



FOR SALE

131 SARAMIA CRESCENT

CONCORD, ON

CBRE

FOR SALE

131 SARAMIA CRESCENT - CONCORD, ONTARIO

THE OFFERING

CBRE is pleased to offer for sale 131 Saramia Crescent (the "Site" or the "Property"), located within Concord in the City of Vaughan. The Property is currently improved with a ±22,583 sq. ft. freestanding structure situated on a ±1.13 ac. lot. The Property currently consists of approximately 12,551 sq. ft. of warehouse space and 10,032 sq. ft. of office space on two separate floors. The warehouse has 3 drive-in level doors and a clear height of approximately 22 ft. The Property is 100% occupied by two tenants. This offering presents an exciting opportunity for a range of investors looking to secure an income-producing industrial asset in the strong Concord employment market.

PROPERTY SUMMARY

Site Area	±1.13 ac.
Building Area	±22,583 sq. ft. (Total) ±12,551 sq. ft. (Warehouse) ±10,032 sq. ft. (Office)
Clear Height	22 ft.
Shipping	3 Drive-in-Level Doors
Power	600 Volts, 400 Amps
Zoning	General Employment (EM1)
Taxes	\$46,542 (2018)
Vaughan Industrial Vacancy Rate	0.6%

LEASE INFORMATION

1st Floor & Warehouse	
Rentable Area	16,936 sq. ft.
End Date	April 23, 2020
Option to Renew	3 years plus a further 5 years
Annual Net Income	\$127,020 (\$7.50/sq. ft.)
Annual TMI	\$53,348 (\$3.15/sq. ft.)
2nd Floor Office	
Rentable Area	4,895 sq. ft.
End Date	June 30, 2021
Option to Renew	5 years
Annual Net Income	\$53,845 (\$11.00/sq. ft.) [‡]
Annual TMI	\$18,356 (\$3.75/sq. ft.)
Utilities	Separately metered

[‡]Beginning July 31, 2019

PERMITTED USES

- Accessory Retail Sales to an Employment Use
 - Accessory Office Uses to an Employment Use
 - Business and Professional Offices
 - Service and Repair Shop (non-automotive)
- Banquet Hall, in a Single Unit Building[†]
 - Convention Centre, Hotel & Motel[†]
- Club, Health Centre
 - Recreational Uses
 - Bowling Alley[†]
- Car Brokerage

[†]Subject to Section 3.8

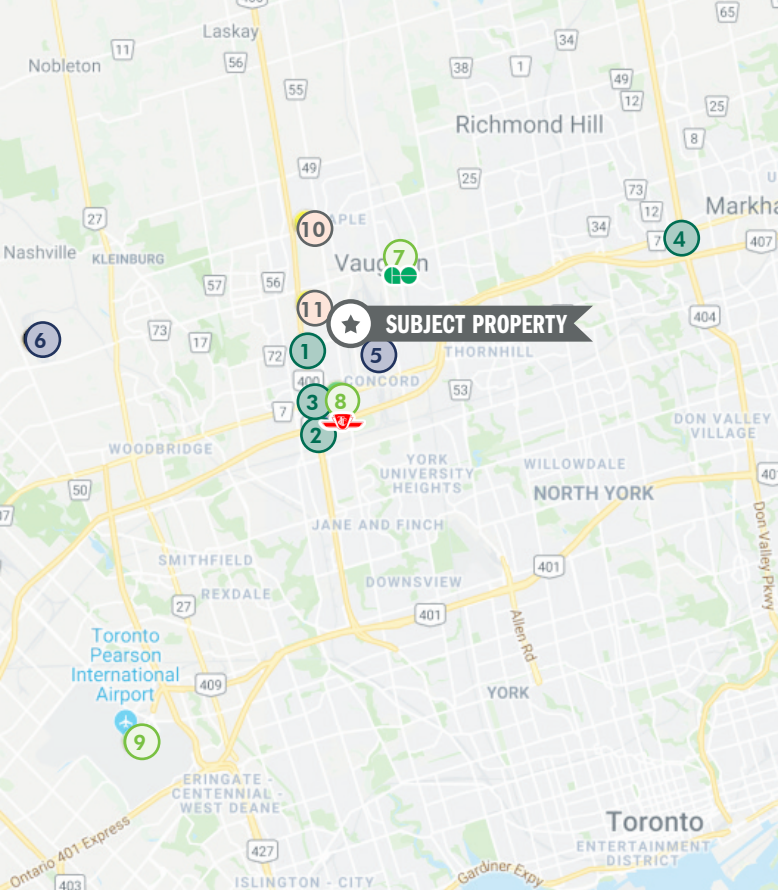
DEMOGRAPHICS (WITHIN 3 KM OF PROPERTY)

Total Estimated Population	19,020
Total Daytime Population	70,382
Daytime Population at Work	61,131
Labour Force	10,571
Employed	10,116
Unemployment Rate	2.70%



Front of building





REGIONAL CONTEXT

HIGHWAYS



1	Highway 400	2 min
2	Highway 407	6 min
3	Highway 7	5 min
4	Highway 404	18 min

COMMERCIAL RAIL



5	CN MacMillan Yard	4 min
6	CPR Vaughan Intermodal Terminal	24 min

TRANSPORTATION



7	Rutherford GO	5 min
8	TTC Vaughan Metropolitan Centre	5 min
9	Pearson International Airport	25 min

AMENITIES



10	Mackenzie Vaughan Hospital	5 min
11	Vaughan Mills	4 min

OFFER SUBMISSIONS

All offers are requested to be submitted to Mike Czeszochowski at:
mike.czeszochowski@cbre.com

OFFERING GUIDELINES

The Property is being offered for sale by KSV Kofman Inc. in its capacity as Receiver of 131 Saramia Crescent. The Receiver's objectives are to maximize the value of the offering and to complete the sale in a timely manner with limited or preferably no conditions. To participate in the process, prospective purchasers are required to execute the attached confidentiality agreement, following which they will be provided access to an electronic data room to assist in their evaluation of the property. **Offers are to be delivered to CBRE on or before Tuesday, May 28th, 2019 by 4 PM EST.** It is the intent of the Receiver to enter a binding offer for the property with the successful bidder. Initial offers, regardless of form and content, will not create any binding legal obligations upon the Receiver. Offers will be evaluated based on, inter alia, the consideration offered for the property, the prospective purchaser's ability to complete the transaction and the proposed conditions of closing. Neither CBRE nor the Receiver is under any obligation to select any of the offers. The Receiver reserves the right to amend the offering procedure at any time without notice. Amendments to the offering procedure may include, but are not limited to, withdrawal of the offering prior to the submission date. Any transaction for the property is subject to court approval.

CONFIDENTIALITY AGREEMENT & DOCUMENT CENTRE

Potential purchasers who require access to the online Document Centre must complete a CA and return it to: LSGGTA@CBRE.COM

Document Centre:

- Architectural Drawings
- Electrical Drawings
- Mechanical Drawings
- Structural Drawings
- Confidential Information Memorandum
- Property Taxes (2017, 2018, 2019)
- Form of Offer
- Environmental Reports
- Baseline Property Condition Assessment
- Lease Documentation

OPEN HOUSE SITE TOURS

Tours of the Site are available from April 30th until May 23rd.
 Tours are available on the following days:

Tuesdays | 9:30 AM - 12:30 PM EST
Thursdays | 1 PM - 4 PM EST

Please contact **Evan Stewart** to schedule a tour of the property.

OFFERS DUE ON TUESDAY, MAY 28TH, 2019 by 4 PM EST



Mike Czeszochowski**
 Executive Vice President
 +1 416 495 6257
mike.czeszochowski@cbre.com

Evan Stewart
 Sales Representative
 +1 416 495 6205
evan.stewart@cbre.com

Arlin Markowitz*
 Senior Vice President
 +1 416 815 2374
arlin.markowitz@cbre.com

Lauren White*
 Senior Vice President
 +1 416 495 6223
lauren.white@cbre.com

CBRE Limited
 2005 Sheppard Ave E
 Suite 800
 Toronto, ON · M2J 5B4

*Sales Representative **Broker
 All outlines contained in this document are approximate.

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE") and KSV Kofman Inc. in its capacity as Receiver of 131 Saramia Crescent ("KSV"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE and KSV, and neither CBRE nor KSV represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Neither CBRE nor KSV accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE or KSV. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth (04/2019).

Attention: Evan Stewart
Email: evan.stewart@cbre.com

RE: 131 Saramia Crescent, Concord, Ontario (the "Property")

Located in the Province of Ontario (hereinafter collectively referred to as "the Property"), I/ We (hereinafter referred to as the "Interested Party") requests that CBRE Inc. (hereinafter referred to as "Broker") provide the Interested Party with confidential information relating to the Property selected above.

For the purposes of this agreement (the "Agreement"), "Vendor" or "Seller" shall refer to KSV Kofman Inc., solely in its capacity as Court appointed Receiver of 131 Saramia Crescent and not in its personal capacity.

In consideration of the Broker agreeing to provide the Interested Party with such information, the Interested Party agrees with the Vendor and the Broker as follows:

- a. To treat confidentially, such information and any other information that the Broker or the Vendor or any of their advisors furnishes to the undersigned, whether furnished before or after the date of this Agreement, whether furnished orally or in writing or otherwise recorded or gathered by inspection, and regardless of whether specifically identified as "confidential" (collectively, the "Evaluation Material").
- b. Not to use any of the Evaluation Material for any purpose other than the exclusive purpose of evaluating the possibility of a purchase and sale or development transaction relating to the Property. The Interested Party agrees that the Evaluation Material will not be used in any way detrimental to the Property, the Vendor or the Broker and that such information will be kept confidential by the undersigned, its directors, officers, employees and representatives and these people shall be informed by the undersigned of the confidential nature of such information and shall be directed to treat such information confidentially. The undersigned shall be liable for any breach of the Agreement by any such people.
- c. That if at any time, the undersigned considers a transaction which would involve a third party either purchasing the Property or any interest therein or evaluating the possibility of a purchase and sale transaction relating to the Property, the Interested Party must receive the approval by the Broker or the Vendor of such third party as an Interested Party, which approval may be unreasonably withheld, furthermore the undersigned agrees to obtain from said third party a confidentiality agreement in a form satisfactory to the Broker or the Vendor prior to disclosure to such party of any Evaluation Material relevant to this transaction.
- d. The undersigned and its directors, officers, employees and representatives will not, without the prior written consent of the Broker or the Vendor, disclose to any persons either the fact that discussions or negotiations are taking place concerning a possible transaction between the Vendor and the undersigned, nor disclose any

of the terms, conditions or other facts with respect to any such possible transaction, including the status thereof.

- e. The term “person” as used in this Agreement shall be broadly interpreted to include, without limitation, any corporation, company, partnership or individual or any combination of one or more of the foregoing.
- f. That any time, at the request of the Broker or the Vendor, the undersigned agrees to promptly return all Evaluation Material without retaining any copies thereof or any notes relating thereto. The undersigned will certify as to the return of all Evaluation Material and related notes.
- g. That in the event the undersigned is required by legal process to disclose any of the Evaluation Material, the undersigned will provide the Broker and the Vendor with prompt notice of such requirement so that the Broker or the Vendor may take appropriate actions, and in any event the undersigned will only disclose such Evaluation Material as is actually required and will take all reasonable steps to preserve the confidentiality of the Evaluation Materials.
- h. That the undersigned agrees that neither the Broker nor the Vendor make any representations or warranties as to the accuracy or completeness of the Evaluation Material. The undersigned further agrees that neither the Broker nor the Vendor nor any other author of or person providing Evaluation Material shall have any liability to the undersigned or any of its representatives arising from the use of the Evaluation Material by the undersigned or its representatives.
- i. The Interested Party represents and warrants that it shall be responsible for any costs associated with its review and possible purchase or development of the Property, including any fees owed to consultants and/or real estate agents retained by, or acting on behalf of, the Interested Party. Any consultants, real estate agents/brokers, and/or advisors retained by the Interested Party shall be required to execute, and be bound by, this Confidentiality Agreement and Agency Disclosure Form.
- j. The Interested Party hereby agrees to observe all the requirements of any applicable privacy legislation including, without limitation, the Personal Information Protection and Electronic Documents Act (Canada) with respect to personal information which may be contained in the Evaluation Material.
- k. That monetary damages would not be a sufficient remedy for any breach of this Agreement by the undersigned and that the Vendor and/or the Broker shall be entitled to, and the undersigned shall not oppose the granting of, equitable relief, including injunction and specific performance, in the event of any such breach, in addition to all other remedies available to the Vendor and/or the Broker at law or in equity or otherwise.
- l. This Agreement shall be governed by the laws of the Province of Ontario and those of Canada applicable therein.
- m. This Agreement shall enure to the benefit of the Broker and the Vendor, their respective successors and assigns and shall be binding upon the undersigned and

its heirs, executors, administration, successors and assigns.

- n. Representation and Customer Service: The Code of Ethics for the Real Estate Council of Ontario requires Commercial Realtors (e.g., Sales Representatives, Agents, Brokers) to disclose in writing the nature of their relationship and services they are providing. The Interested Party acknowledges that the Broker has provided the Interested Party with written information explaining agency relationships (attached hereto as Schedule "A" - Working with a Commercial Realtor"). The Interested Party acknowledges that the Broker will be providing Customer Service to the Interested Party, and possibly other potential Interested Parties, and will not be representing the interests of the Interested Party in this transaction. The Broker is the agent, and represents the interests of the Vendor and has a fiduciary and primary duty to protect and promote the interests of the Vendor-Client. The Broker's duties to the Interested Party include: to deal fairly, honestly and with integrity; to exercise due care in answering questions and providing information; and to avoid misrepresentation.

DATED at _____; this _____ day of _____, 2019
("Interested Party").

Corporate or Individual Name (Please Print)

By (Individual Signature or Authorized Signing Officer's Signature)

(Officer's Name and Title, if applicable)

(Interested Party's Address)

(Telephone Number)

(Fax Number)

(Email Address)

SCHEDULE "A"

Working With a Commercial REALTOR® The Agency Relationship

In real estate, there are different possible forms of agency relationship:

1. Seller Representation

- When a real estate brokerage represents a seller, it must do what is best for the seller of a property.
- A written contract, called a listing agreement, creates an agency relationship between the seller and the brokerage and establishes seller representation. It also explains services the brokerage will provide, establishes a fee arrangement for the Commercial REALTORS® services and specifies what obligations a seller may have.
- A seller's agent must tell the seller anything known about a buyer. For instance, if a seller's agent knows a buyer is willing to offer more for a property, that information must be shared with the seller.
- Confidences a seller shares with a seller's agent must be kept confidential from potential buyers and others.
- Although confidential information about the seller cannot be discussed, a buyer working with a seller's agent can expect fair and honest service from the seller's agent and disclosure of pertinent information about the property.

2. Buyer's Representation

- A real estate brokerage representing a buyer must do what is best for the Buyer.
- A written contract, called a buyer representation agreement, creates an agency relationship between the buyer and the brokerage, and establishes buyer representation. It also explains services the brokerage will provide, establishes a fee arrangement for the Commercial REALTOR®'s services and specifies what obligations a buyer may have.
- Typically, buyers will be obliged to work exclusively with that brokerage for a period of time.
- Confidences a buyer shares with the buyer's agent must be kept confidential.
- Although confidential information about the Interested Party cannot be disclosed, a seller working with a Interested Party's agent can expect to be treated fairly and honestly.

3. Multiple Representation

- Occasionally a real estate brokerage will represent both the buyer and the seller. The buyer and seller must consent to this arrangement in writing. Under this multiple representation arrangement, the brokerage must do what is best for both the buyer and the seller.

- Since the brokerage's loyalty is divided between the buyer and the seller who have conflicting interests, it is absolutely essential that a multiple representation relationship be properly documented. Representation agreements specifically describe the rights and duties of everyone involved and any limitations to those rights and duties.

4. Customer Service

- A real estate brokerage may provide services to buyers and sellers without creating buyer or seller representation. This is called "customer service."
- Under this arrangement, the brokerage can provide many valuable services in a fair and honest manner.

This relationship can be set out in a buyer or seller customer service agreement.

- Real estate negotiations are often complex and a brokerage may be providing representation and/or customer service to more than one seller or buyer. The brokerage will disclose these relationships to each buyer and seller.

Who's working for you?

- It is important that you understand who the Commercial REALTOR® is working for. For example, both the seller and the buyer may have their own agent which means they each have a Commercial REALTOR® who is working for them.
- Or, some buyers choose to contact the seller's agent directly. Under this arrangement the Commercial REALTOR® is working for the seller, and must do what is best for the seller, but may provide many valuable customer services to the buyer.
- A Commercial REALTOR® working with a buyer may even be a "sub-agent" of the seller. Under sub-agency, both the listing brokerage and the co-operating brokerage must do what is best for the seller even though the sub-agent may provide many valuable customer services to the buyer.
- If the brokerage represents both the seller and the buyer, this is multiple representation.

Code of Ethics

- Commercial REALTORS® believe it is important that the people they work with understand their agency relationship. That's why requirements and obligations for representation and customer service are included in a Code of Ethics which is administered by the Real Estate Council of Ontario.
- The Code requires Commercial REALTORS® to disclose in writing the nature of the services they are providing, and encourages Commercial REALTORS® to obtain written acknowledgement of that disclosure. The Code also requires Commercial REALTORS® to submit written representation agreements for any sellers or buyers they are representing.

Acknowledgement by Buyers

(Buyer Name)

I/we have read and understand the Working with a COMMERCIAL REALTOR® - The Agency Relationship form.

As Buyer(s), I/we understand that CBRE Inc. is not representing my interests, as outlined in clause (m) of the attached Confidentiality Agreement and Agency Disclosure Form, but will act in a fair, ethical and professional manner.

(Buyer Signature)

(Buyer Signature)

(Date)