

Date Report Generated: 10-27-2020

**Property Address:** 123 Main Street  
**Municipality:** City of Toronto  
**Province:** ON  
**Postal Code:** M2H 1R8

**PIN:** 030200107  
**Legal Description:** PT LT 11-12 PL 682 CITY EAST AS IN CA754734; T/W & S/T CA754734; CITY OF TORONTO

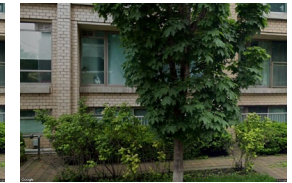
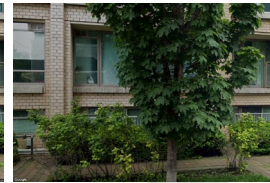
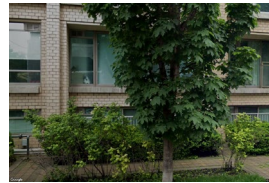
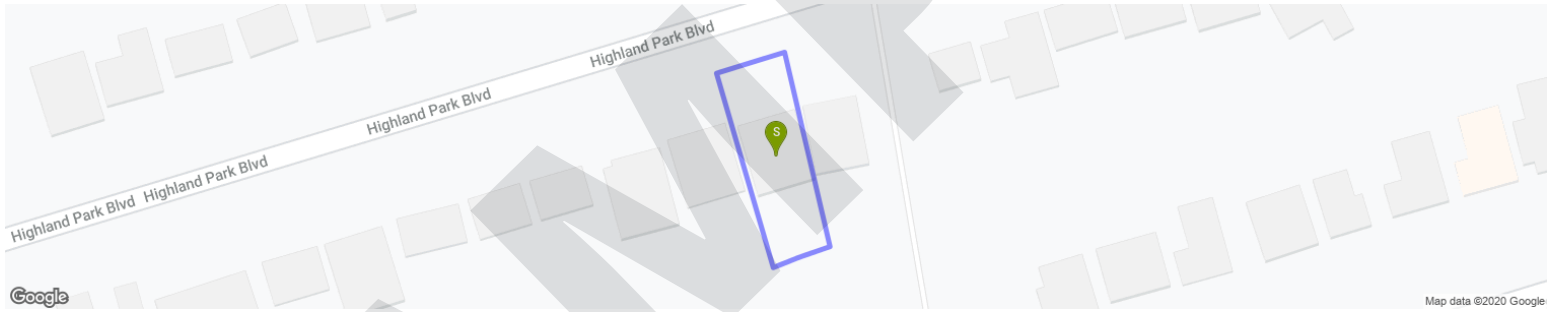


**Last Sale Price:** \$ 725,000  
**Last Sale Date:** 6-26-2009  
**Real-Time AVM:** \$ 1,414,600  
**AVM Date:** 10-23-2020  
**AVM Range:** \$ 1,284,836 - \$ 1,596,049  
**Ownership Type:** Freehold  
**Lot Size:** 589.0 m<sup>2</sup>

## Title Check

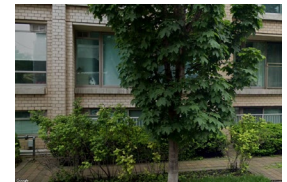
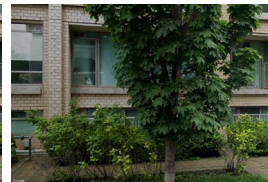
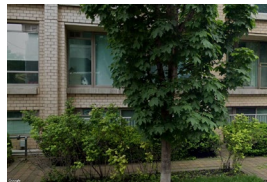
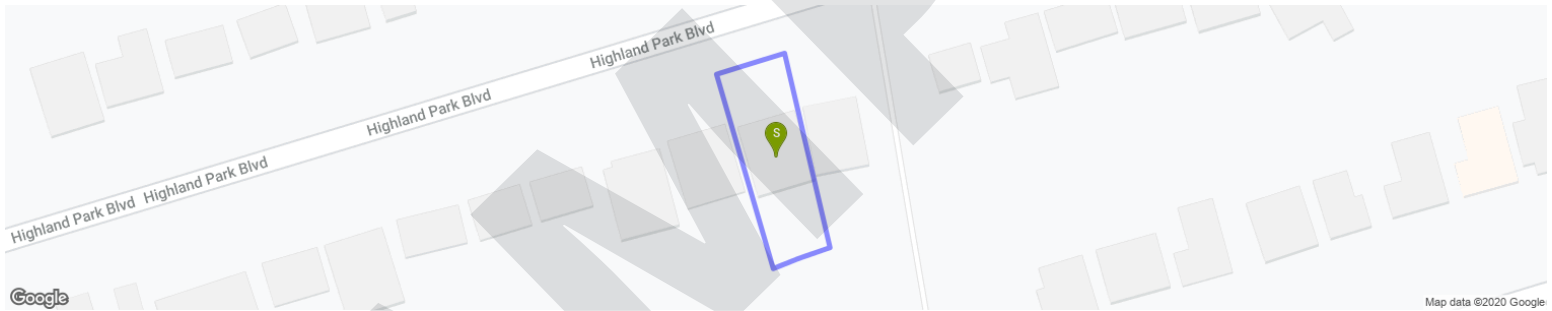
| Item                               | Results | Details   |
|------------------------------------|---------|---|
| Active Mortgage                    | Yes     | The records indicate that this property may have an Active Mortgage registered.   |
| Recent Sales                       | No      | The records indicate that this property may have not been recently transferred.   |
| Prior Foreclosure                  | No      | The records indicate a Foreclosure may not have been registered on this title within the past two transfers.            |
| Vendor is a Corporation            | No      | The records indicate that the vendor may not be a corporation.  |
| No concurrent Mortgage             | No      | The records indicate that property may have been recently transferred with a concurrent mortgage being registered.      |
| Active Judgement                   | No      | The records indicate an Active Judgement may not exist on title.  |
| Active Caution                     | No      | The records indicate an Active Caution may not exist on title.  |
| Active Liens                       | No      | The records indicate an Active Lien may not exist on title.   |
| Power of Sale                      | No      | The records indicate a Power Of Sale document may not have been registered on this title within the past two transfers. |
| Unusual Discharge                  | No      | The number of discharges registered in the period specified is less than or equal to the specified tolerance.           |
| Frequency of Power of Sale in Area | No      | This check indicates that no Unusual Discharges may recently have taken place.  |

## Comparable Properties



| Comparable Sequence                         | Subject Property | Comp 1              | Comp 2          | Comp 3          |
|---|------------------|---------------------|-----------------|-----------------|
| <b>ADDRESS</b>                              | 123 Main Street  | 123 Anywhere Street | 45 Some Ave.    | 99 Imagine Dr.  |
| <b>PIN</b>                                  | 030200107        | 123456              | 123456          | 123456          |
| <b>MUNICIPALITY</b>                         | Toronto          | City of Toronto     | City of Toronto | City of Toronto |
| <b>POSTAL CODE</b>                          | M2H 1R8          | A1B C2E             | A1C C2D         | A2F C2D         |
| <b>PROVINCE</b>                             | ON               |                     |                 |                 |
| <b>DISTANCE FROM</b>                        | -                | 283m                | 328m            | 417m            |
| <b>Ownership Type</b>                       | Freehold         |                     |                 |                 |
| <b>Comparable Sale Date (yyyy/mm/dd)</b>    | -                | 2020/04/04          | 2020/04/04      | 2020/04/04      |
| <b>Comparable Sale Price</b>                | -                | \$ 1,545,000        | \$ 1,330,000    | \$ 1,998,500    |
| <b>Subject Real Time Market Value (AVM)</b> | \$ 1,414,600     |                     |                 |                 |
| <b>AVM Valuation Date (yyyy/mm/dd)</b>      | 2020/10/23       |                     |                 |                 |
| <b>Lower AVM Value</b>                      | \$ 1,284,836     |                     |                 |                 |
| <b>Upper AVM Value</b>                      | \$ 1,596,049     |                     |                 |                 |
| <b>Site Area</b>                            | 589              | 177                 | 223             | 224             |
| <b>Site Area Unit of Measure</b>            | m <sup>2</sup>   | m <sup>2</sup>      | m <sup>2</sup>  | m <sup>2</sup>  |

## Comparable Properties



### Comparable Sequence

|   | Subject Property | Comp 4              | Comp 5          | Comp 6          |
|---|------------------|---------------------|-----------------|-----------------|
| <b>ADDRESS</b>                              | 123 Main Street  | 123 Anywhere Street | 45 Some Ave.    | 99 Imagine Dr.  |
| <b>PIN</b>                                  | 030200107        | 123456              | 123456          | 123456          |
| <b>MUNICIPALITY</b>                         | Toronto          | City of Toronto     | City of Toronto | City of Toronto |
| <b>POSTAL CODE</b>                          | M2H 1R8          | A1B C2E             | A1C C2D         | A2F C2D         |
| <b>PROVINCE</b>                             | ON               |                     |                 |                 |
| <b>DISTANCE FROM</b>                        | -                | 283m                | 328m            | 417m            |
| <b>Ownership Type</b>                       | Freehold         |                     |                 |                 |
| <b>Comparable Sale Date (yyyy/mm/dd)</b>    | -                | 2020/04/04          | 2020/04/04      | 2020/04/04      |
| <b>Comparable Sale Price</b>                | -                | \$ 1,565,000        | \$ 1,249,500    | \$ 1,588,000    |
| <b>Subject Real Time Market Value (AVM)</b> | \$ 1,414,600     |                     |                 |                 |
| <b>AVM Valuation Date (yyyy/mm/dd)</b>      | 2020/10/23       |                     |                 |                 |
| <b>Lower AVM Value</b>                      | \$ 1,284,836     |                     |                 |                 |
| <b>Upper AVM Value</b>                      | \$ 1,596,049     |                     |                 |                 |
| <b>Site Area</b>                            | 589              | 431                 | 486             | 573             |
| <b>Site Area Unit of Measure</b>            | m <sup>2</sup>   | m <sup>2</sup>      | m <sup>2</sup>  | m <sup>2</sup>  |

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