504	\$700	\$8,400	\$16.67	\$4.20	\$12.47	\$12.00	\$6,048	2012
Vacant	710	\$840	\$10,082	\$14.20	\$4.20	\$10.00	\$10.00	\$7,100	
Embroidery Shop	1,020	\$1,258	\$15,096	\$14.80	\$4.20	\$10.60	\$10.00	\$10,200	2011 1yr lease Net
Submission Academy (Basement)	4,000	\$800	\$9,600	\$2.40	\$4.20	-\$1.80	\$2.50	\$10,000	Mo.to.Mo.
Music Replay	1,420	\$500	\$6,000	\$4.23	\$4.20	\$0.03	\$2.50	\$3,550	Mo.to.Mo.
Blue Lagoon (2nd Floor)	1,000	\$1,150	\$13,800	\$13.80	\$4.20	\$9.60	\$10.00	\$10,000	2010 Wants 5 yrs.
Vacant (2nd Floor)	<u>3,900</u>	<u>\$2,665</u>	<u>\$31,980</u>	\$8.20	\$4.20	\$4.00	\$4.00	<u>\$15,600</u>	
	55,648	\$38,706	\$453,573					\$338,925	
Plus Property Tax Recoveries			8,993						
Plus Sign Income (Approx.)			<u>2,490</u>					<u>2,490</u>	
Total Revenue and Recoveries			\$465,056					\$341,415	
Less: Expenses									
Insurance	\$9,966								
Repairs & Mtce.	\$20,000								
Property Taxes	\$132,942								
Utilities	<u>\$25,113</u>								
Total Expenses			<u>\$188,021</u>						
Net Income			\$277,035					\$341,415	

- NOTES: 1) The property is owned by an absentee landlord who lives in Toronto. The landlord has owned the property since 1982. The current rents are below what the market would support and are all gross leases. Royal LePage has reconstructed the lease rates under the "Market Rent" and "Annual Market Rent" columns. Royal LePage is also showing the leases on a fully net basis.
- 2) There is 180 acres immediately behind and north of this site which now houses the London Psychiatric Hospital. The Ontario Realty Corporation (ORC) and the City of London have commenced plans and hearings on the re-development of this 180 acres. The total area is bounded by Oxford to the North, Highbury to the West, Dundas St. to the South, and a residential neighbourhood and industrial/commercial area to the west of First Street to the East. This makes this neighbourhood shopping plaza well positioned to take advantage of the impending new develop to its immediate north.