

WELL-MAINTAINED FOURPLEX IN THE HEART OF LONG BRANCH

40 Dominion Road, Toronto



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Contact Info:



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THE OFFERING



THE OFFERING

K2 Commercial Group and Royal LePage Commercial are pleased to offer a fully leased 4-unit multi-residential investment in the heart of Long Branch! This well-maintained property features an attractive unit mix with 2 one-bedroom units on the lower level and 2 three-bedroom units on the main and upper levels, providing approximately 2,382 sq. ft. of above grade living space. Additional features include a double detached garage, 5 rear surface parking spaces, and on-site coin-operated laundry. Ideally situated near the shores of Lake Ontario with easy access to multiple transit options, schools, parks, shopping, dining, and everyday amenities. Fully occupied and income-producing, this is an excellent opportunity to acquire a well-positioned asset with strong tenant appeal to add to your portfolio.

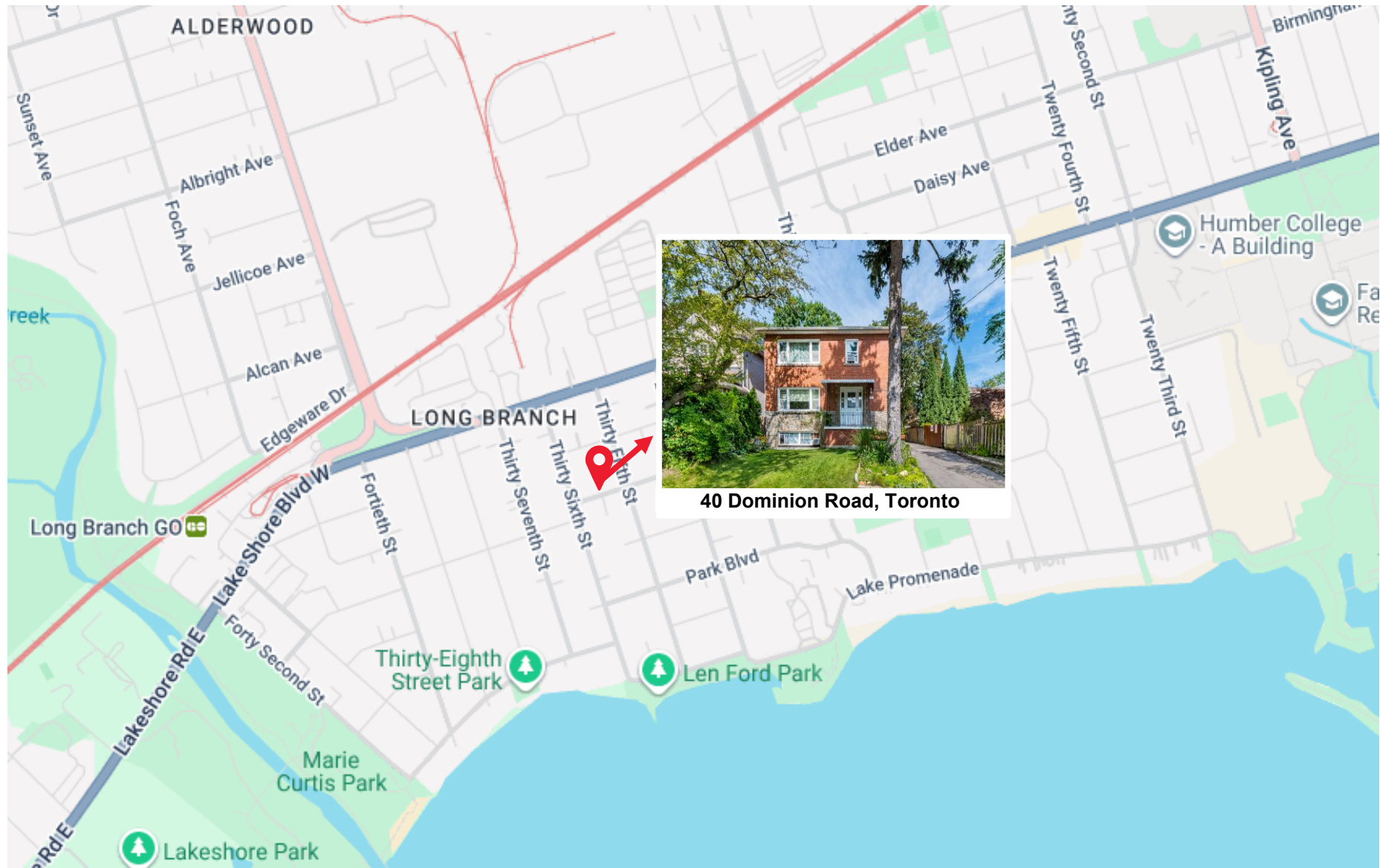
Expansive 6759 sq. ft. lot with development potential to add a garden suite. Average leveraged rate of return of 9.82% with 30% down. Gross Income: \$109,080, Expenses \$22,306, Net Income \$86,774 in year 1.

ASKING PRICE: \$1,749,000

PROPERTY OVERVIEW

Location	Dominion Road and Thirty Fifth Street
Municipal Address	40 Dominion Road Toronto, ON M8W 1J7
Legal Description	PCL 10-1-P, SEC M9 ; LT 10, BLK P, PL M9 ; ETOBICOKE , CITY OF TORONTO
PIN	075910016
ARN	191905333001500
Site Area	6759 sq ft 45 ft x 150 ft.
Building Size	3663 sq. ft. (including basement)
Zoning	RM (u4) (x2)
Property	A 2 ½ storey Multi residential apartment with 4 self-contained units

LOCATION OVERVIEW



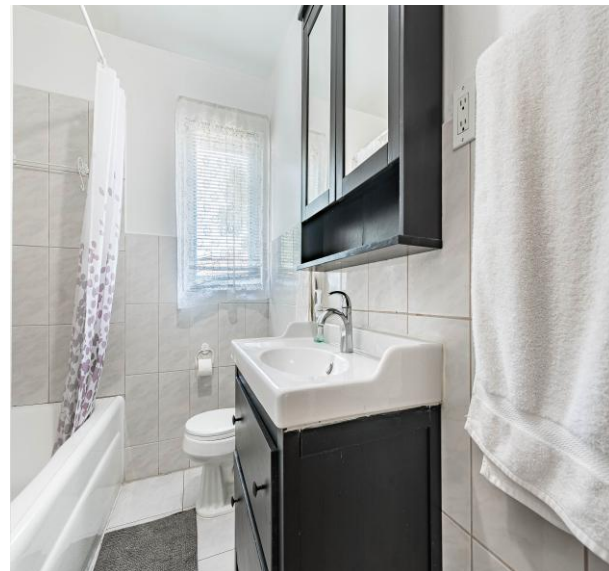
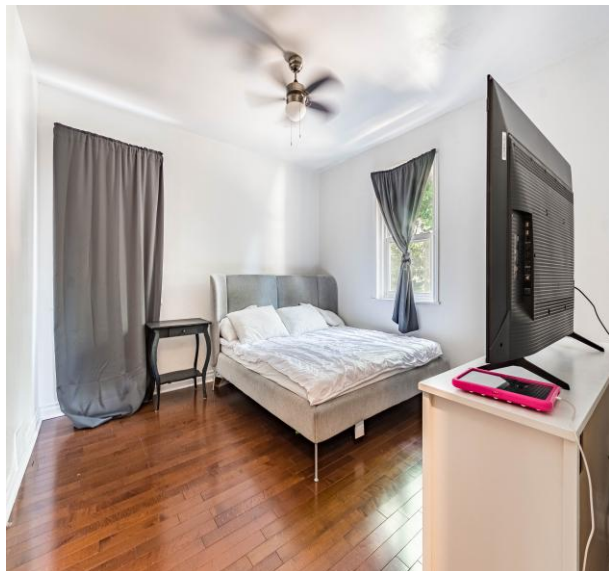
EXTERIOR IMAGES



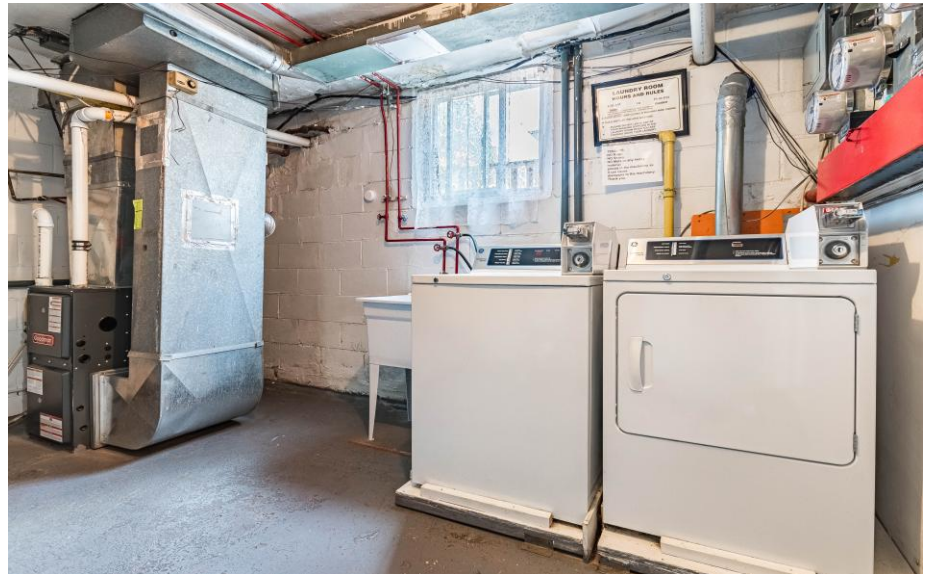
MAIN FLOOR UNIT



UPPER FLOOR UNIT



LOWER FLOOR UNIT





PROPERTY OVERVIEW



PROPERTY OVERVIEW – POSITION & ACCESS

PROPERTY DESCRIPTION - LOCATION

Site Position	Dominion Road and Thirty Fifth Street
Public Transit	Short walk to the nearest TTC streetcar stop to Long Branch Loop and 15-minute walk from Long Branch GO Station
Surrounding Property	The property is surrounded by residential properties, both single family residential and multi-family dwellings

SURROUNDING AMENITIES

Schools	• 6 Public Schools • 4 Catholic Schools
Parks and Recreation	• 3 Playgrounds • 1 Basketball Court • 1 Sports Field • 1 Community Centre • 1 Trail • 1 Gym



Very Walkable

Most errands can be accomplished on foot.



Excellent Transit

Transit is convenient for most trips.



Very Bikeable

Biking is convenient for most trips.

PROPERTY OVERVIEW – POSITION & ACCESS

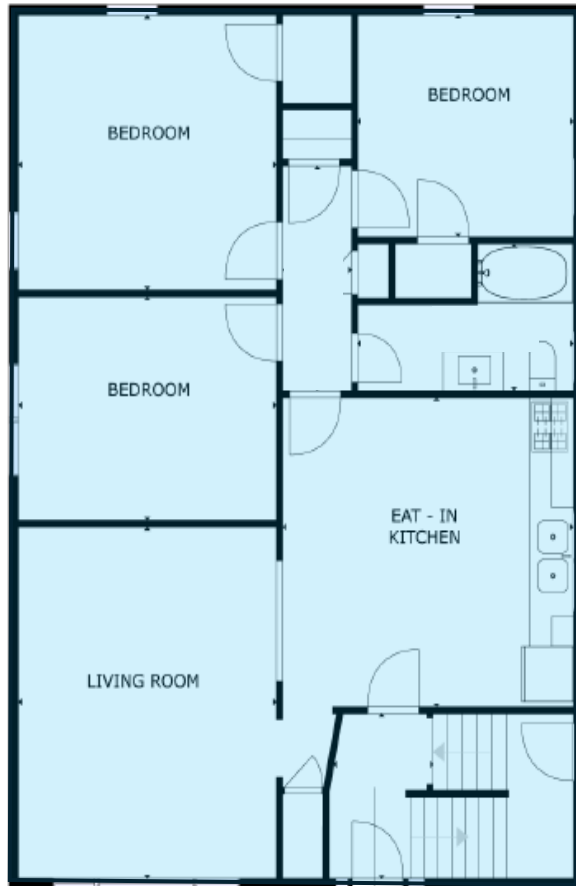
PROPERTY DESCRIPTION

Number of Units	4 apartment units
Room Breakdown	2 one-bedroom 2 three-bedroom
Total Area	Above Grade: 2382 sq. ft. Below Grade: 1281 sq. ft.
Key Features	• Well-maintained units • Large principal rooms • Double detached garage • 5 rear surface parking • On-site coin-operated laundry
Mechanicals	• 4 Hydro meters • 2 Furnace • 1 Hot water tank
Frontage	45 ft
Depth	150 ft
Zoning	RM (u4) (x2)



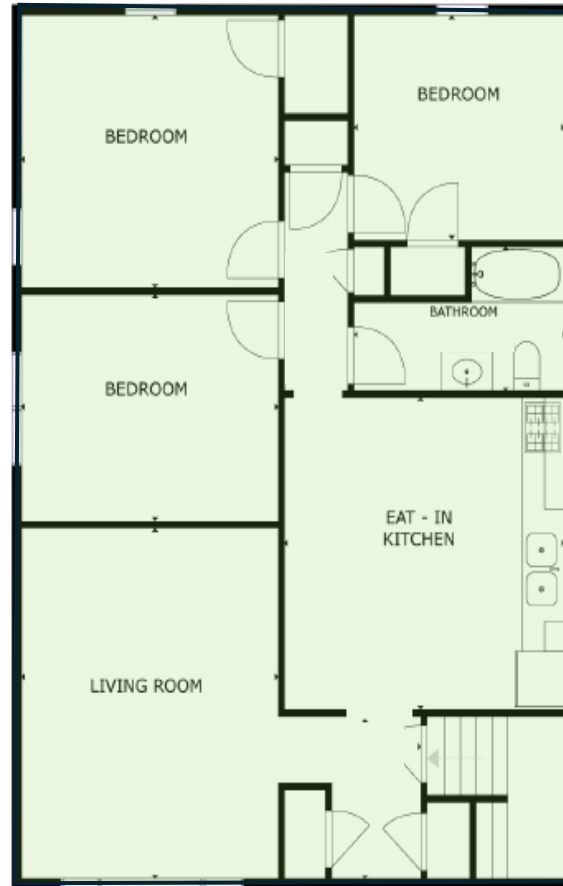
FLOOR PLAN

Main Floor



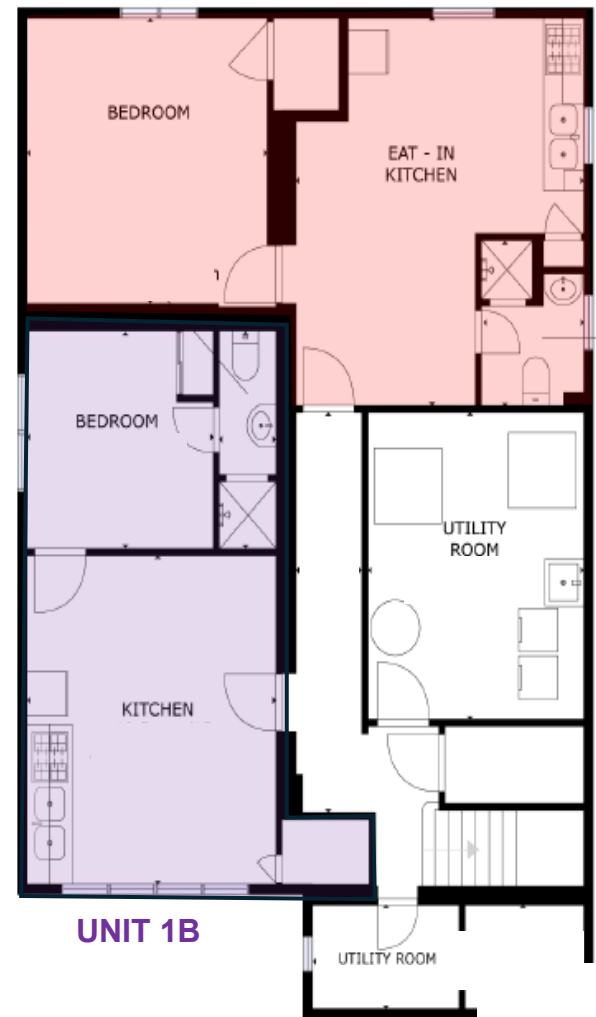
UNIT 2

Second Floor



UNIT 3

Lower Floor



UNIT 1A

UNIT 1B

ZONING

R – Residential Multiple Zone

Permitted Use

Dwelling units permitted in residential building types:

- Detached house
- Semi-detached house
- Townhouse
- Duplex
- Triplex
- Fourplex
- Apartment building

Municipal Shelter

Park

With Conditions

Ambulance Depot	Place of Worship
Cogeneration Energy	Police Station
Community Centre	Private Home Daycare
Crisis Care Shelter	Public Utility
Day Nursery	Renewable Energy
Fire Hall	Residential Care Homes
Garden Suite	Respite Care Facilities
Group Home	Retirement Home
Home Occupation	Secondary Suite
Laneway Suite	Seniors Community House
Library	Short-term Rental
Multi-tenant House	Transportation Use



40 Dominion Road, Toronto

LOCATION OVERVIEW

Long Branch

livability

80

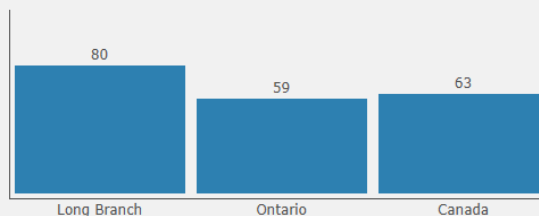
EXCEPTIONAL LIVABILITY SCORE

Long Branch Livability

#99 ranked neighborhood in Toronto

#49 ranked neighborhood in Ontario

Ranks better than 96% of areas



Statistic	Long Branch	Toronto	Ontario
Population	11,483	3,013,752	14,804,681
Population density (sq km)	5,332	4,712	15
Median age	40.6	39.3	40.9
Male/Female ratio	1.0:1	1.1:1	1.0:1
Married couples	61%	67%	71%
Families w/ kids at home	38%	44%	46%
Speak English only	88.9%	85.9%	86.1%
Speak French only	0.0%	0.1%	0.3%

PARKS & REC

This home is located in park heaven, with 3 parks and 3 recreation facilities within a 20 minute walk from this address.

FACILITIES WITHIN A 20 MINUTE WALK

- 3 Playgrounds
- 1 Basketball Court
- 1 Sports Field
- 1 Community Centre
- 1 Trail
- 1 Gym



SCHOOLS

With excellent assigned public schools near this home, your kids will get a great education in the neighbourhood.

James S. Bell Junior Middle Sports and Wellness Academy

Designated Catchment School
Grades PK to 8

90 Thirty First St Lakeshore Collegiate Institute

Designated Catchment School
Grades 9 to 12
350 Kipling Ave

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 4 minute walk away, and the nearest rail transit stop is a 9 minute walk away.



Nearest Rail Transit Stop

Long Branch Go Station



9 mins



Nearest Street Level Transit Stop

Lake Shore Blvd West At Long Branch Ave



4 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 3km.



Trillium Health Partners - Queensway Health Centre

150 Sherway Dr



Fire Station

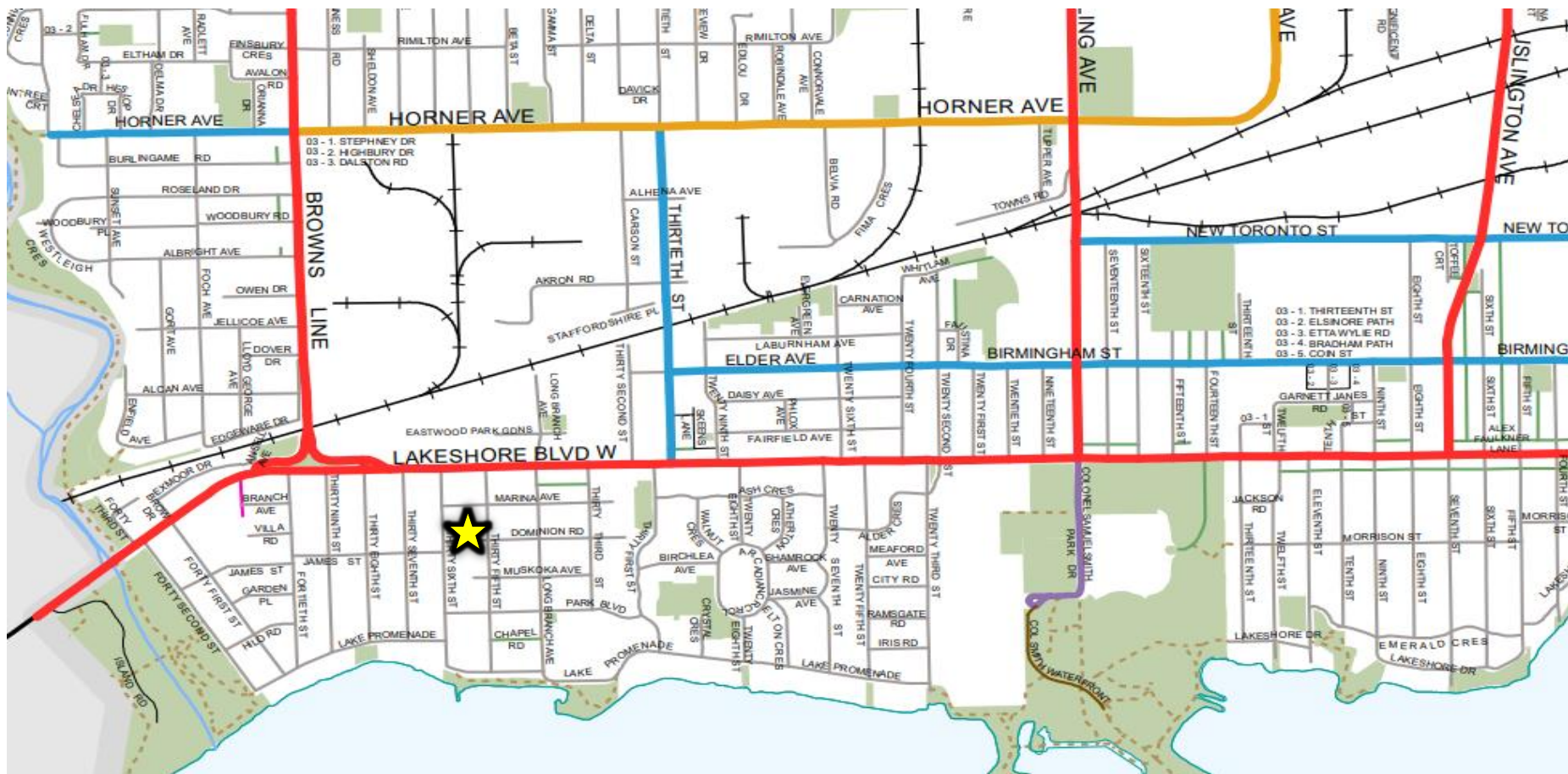
3 Lunness Rd



Police Station

135 Lakefront Prom.

LOCATION OVERVIEW



Road Classification System

Updated by City Council April 24, 25, 26 and 27, 2018

Created: November 26, 2018
Printed: September 20, 2019
File: \\C:\2018mapbook_20190918

Base Map:
Toronto Centreline (Apr 2017)
GTA District (X04AT_V3, GTA, #RMUN - Mar 2013)
Annotation Date: May 2017

Road Classification System

	Provincial Expressway		Other
	City Expressway		Laneway
	Major Arterial		Pending
	Minor Arterial		Access Road
	Collector		Park Road
	Local		Reserved Bus Lane
	Parks & Recreation Areas		Ward Boundary

Physical Features

	River
	Railway
	Shoreline
	Trail
	Hydro Line
	Walkway



COMMERCIAL
GROUP



ROYAL LePAGE
COMMERCIAL

Long Branch

Overview

Long Branch is a scenic and established waterfront neighbourhood in Toronto's west end, known for its tree-lined residential streets, parks, and access to Lake Ontario. The area combines traditional homes and newer residential developments with a growing mix of local shops, restaurants, and services along Lake Shore Boulevard West. Its waterfront setting, community atmosphere, and proximity to neighbouring areas such as Mimico, New Toronto, and Etobicoke make Long Branch an attractive choice for families, professionals, and investors.

Economy & Development

The local economy is supported by independent businesses, restaurants, retail shops, professional services, and growing residential development along Lake Shore Boulevard West. Long Branch has experienced ongoing investment and redevelopment, including new condominium and mixed-use projects that are introducing additional housing while maintaining the neighbourhood's established character. Its waterfront location, proximity to major employment areas, and continued residential growth contribute to its appeal for both homeowners and investors.

Community & Lifestyle

Long Branch offers a relaxed waterfront lifestyle with a strong community feel and a variety of recreational amenities. The Lake Ontario waterfront, Marie Curtis Park, and nearby trails provide opportunities for walking, cycling, and outdoor activities. Humber College's Lakeshore Campus is also located nearby, contributing to the area's educational and cultural character. Local businesses, parks, and community events create a welcoming environment for families, professionals, students, and retirees.

Transportation & Accessibility

The neighbourhood offers strong connections throughout Toronto and the GTA through Long Branch GO Station, TTC streetcars, and bus services. Lake Shore Boulevard West provides a direct east-west connection, while nearby access to the Gardiner Expressway and major roads makes commuting convenient. The waterfront trails and pedestrian-friendly streets also support walking and cycling within the community.

Growth & Vision

Long Branch continues to experience gradual growth through new residential and mixed-use development, particularly along Lake Shore Boulevard West. Future investment is focused on adding housing, improving local amenities, and strengthening connections to the waterfront and surrounding communities. With its transit access, proximity to Humber College, waterfront setting, and growing commercial activity, Long Branch is well positioned for continued development while maintaining its established neighbourhood character.



FINANCIAL OVERVIEW

The following two charts provide an illustrative summary of the financial performance of the building;

Income Model: this ten-year income model provides an investor with a Present Value calculator using the predictable income and expenses starting with the current year operation as highlighted in Year 1. These conservative and predictable cash flows provide an overview of what an investor can expect in terms of Net Cash Flows (pre debt) over a 10-year period

Wealth Analysis: this Wealth Analysis model provides an investor with an illustrative overview of how this investment will perform based on the purchase price, a 30% down payment and available net cash flows to service debt which is assumed at 4.10% on a 25-year amortization period. The deeper analysis shows that if an investor were to invest \$524,700 in this property based on the above lending assumptions and cash flows, the average leverage rate of returns would be 9.82%. Once we include a measure for appreciation the return on investment increased above 20% per year.

LOCATION OVERVIEW

Income Model

40 Dominion Road											
CASH IN FLOWS		YEAR 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue											
	Apt 1 Main	\$ 30,000.00	\$ 30,600.00	\$ 31,212.00	\$ 31,836.24	\$ 32,472.96	\$ 33,122.42	\$ 33,784.87	\$ 34,460.57	\$ 35,149.78	\$ 35,852.78
	Apt 2 2nd	\$ 36,000.00	\$ 36,720.00	\$ 37,454.40	\$ 38,203.49	\$ 38,967.56	\$ 39,746.91	\$ 40,541.85	\$ 41,352.68	\$ 42,179.74	\$ 43,023.33
	Apt 3--Basement	\$ 19,800.00	\$ 20,196.00	\$ 20,599.92	\$ 21,011.92	\$ 21,432.16	\$ 21,860.80	\$ 22,298.02	\$ 22,743.98	\$ 23,198.86	\$ 23,662.83
	Apt 4-Basement	\$ 18,000.00	\$ 18,360.00	\$ 18,727.20	\$ 19,101.74	\$ 19,483.78	\$ 19,873.45	\$ 20,270.92	\$ 20,676.34	\$ 21,089.87	\$ 21,511.67
	Parking	\$ 1,320.00	\$ 1,346.40	\$ 1,373.33	\$ 1,400.79	\$ 1,428.81	\$ 1,457.39	\$ 1,486.53	\$ 1,516.27	\$ 1,546.59	\$ 1,577.52
	Laundry	\$ 3,960.00	\$ 4,039.20	\$ 4,119.98	\$ 4,202.38	\$ 4,286.43	\$ 4,372.16	\$ 4,459.60	\$ 4,548.80	\$ 4,639.77	\$ 4,732.57
Total Net Revenue		\$ 109,080.00	\$ 111,261.60	\$ 113,486.83	\$ 115,756.57	\$ 118,071.70	\$ 120,433.13	\$ 122,841.80	\$ 125,298.63	\$ 127,804.61	\$ 130,360.70
Total Inflows		\$ 109,080.00	\$ 111,261.60	\$ 113,486.83	\$ 115,756.57	\$ 118,071.70	\$ 120,433.13	\$ 122,841.80	\$ 125,298.63	\$ 127,804.61	\$ 130,360.70
CASH OUTFLOWS											
Expenses											
	Property Taxes	\$ 7,335.00	\$ 7,481.70	\$ 7,631.33	\$ 7,783.96	\$ 7,939.64	\$ 8,098.43	\$ 8,260.40	\$ 8,425.61	\$ 8,594.12	\$ 8,766.00
	Enbridge Gas	\$ 1,949.75	\$ 1,988.75	\$ 2,028.52	\$ 2,069.09	\$ 2,110.47	\$ 2,152.68	\$ 2,195.74	\$ 2,239.65	\$ 2,284.44	\$ 2,330.13
	Hydro (basement)	\$ 950.00	\$ 969.00	\$ 988.38	\$ 1,008.15	\$ 1,028.31	\$ 1,048.88	\$ 1,069.85	\$ 1,091.25	\$ 1,113.08	\$ 1,135.34
	Hydro (common areas)	\$ 1,176.00	\$ 1,199.52	\$ 1,223.51	\$ 1,247.98	\$ 1,272.94	\$ 1,298.40	\$ 1,324.37	\$ 1,350.85	\$ 1,377.87	\$ 1,405.43
	Enercare	\$ 613.00	\$ 625.26	\$ 637.77	\$ 650.52	\$ 663.53	\$ 676.80	\$ 690.34	\$ 704.14	\$ 718.23	\$ 732.59
	Water	\$ 3,600.00	\$ 3,672.00	\$ 3,745.44	\$ 3,820.35	\$ 3,896.76	\$ 3,974.69	\$ 4,054.18	\$ 4,135.27	\$ 4,217.97	\$ 4,302.33
	Insurance/prof fees	\$ 6,062.00	\$ 6,183.24	\$ 6,306.90	\$ 6,433.04	\$ 6,561.70	\$ 6,692.94	\$ 6,826.80	\$ 6,963.33	\$ 7,102.60	\$ 7,244.65
Total Outflows		\$ 21,685.75	\$ 22,119.47	\$ 22,561.85	\$ 23,013.09	\$ 23,473.35	\$ 23,942.82	\$ 24,421.68	\$ 24,910.11	\$ 25,408.31	\$ 25,916.48
NET CASH FLOWS		\$ 87,394.25	\$ 89,142.14	\$ 90,924.98	\$ 92,743.48	\$ 94,598.35	\$ 96,490.31	\$ 98,420.12	\$ 100,388.52	\$ 102,396.29	\$ 104,444.22
NPV										Avg Cash Flow 10 years	\$ 95,694.27
CAP RATE ANALYSIS											
	5.00%	\$ 1,913,885.31									
	5.50%	\$ 1,739,895.74									

LOCATION OVERVIEW

Wealth Analysis

40 Dominion Road											
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Totals
Purchase Price	\$ 1,749,000.00										
Downpayment	\$ 524,700.00										
Net Cash Flow	\$ 87,394.25	\$ 89,142.14	\$ 90,924.98	\$ 92,743.48	\$ 94,598.35	\$ 96,490.31	\$ 98,420.12	\$ 100,388.52	\$ 102,396.29	\$ 104,444.22	\$ 956,942.65
Yearly Principal recapture	\$ 28,700.22	\$ 29,899.29	\$ 31,148.46	\$ 32,449.82	\$ 33,805.55	\$ 35,217.93	\$ 36,689.31	\$ 38,222.16	\$ 39,819.05	\$ 41,482.67	\$ 347,434.45
Yearly Principal Interest	\$ 49,562.90	\$ 48,359.73	\$ 47,106.29	\$ 45,800.48	\$ 44,440.12	\$ 43,022.92	\$ 41,546.51	\$ 40,008.42	\$ 38,406.07	\$ 36,736.78	\$ 434,990.24
Net Income B4 Debt	\$ 87,394.25	\$ 89,142.14	\$ 90,924.98	\$ 92,743.48	\$ 94,598.35	\$ 96,490.31	\$ 98,420.12	\$ 100,388.52	\$ 102,396.29	\$ 104,444.22	\$ 956,942.65
Net Benefit After Interest Including Principal Recapture	\$ 37,831.35	\$ 40,782.41	\$ 43,818.69	\$ 46,942.99	\$ 50,158.23	\$ 53,467.39	\$ 56,873.61	\$ 60,380.10	\$ 63,990.22	\$ 67,707.44	\$ 521,952.42
Net Operating Income	\$ 9,131.13	\$ 10,883.12	\$ 12,670.23	\$ 14,493.17	\$ 16,352.67	\$ 18,249.47	\$ 20,184.30	\$ 22,157.94	\$ 24,171.17	\$ 26,224.78	\$ 174,517.96
Net Benefit Including Principal Recapture and Estimated Appreciation (5%)	\$ 110,331.35	\$ 119,082.41	\$ 126,033.69	\$ 133,469.67	\$ 141,344.39	\$ 149,683.70	\$ 158,515.04	\$ 167,867.43	\$ 177,771.61	\$ 188,260.13	\$ 1,472,359.42
Leveraged ROI	7.21%	7.77%	8.35%	8.95%	9.56%	10.19%	10.84%	11.51%	12.20%	12.90%	
Average Leveraged Rate of Return	9.95%										
Leveraged ROI plus appreciation	21.03%	22.70%	24.02%	25.44%	26.94%	28.53%	30.21%	31.99%	33.88%	35.88%	



OFFERING PROCESS





OFFERING MEMORANDUM (OM)

This **Offering Memorandum (OM)** has been provided to parties who have expressed an interest in investigating the property to determine whether they wish to proceed with an offer submission.

While the information contained in this OM has been obtained from various sources that we consider as being reliable, neither the Seller nor Royal LePage Real Estate Services (the Advisor) make any representations, declarations or warranties expressly or implied, as to the accuracy or completeness of the information contained herein. Both the Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications and such information or statements should not be relied upon by prospective buyers who are strongly advised to complete independent investigation and verification before submitting an offer. The Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications which have been provided to the prospective buyer.

The OM has been provided to interested parties for information purposes only and on the understanding that interested parties will use the OM for the purposes set out herein and upon and subject to the terms of the Confidentiality Agreement (CA). The Seller and the Advisor are under no obligation to provide the recipient with access to additional information.

Both the Seller and the Advisor strongly advise prospective buyers to conduct their own independent investigations and verification of the information provided herein, and should seek advice from planning, engineering, environmental, legal, accounting, and tax, and other industry professionals prior to submitting an offer on the property.

OFFERING PROCESS

Offers will be considered when submitted. Please allow Two (2) days irrevocable period.

Offers may be submitted electronically or in hard copy to either;

Royal LePage Real Estate Services

Ian Wilson, MBA

3031 Bloor Street West

Toronto, On, M8X 1C5

416-458-8498

iwilson@royallepage.ca

SUBMISSION GUIDELINES

Offers and supporting documentation should include the following:

- The purchase price
- Indication of the conditions and due diligence and closing timelines; and
- The name of the beneficial owners, if the buyer is a company

The seller reserves the right to remove the offering from the market and to alter the offering process, as described above, at its sole and absolute discretion.

SALE CONDITIONS

The property and all fixtures included are to be purchased on an “as is, where is” basis and there is no warranty, express, or implied, as to title, description, condition, cost, size merchantability, fitness for purpose, quantity, or quality thereof. Information relating to the property provided by the Advisor has been provided solely for the convenience of the prospective buyer and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between the seller and the buyer.



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