

UPLAND PLAZA
8178-8188 Yonge Street
Vaughan, ON

OPTION 1



RETAIL BUILDING

Site Area: 33,000 Sp. F 0.75 Acre. 165' Frontage On Yonge Street

MAIN FLOOR RETAIL

Gross Floor Area: 17,000 Sq. F ADA pharmacy, BMO has shown interest.

SECOND FLOOR OFFICE

Gross Floor Area: 16,000 Sq. F per unit, No. of Units 1-25

Duration of Project from Re-Zoning to Completion 2 Years

ESTIMATED COST

Building Cost	32,000 Sq. F X \$200	\$ 6,400,000 (including the Soft Cost and Landscaping)
Land 8178-8188 Yonge Street		\$ 7,500,000 (Land Value is based on \$7.5 M)
Land Transfer Tax		\$ 110,740
Site Servicing & Demolition		\$ 400,000
Contingency		\$ 350,000
Total Costs		\$14,760,740

PROPOSED INCOME

Lease—Retail (gross floor area)	17,000 Sq. F X \$40 NET	\$ 680,000
Second Floor Offices	16,000 X \$20	\$ 320,000
Pylon Sign		\$ 45,000
Total Annual NET Income		\$1,045,000

NOA 7.1%

Site: Condo Apt, Retail, Hotel, ...



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UPLAND HOTEL

8178-8188 Yonge Street
Vaughan, ON

OPTION 2



Site Area: 33,000 Sp. F 0.75 Acre.(165' Frontage On Yonge Street)
Duration of Project from Re-Zoning to Completion 2 Years

MIXED USE BUILDING

Total Gross Floor Area: 123,805 Sq. F
Gross Floor Area—Retail: 8,400 Sq. F
Gross Floor Area—Residential: 115,454 Sq. F
Floors: 11 Stories
Number of Rooms: +/- 300
FSI: 3.86

PARKING

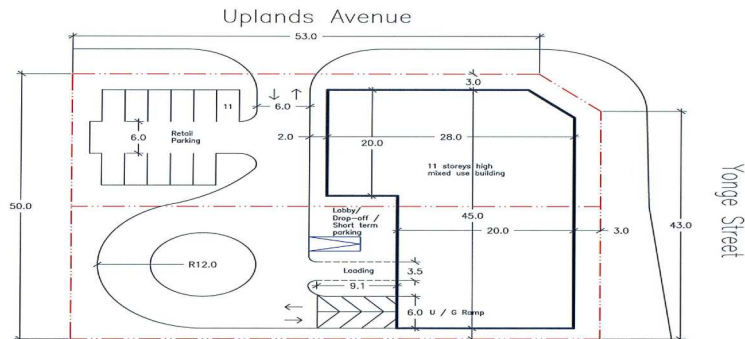
Total Parking: +/- 230

ESTIMATED COST

Banquet Hall	8,400 Sq. F X \$150	\$1,260,000
Hotel Room	200 X \$140,000	\$28,000,000
Inventory		\$400,000
Soft Costs: Architect, Eng., Consulting, Rezoning, Blueprints, Realty Taxes, Legal Fees, Sales Comm., Marketing & Promo, Interest & Bank Charges, Demolition Management Fees, Accounting & Condo Registration, Contingency, Levies Development Charges & Servicing Land		\$7,000,000
Land Transfer Tax		\$146,500
Total Costs		\$44,306,500



INCOME: The revenue in the first year will be \$10,400,000 and profit of \$3,120,000 and the trend is expected to be maintained over next years. In the first 2 years, the business is expected to break even and there after from the 3rd year it will make profits with the increases in room occupancy.



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Site: Condo Apt, Retail, Hotel, ...

UPLAND GOLF CONDO

8178-8188 Yonge Street
Vaughan, ON

OPTION 3



Site Area: 33,000 Sp. F 0.75 Acre. (165' Frontage On Yonge Street)
Duration of Project from Re-Zoning to Completion 2 Years

MIXED USE BUILDING

Total Gross Floor Area: 123,805 Sq. F
Gross Floor Area—Retail: 8,400 Sq. F
Gross Floor Area—Residential: 115,454 Sq. F
Floors: 11 Stories
Number of Unites: +/- 122 (800 Sq.F per unit)
FSI: 3.86

PARKING

Apartment: 1.5 spaces per unit=195 spaces underground
Retail Parking: 11 spaces provided (surface)
Short-Term Parking: 1 space provided (surface)
Total Parking: +/- 230

CASH REQUIRED:

Land + Closing \$8,000,000
Soft Cost before Financing: \$2,000,000
Total Cash Required: \$10,000,000

INVESTMENTS

10 Shares \$1,000,000 per share

ESTIMATED COST

Retail 8,400 Sq. F X \$150 \$1,260,000
Condominiums 115,454 Sq. F X \$190 \$21,936,260
Soft Costs: Architect, Eng., Consulting, Rezoning, \$7,000,000
Blueprints, Realty Taxes, Legal Fees, Sales Comm.,
Marketing & Promo, Interest & Bank Charges, Demolition
Management Fees, Accounting & Condo Registration,
Contingency, Levies Development Charges & Servicing
Land \$7,500,000
Land Transfer Tax \$146,500
Total Costs \$37,842,760

PROPOSED INCOME

Sales—Retail (gross floor area) 8,400 Sq. F X \$1,000 \$8,400,000
Sales—Condominium Units 115,454 Sq. F X \$475 \$54,840,650
Sale of Underground Parking 195 X \$20,000 \$3,900,000
Less net HST on Residential sales -\$3,000,000
Net Revenue from Renal Income \$200,000
Total Income \$64,340,650

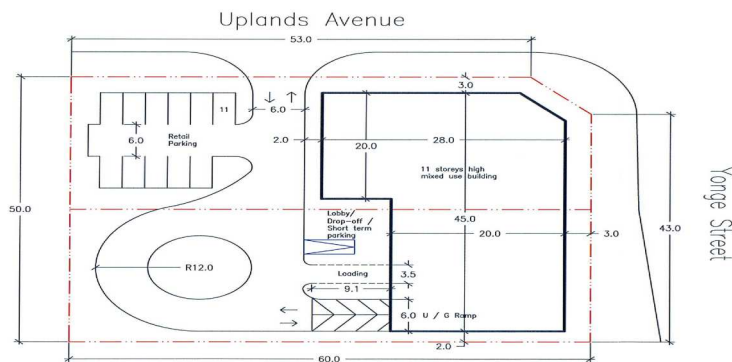
NET PROFIT

\$26,500,000

PROFIT PER SHARE

Return on Investment over 35% for 2 years. (from the construction Day)

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Future Development in the Area



Site: Condo Apt, Retail, Hotel, ...



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