

# 2680 Lawrence Ave E

Toronto, Ontario, M1P 4Y4



**NORA AKHBARI** Broker

Dir: (416) 277-6668

[www.soldbynora.com](http://www.soldbynora.com)

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**RE/MAX** Realtron Realty Inc.

Bus: (416)222-8600

# 2680 Lawrence Ave E

Toronto, Ontario, M1P 4Y4

## Rent Roll

Address: 2ND

Client: Parscan Holdings Inc

Date: September 1, 2017

Unit #	Tenant Name Business Type	Sq Ft	Base Rent	T.M.I.	Total Rent	L/T Taxes	L/T Hydro	L/T Gas	L/T Water	Tenant Since	Lease Expiry
201	Tek Corner	656			950						18-Jul
202	Top Choice Employment	826			1000						18-Jun
203	Star Legal	721			1283						22-Jul
204	Sahi Law	478			885.6						19-Dec
205A	Madinah Academy	621			1150.44						19-Jul
205	Brilliant Security	510			936.28						17-Nov
206	Empty	900									
207	WSCC	1260									22-Dec
208	Driving School	680			1212.01						18-Nov
209	Reddy's Physio	853			1378.09						18-Sep
210	WSCC	1,020			see 211						22-Dec
211	WSCC	967			7015						22-Dec
212	Sheik & Khan	333			631.67						
212A	Hakim Accounting	390			674.47						
214	Hakim Accounting	573			1035.01						
<b>Total</b>			-		<b>18151.57</b>	-	-	-	-		

Note These are all Gross Leases

T.M.I. = Taxes, Maintenance, Insurance

Maintenance = management fees, condo fees, landscaping, snow removal, repairs & maintenance, water, common utilities

L / T = Indicate if the Landlord (L) or the Tenant (T) pays the particular expense

## Rent Roll

Address: 2680 Lawrence Ave. E 3rd Floor

Client: Parscan Holdings Inc.

Date: October 19, 2017

Unit #	Tenant Name Business Type	Sq Ft	Base Rent	T.M.I.	Total Rent	L/T Taxes	L/T Hydro	L/T Gas	L/T Water	Tenant Since	Lease Expiry	Lease Terms Other Information
301	MTM				1055	L	L	L	L			
302	LEASE STARTS IN DEC 2017					L	L	L	L			NEW RENT WILL BE \$1400
303	MTM				875	L	L	L	L			
304	MTM				895	L	L	L	L			
305	MTM				975	L	L	L	L			
306	SUPER				..							
307	MTM				975	L	L	L	L			
<b>Total</b>			-		<b>4775</b>	-	-	-	-			

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## Rent Roll

Address: 2680 Lawrence. E 4th Floor

Client: Parscan Holdings Inc

Date: October 19, 2017

Unit #	Tenant Name Business Type	Sq Ft	Base Rent	T.M.I.	Total Rent	L/T Taxes	L/T Hydro	L/T Gas	L/T Water	Tenant Since	Lease Expiry
401	MTM				1075	L	L	L	L		
402	MTM				1050	L	L	L	L		
403	MTM				875	L	L	L	L		
404	SHABIR MOHAMAD				1100	L	L	L	L		Feb-18
405	MTM				975	L	L	L	L		
406	MTM				925	L	L	L	L		
407	MTM				975	L	L	L	L		
<b>Total</b>			-		<b>6975</b>	-	-	-	-		

## Rent Roll

Address: Retail 2680 Lawrence Ave. E

Client: Parscan Holdings Inc.

Date: September 18/2017

Unit #	Tenant Name Business Type	Sq Ft	Base Rent	T.M.I.	Total Rent	L/T Taxes	L/T Hydro	L/T Gas	L/T Water	Tenant Since	Lease Expiry
1											
2	Computer	421			1239	T	T	T	L		19-Sep
3	El Sabil	443			1588	T	T	T	L		20-Mar
4	Hallal Pizza	446			1608	T	T	T	L		22-Apr
5	Madinah Restaurant	1,820			3900	T	T	T	L		21-Dec
6	Buy Gold	843			2300	T	T	T	L		19-Sep
7	Cell Phone	350			1291	T	T	T	L		21-Jul
8	Roti Restaurant	657			2288	T	T	T	L		19-Aug
9	Hair	884			2558	T	T	T	L		23-May
10	Dental	1,147			3300	T	T	T	L		21-Jul
11	Pharmacy	3,313			9411.61	T	T	T	L		21-Apr
<b>Total</b>					<b>29483.61</b>						

Total gross income for all levels

712,622.16



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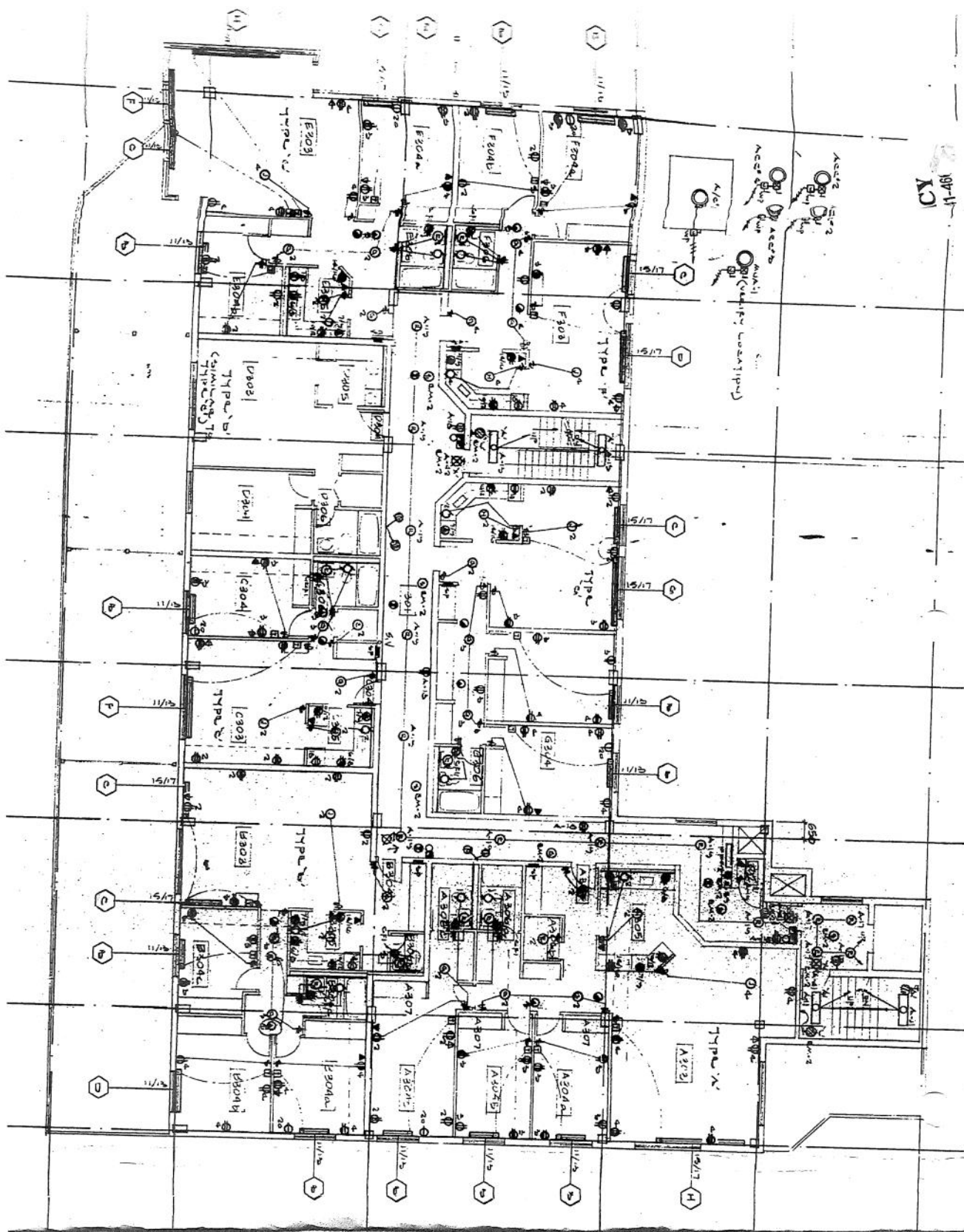
Parscan Holdings Inc.  
Year End: December 31, 2017  
Trial Balance

Completed by	Reviewed by
VG	VG
04/02/2018	04/15/2018

Account	Prelim	Adj's	Reclass	Rep Annotation
585 Employer share of CPP and EI	1,541.57	0.00	0.00	1,541.57
586 Salaries and benefits	24,192.00	0.00	0.00	24,192.00
537 Salaries and wages	25,733.57	0.00	0.00	25,733.57
589 Subcontractors	25,171.18	0.00	0.00	25,171.18
539 Sub-contracts	25,171.18	0.00	0.00	25,171.18
564 Management fees	0.00	0.00	0.00	0.00
588 Property management fees	9,769.91	0.00	0.00	9,769.91
540 Management fees	9,769.91	0.00	0.00	9,769.91
405 Cleaning	1,939.54	0.00	0.00	1,939.54
553 Environmental exp.	0.00	0.00	0.00	0.00
556 Recycling	5,350.08	0.00	0.00	5,350.08
541 Environmental	7,289.62	0.00	0.00	7,289.62
580 Snow removal & Landscaping	3,950.00	0.00	0.00	3,950.00
541.120 Snow removal and landscap	3,950.00	0.00	0.00	3,950.00
577 Realty tax	115,462.49	0.00	0.00	115,462.49
543 Property tax	115,462.49	0.00	0.00	115,462.49
403 S90 Water	24,155.51	0.00	0.00	24,155.51
587 541 Heating	3,959.88	0.00	0.00	3,959.88
542 Hydro	103,423.72	0.00	0.00	103,423.72
593 Telephone	1,234.18	0.00	0.00	1,234.18
547 Telephone and utilities	132,773.29	0.00	0.00	132,773.29
403 Sign	0.00	0.00	0.00	0.00
587 Repair & Maintenance	37,105.41	0.00	0.00	37,105.41
581 Repair and maintenance	37,105.41	0.00	0.00	37,105.41
800 Provision for Income Tax	0.00	500.00	0.00	500.00
810 Current income taxes	0.00	500.00	0.00	500.00
	0.00	0.00	0.00	0.00
513 Auto & parking	1,226.50	0.00	0.00	1,226.50
558 Office supplies	899.11	0.00	0.00	899.11
563 Office and general	800.20	0.00	0.00	800.20
579 Postage and delivery	52.53	0.00	0.00	52.53
581 Fire and Security services	1,095.00	0.00	0.00	1,095.00
596 Computer and internet related	85.00	0.00	0.00	85.00
529 Office expenses	4,158.34	0.00	0.00	4,158.34
554 Legal fees	2,060.00	0.00	0.00	2,060.00
557 Professional fees	5,097.50	0.00	0.00	5,097.50
531 Professional fees	7,157.50	0.00	0.00	7,157.50

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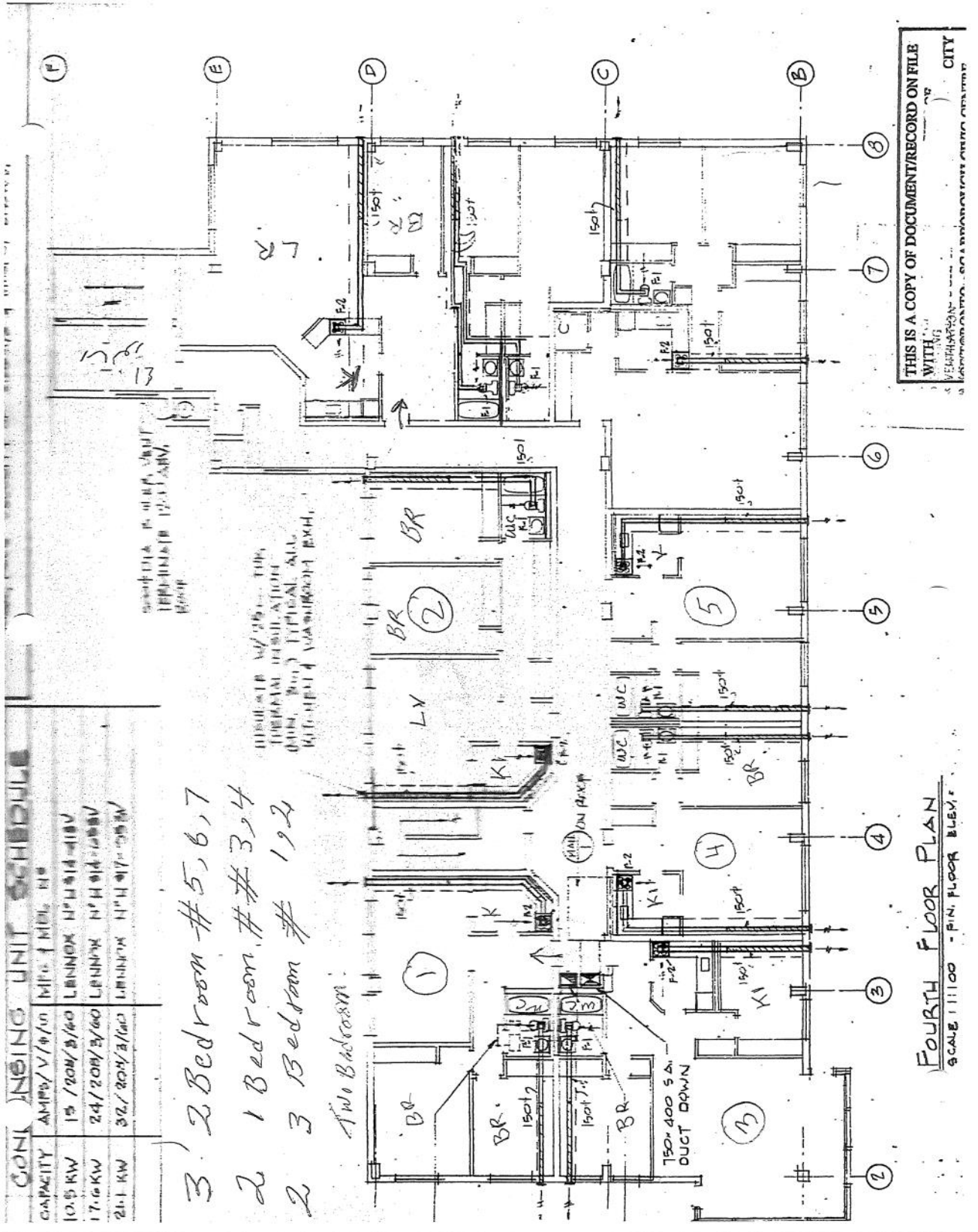
Toronto, Ontario, M1P 4Y4





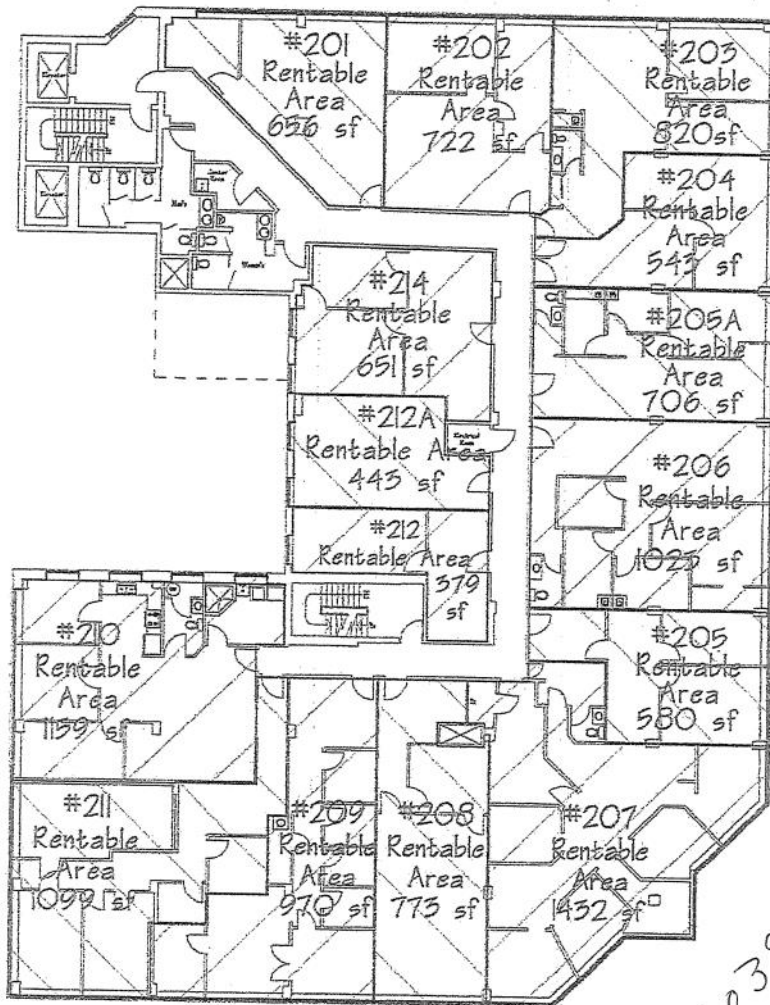
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103588

Rentable Areas

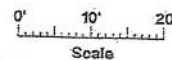
ANSI/BOMA Z65.1-1996

Second Floor  
2680 Lawrence Ave East

Toronto, Ontario

As measured April 3, 2007

Scale 1 : 240.0



Measure Masters  
Metro East  
(416) 465-4554

# 2680 Lawrence Ave E

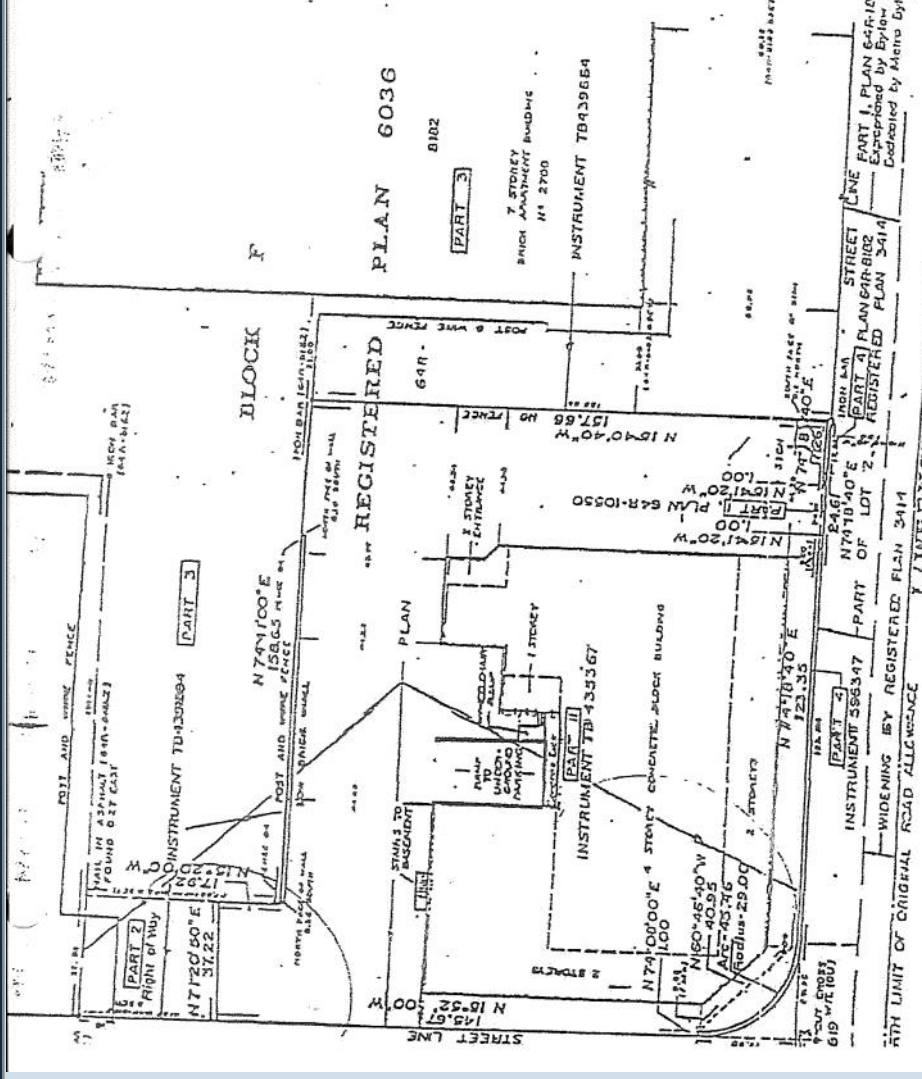
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STARBOROUGH  
MUNICIPALITY OF METROPOLITAN  
SCALE: 20 FEET TO 1 INCH

D. F. BARCHAM, DLS  
1988

Buildings shown hereon are related to the N7-4-10-100E of the North limit of Lawrence Avenue as shown on Registered Plan 647-8182.

- denotes a survey monument found.
- denotes a survey monument set.
- WIT denotes a witness monument.
- CU denotes origin unknown.



I certify that the field survey represented on this plan was completed on the 19th day of October, 1988.

October 21st, 1988.

DOUGLAS BARCHAM  
Ontario Land Surveyor

(416) - 255-6251

278 River Street, Toronto, Ont.

POCKET 0178

LAWRENCE AVENUE EAST  
ALLOWANCE FOR ROAD BETWEEN CONCESSIONS 1 AND D

WIDENING BY REGISTERED PLAN 3414  
INSTRUMENT 586347  
PART OF LOT 2, N REGISTERED PLAN 3414  
STREET LINE PART 1, PLAN 647-8182  
EXCEPTED BY INSTRUMENT 50772, INSTRUMENT 214905, O.C. 2-11979  
DEDICATED BY MATTHEW GYMER, S.O. 72, INSTRUMENT 451653  
SURVEYOR'S CERTIFICATE

*[Handwritten signature]*



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