Client Report Generated on 2021

Your Client's Name

123 SOMEWHERE DR

TORONTO

PIN 012345678

This report was prepared by:

Theresa Corindia
Real Estate | Training Program Leader

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Teranet Inc.
123 Front Street, Suite 700
Toronto, Ontario, Canada, M5J 2M2
Office: 866-237-5937

This is a sample Property Report.

For questions, please email GeoWarehouse.Support@teranet.ca.

PROPERTY REPORT

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Property Details

GeoWarehouse Address:

123 SOMEWHERE DR
TORONTO
Z0Z 1Z0

PIN:	012345678
Land Registry Office:	METROPOLITAN TORONTO (80)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold

Ownership

Owner Name:

DOE, JOHN;DOE, JANE

Legal Description

PARCEL 000-1, SECTION XXXX LT XXX PLAN XXX S/T Z12345Z ANYTOWN , CITY OF TORONTO

Lot Size

Area:	7061.12 sq.ft
Perimeter:	403.54 ft
Measurements:	65.71ft x 166.18ft x 25.02ft x 148.25ft

Lot Measurement Accuracy : LOW

These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.

Assessment Information

ARN

123456789012345

Phased-In Value	Assessed Value
$584,000	$584,000
2021 Tax Year	Based on Jan 1, 2016

Frontage:	64.96 ft	Description:	Single-family detached (not on water)
Depth:	47.85 ft	Property Code:	301

Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Aug 31, 2017	$806,000	Transfer	DOE, JOHN; DOE, JANE;	
Nov 22, 2010	$646,000	Transfer	DOW, JONATHAN; DOW, JANET;	
Aug 15, 1961	$149,000	Transfer	SHAKESPEARE, WILLIAM;	

Demographics

Population

Total Population	440 Neighbourhood (NBH)	36,561 Community (COM)	3,042,042 City (CITY)

Gender

	Female	Male
NBH	50%	50%
COM	52%	48%
CITY	51%	49%

Family Status

	>15 Married with Children	>15 Single with Children
NBH	15%	5%
COM	15%	9%
CITY	12%	6%

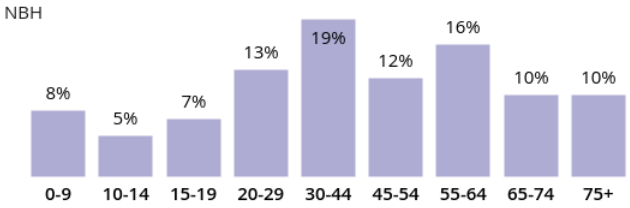
Marital Status

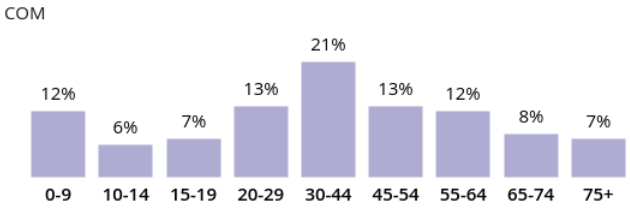
Single	33%
Married	53%
Separated / Divorced	7%
Other	7%

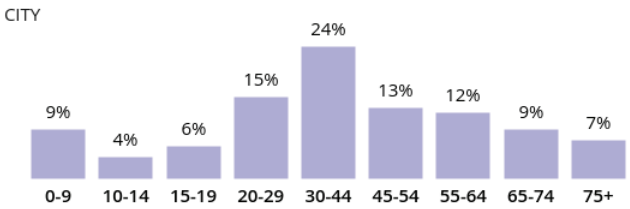
Single	36%
Married	48%
Separated / Divorced	10%
Other	6%

Single	36%
Married	50%
Separated / Divorced	10%
Other	4%

Age Distribution







Households

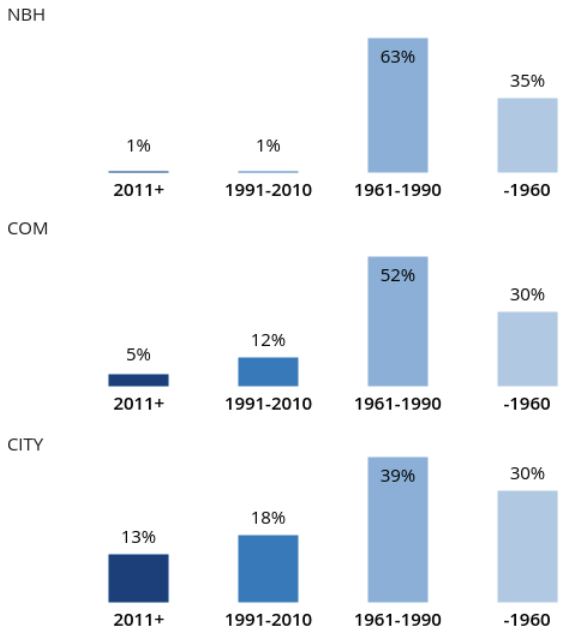
Structure Details

	Total # of Occupied Private Dwellings	Dominant Year Built
NBH	144	1961-1980
COM	11,725	1961-1980
CITY	1,217,308	Before 1960

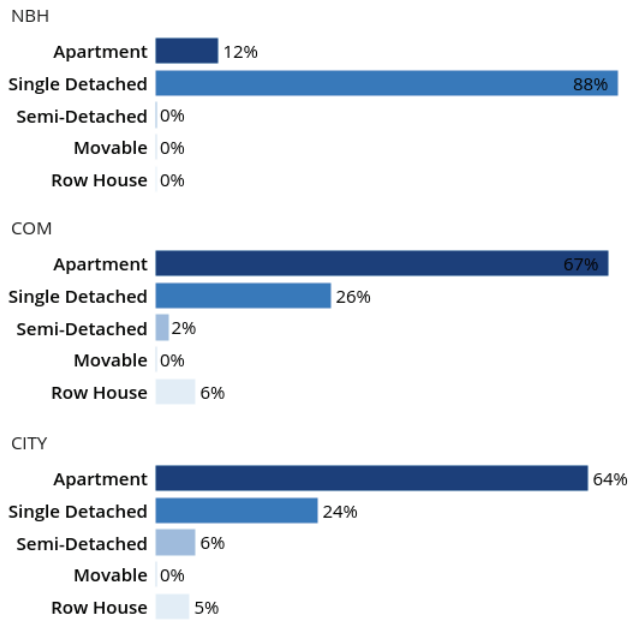
Ownership

	Owned	Rented
NBH	86%	14%
COM	47%	53%
CITY	53%	47%

Age of Home (Years)



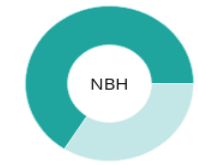
Structural Type



Socio-Economic

Avg. Household Income	$130,985 Neighbourhood (NBH)	$81,809 Community (COM)	$120,045 City (CITY)

Employment



66% Employed

Dominant Profession #1
In The Labour Force

Dominant Profession #2
Management

34% Unemployed

64% Employed

Dominant Profession #1
In The Labour Force

Dominant Profession #2
Occupations In Sales And Service

36% Unemployed

68% Employed

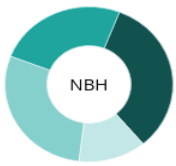
Dominant Profession #1
In The Labour Force

Dominant Profession #2
Occupations In Sales And Service

32% Unemployed

Highest Level of Education

University	33%
College	25%
High School	29%
Other	13%

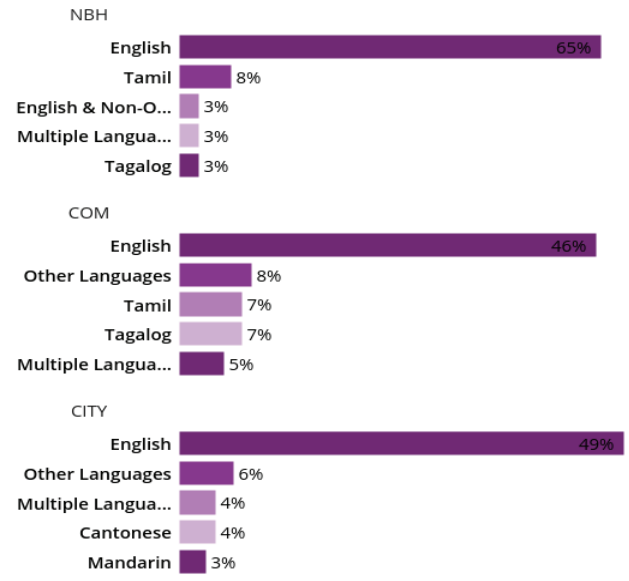


University	25%
College	20%
High School	31%
Other	24%

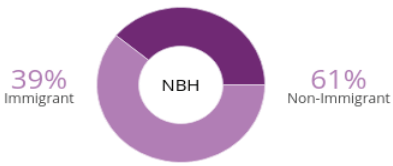
University	41%
College	16%
High School	24%
Other	19%

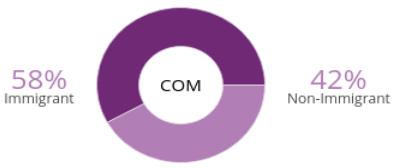
Cultural

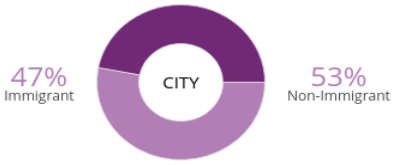
Dominant Language



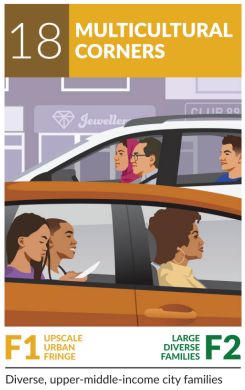
Immigration Status







Dominant Market Group



Diverse, upper-middle-income city families

Population:
860,964
(2.27% of Canada)

Households:
273,429
(1.83% of Canada)

Average Household Income:
$127,639

Average Household Net Worth:
$690,065

House Tenure:
Own

Education:
University/College/ High School

Occupation:
Service Sector/White Collar

Cultural Diversity Index:
High

Sample Social Value:
Religiosity

Diverse, upper-middle-income city families

Who They Are

The middle-aged families of Multicultural Corners create an exceptionally diverse portrait. More than a third of households contain foreign-born residents—from the Caribbean, Central America, Europe and Asia—though no one culture dominates. About a fifth of the population speak a non-official language and more than 40 percent identify as visible minorities—including Black, Latin American, Arabic and South Asian. Having immigrated to Canada before 2000, these first- and second-generation Canadians have moved beyond gateway communities to the urban fringe areas of cities like Toronto, Calgary, Ottawa and Edmonton. They've turned their moderate educations into upper-middle-class incomes earned from service sector and white-collar jobs. They typically own single-detached and row houses suitable for their relatively large families with older children; more than a third of households contain four or more people. And in these busy neighbourhoods where one of the stronger values is *Time Stress*, residents like to wind down at kid-friendly venues: toy and game stores, amusement parks and casual family restaurants. They also enjoy travelling and tend to stay at all-inclusive resorts and book cultural trips and eco-tours.

The multi-generational households of Multicultural Corners do many activities as a family. They engage in a lot of aerobic sports—swimming, skiing and tennis—as well as team sports like baseball, basketball and soccer. Many adults are ambitious—telling researchers, "You should seize opportunities in life when they arise"—so they sign up for university courses and enroll their children in programs offered through Learning Centres. But with their six-figure incomes, Multicultural Corners households have already achieved a level of upper-middle-class comfort. They're big purchasers of youth-oriented goods like toys, games, books and fast fashion from stores such as H&M, Old Navy, the Disney Store and Mastermind. These families like to go out and are a prime market for casual restaurants like Jack Astor's, Montana's and The Keg. As media consumers, Multicultural Corners residents increasingly look to the Internet, often downloading music, streaming TV, accessing news sites and reading restaurant reviews. Mobile phones are their digital platform of choice, and they're receptive to texted marketing messages. They also respond to out-of-home advertising placed in movie theatres, commuter trains, public washrooms and elevators.

How They Think

Having moved to Canada for a better life, the immigrant families of Multicultural Corners are striving to improve their lives and willing to defer pleasure to realize that goal (*Work Ethic*). These hard-working households put family first and are conservative in their views towards family structure (*Primacy of the Family*, *Traditional Families*). But they're also willing to set aside traditional moral codes in favour of more informal conventions; they accept that it's not always necessary to play by the rules or obey authority figures (*Rejection of Orderliness*, *Rejection of Authority*). Active members of their local religious community (*Religiosity*), they like to connect with smaller, close-knit groups in an authentic and sincere manner (*Social Intimacy*, *Personal Expression*). But many feel overwhelmed from juggling work and the needs of their large families, causing their *Need for Escape* from everyday responsibilities. As consumers, Multicultural Corners residents enjoy advertising for its aesthetics and look for brands that offer sensual experiences and value (*Advertising as a Stimulus*, *Sensualism*, *Importance of Price*). On the whole, these households have embraced the lives they have chosen and feel they deserve the rewards they enjoy (*Just Deserts*).

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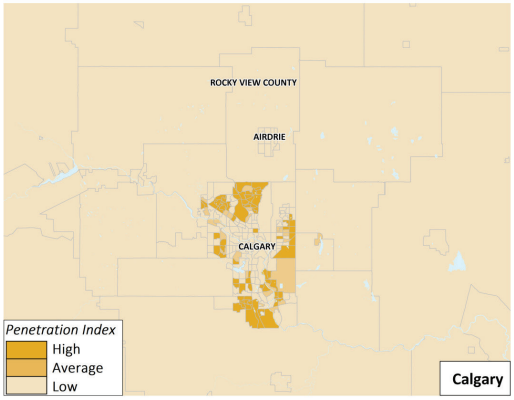
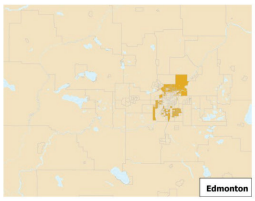
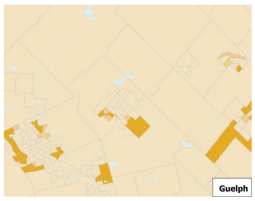
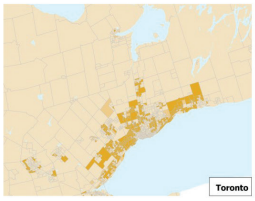
PRIZM

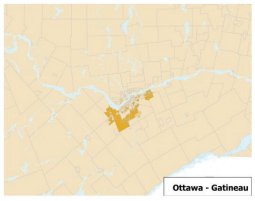
Where They Live











How They Live

LEISURE
aerobics
baseball
amusement parks
pro basketball games

SHOPPING
Mark's
Winners
Shoppers Drug Mart
Mastermind

TRADITIONAL MEDIA
NBA regular season on TV
Food Network
modern rock radio
health/fitness magazines

INTERNET
travel sites
purchase concert tickets online
career/job search online
watch a subscription-based video service

FOOD/DRINK
tortilla wraps
ginger ale
Mexican/burrito-style restaurants
Pizza Pizza

FINANCIAL
gas station quick pay card
mutual funds
term life insurance
donate to hospital foundations

AUTOMOTIVE
imported compact SUVs
three vehicles
Costco automotive products
2019 model year

SOCIAL
LinkedIn
Snapchat
Twitter
Instagram

MOBILE
watch movies on phone
read e-books on phone
listen to radio/podcast on tablet
compare products/prices on

HEALTH
Use massage therapy services

ATTITUDES
"I've often discussed the problems in my neighbourhood or municipality with people"

"My religious beliefs are very important to me"

"I tend to always buy the same beauty products"

"It is very likely that, if a product is widely advertised, it will be a good product"

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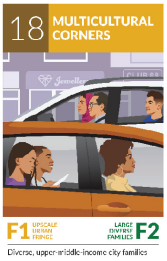
Dominant Market Group

	Segment	Canada	Index*
Population	%	%	
Age			
Under 5	4.9	5.1	95
5 to 14	11.3	10.8	105
15 to 24	14.0	11.9	117
25 to 44	27.0	27.2	99
45 to 64	28.5	26.9	106
65 to 74	8.3	10.4	80
75 to 84	4.3	5.4	79
85+	1.8	2.3	76
Home Language			
English	77.4	67.4	115
French	1.8	20.1	9
Non-Official	20.8	12.4	167
Immigration			
Immigrant Population	38.7	23.0	168
Before 2001	53.8	47.6	113
2001 to 2005	11.1	10.5	105
2006 to 2010	10.6	12.0	88
2011 to 2016	9.3	13.8	68
2017 to present	15.1	16.0	94
Visible Minority			
Visible Minority Presence	42.0	25.8	163
Marital Status			
Single	29.0	29.0	100
Married or Common Law	59.2	56.9	104
Wid/Div/Sep	11.8	14.1	84
Mode of Transport			
Car	80.3	78.5	102
Public Transit	15.7	13.0	121
Class of Worker			
Employed	65.8	61.2	107
Occupation			
Agriculture	0.3	1.5	18
White Collar	25.3	22.3	113
Grey Collar	27.4	25.2	109
Blue Collar	15.8	16.2	98
Education			
No High School	14.3	16.5	87
High School	27.4	26.6	103
Trade School	5.7	9.2	62
College	20.4	20.0	102
Some University	2.3	2.3	99
University	29.9	25.4	118
Income			
Avg Hhd Income	$127,639	$104,603	122

	Segment	Canada	Index*
Households	%	%	
Maintainer Age			
Under 25	1.0	3.0	32
25 to 34	10.4	14.6	71
35 to 44	19.0	17.6	108
45 to 54	23.8	18.1	131
55 to 64	22.8	20.3	112
65 to 74	13.1	15.5	84
75+	10.1	11.0	92
Size			
1 person	13.7	28.3	48
2 people	28.1	34.3	82
3 people	20.7	15.2	136
4+ people	37.4	22.2	169
Family Status			
Non-Family	17.6	32.6	54
Couples with Kids	45.7	29.4	156
Couples, no Kids	24.2	27.2	89
Lone-Parent Family	12.4	10.8	115
Age of Children			
Kids under 5	13.4	16.8	80
5 to 9	15.1	17.9	84
10 to 14	16.7	17.6	95
15 to 19	18.3	17.5	104
20 to 24	15.8	13.4	118
25+	20.7	16.7	124
Dwellings			
Tenure			
Own	88.8	67.7	131
Rent	11.2	31.9	35
Band Housing	0.0	0.4	0
Period of Construction			
Before 1960	14.0	20.7	68
1961 to 1980	19.7	28.7	69
1981 to 1990	15.0	12.9	117
1991 to 2000	23.5	12.1	194
2001 to 2005	13.2	6.4	205
2006 to 2010	7.1	7.2	99
2011 to 2016	3.4	6.7	51
2017 to present	4.1	5.3	78
Type			
Single-detached	69.8	52.8	132
Semi-detached	6.7	5.0	134
Row	15.6	6.6	237
Duplex	3.9	5.7	69
Lowrise (<5 Stories)	2.6	18.1	14
Highrise (5+ Stories)	1.2	10.2	12
Mobile	0.1	1.3	7



*index of 100 is average

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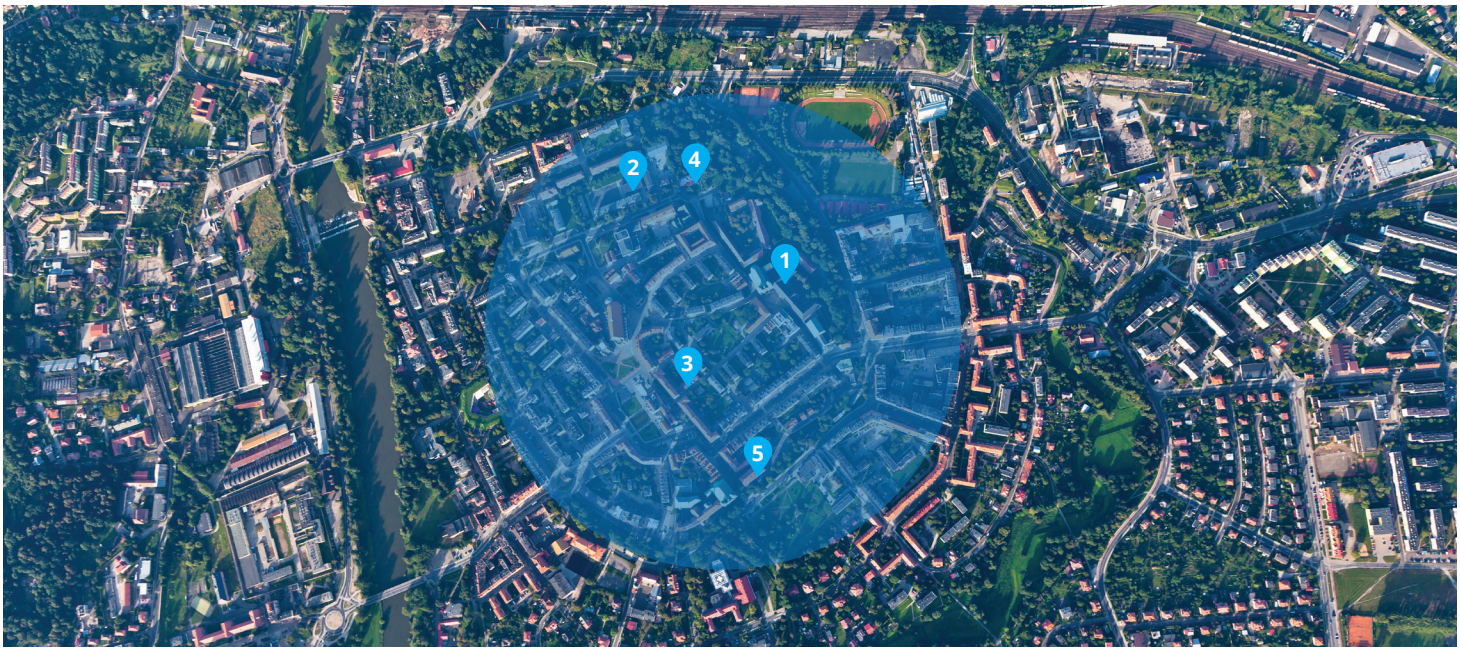
Comparable Sales

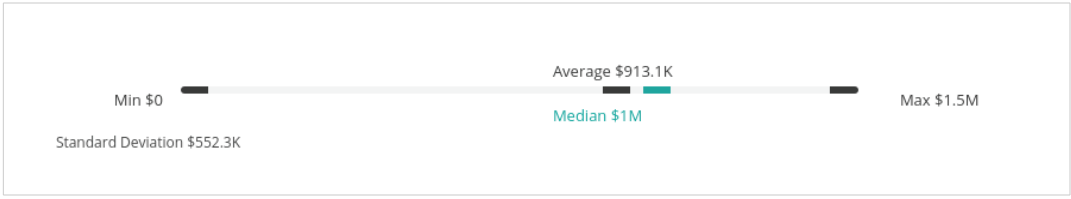


Comparable Sales Search Results

#	Address	Date	Sales Amount ($)	Lot Size (sq.ft)	$/sq.ft	Distance (m)	PIN
1	12 SWISS DR, ANYTOWN, Z1Z0Z0	Jun 24, 2021	1,000,000	5,500.00	182	165	012456789
2	345 ONTARIO RD, ANYTOWN, A1A1A1	Aug 19, 2021	1,495,500	19,321.00	77	177	023456789
3	678 ART STREET, ANYTOWN, B1B1B1	Sep 08, 2021	1,105,000	5,629.00	196	52	034567890
4	90 CAYENNE DR, ANYTOWN, C1C1C1	Aug 03, 2021	0	8,255.00	N/A	68	045678901
5	45 STUART DR, ANYTOWN, D2D2D2	Aug 09, 2021	965,000	8,255.00	117	68	067890123

Sales Statistics

Maximum:	$1,495,500
Minimum:	$0
Average:	$913,100
Median:	$1,000,000

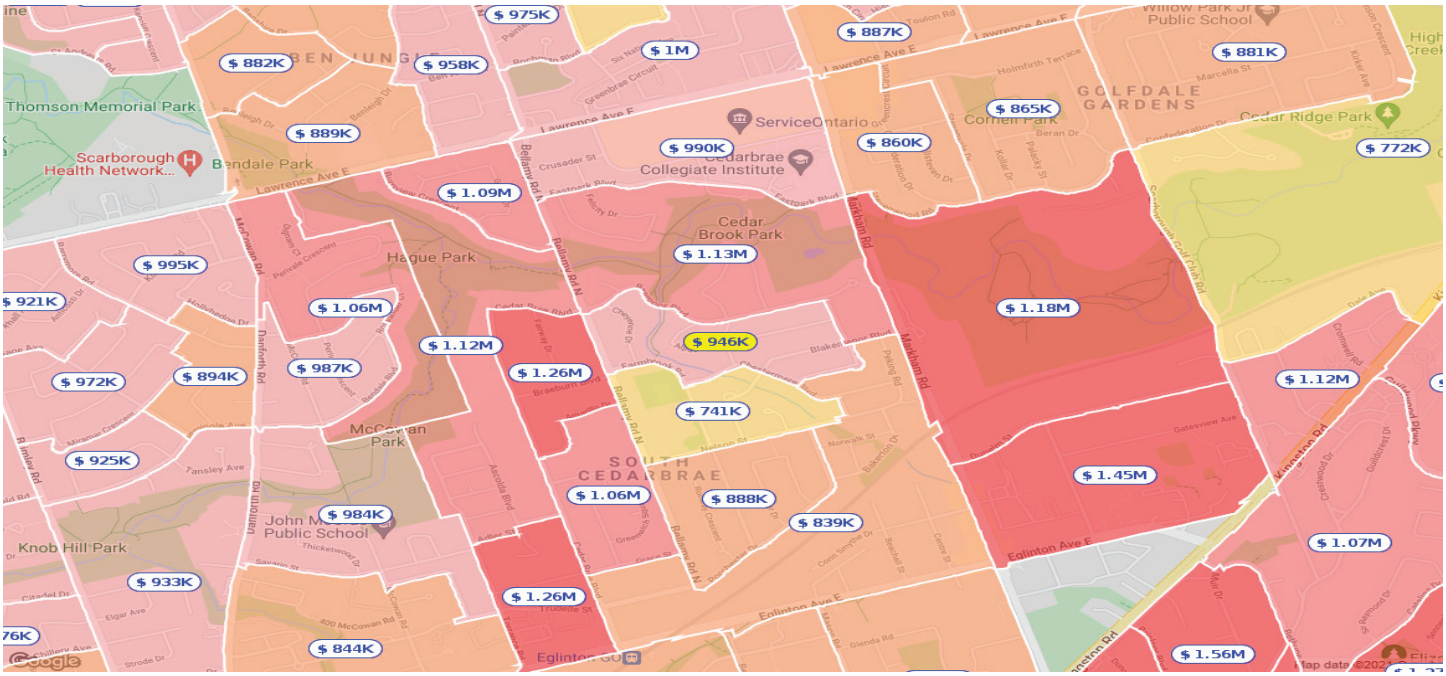


*Standard Deviation: The smaller the number, the more similar are the sales results in the area. The larger the number, the more widely spread the sales results are in the area.

Area Heat Maps

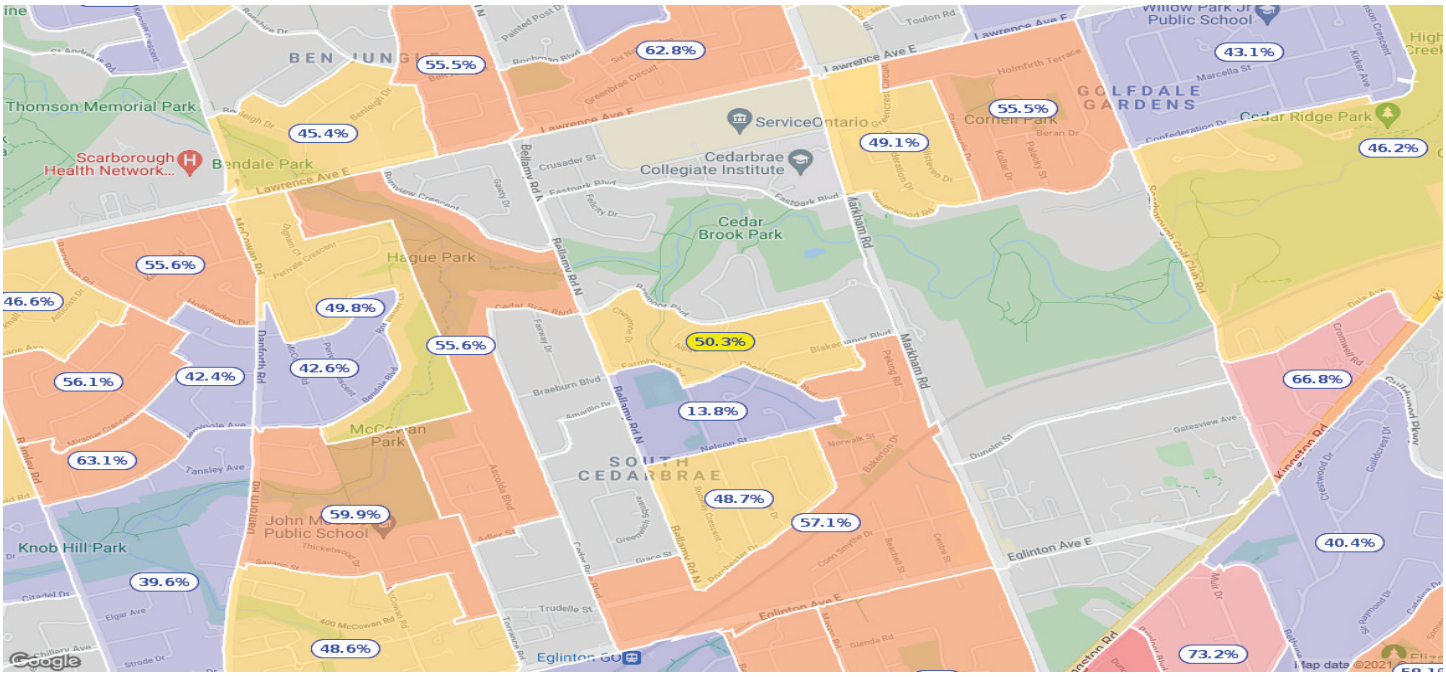
Average Sales Heat Maps - Last 1 Year

The Average Sales Heat Map shows the average sale price of properties within the subject property's block compared to surrounding blocks.



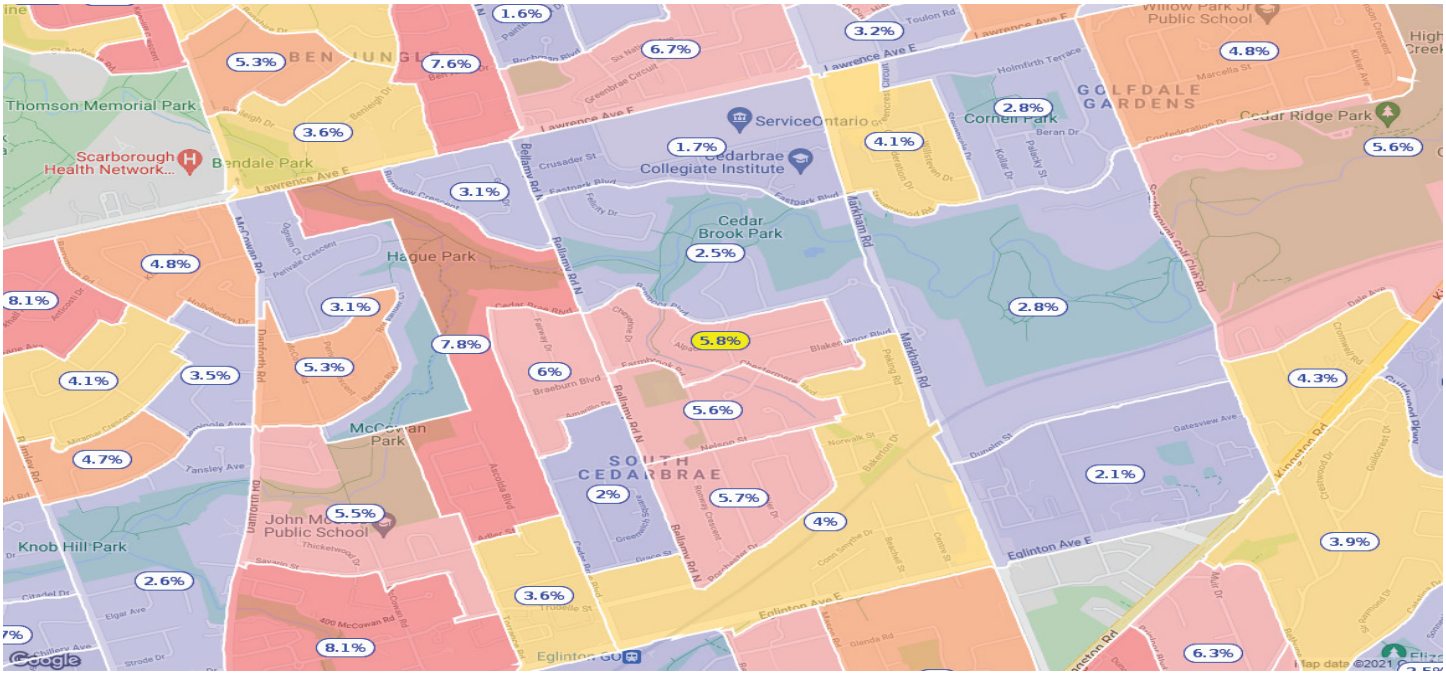
Growth Rate Heat Maps - Last 5 Years

The Growth Rate Heat Map shows the growth of the average sale price of properties within the subject property's block compared to surrounding blocks.



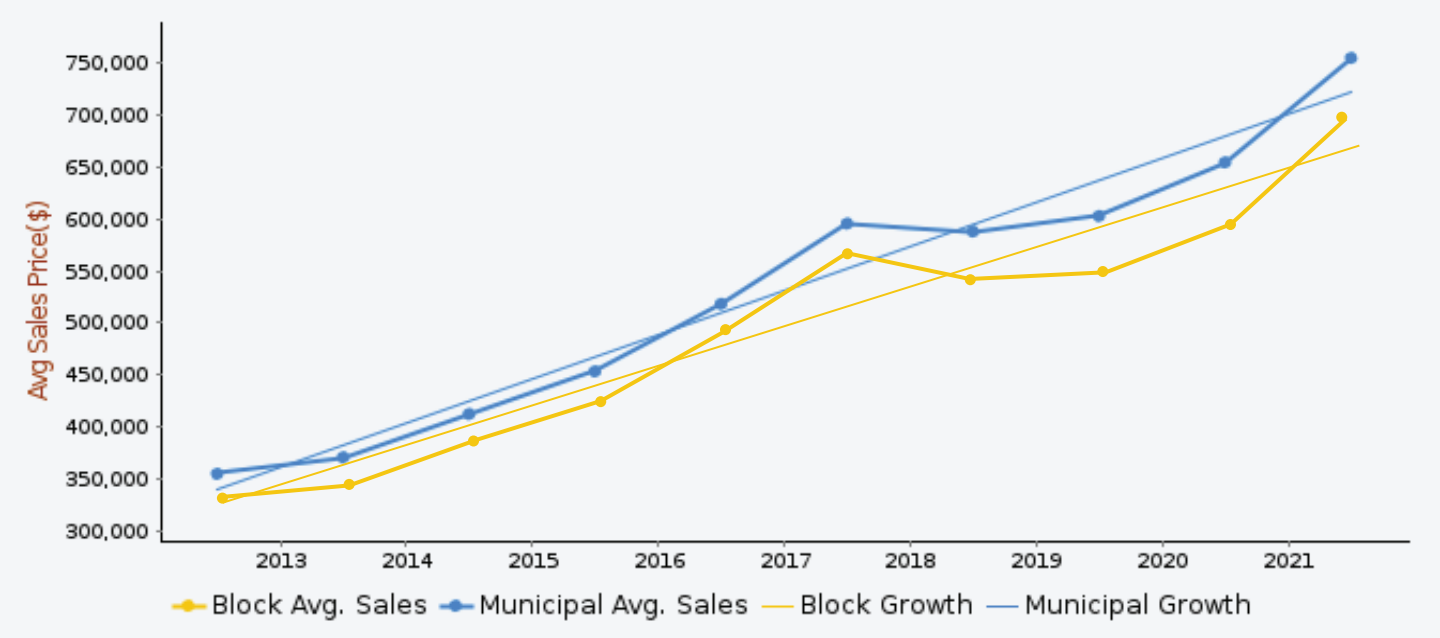
Market Turnover Heat Maps - Last 1 Year

The Market Turnover Heat Map shows the percentage of properties that have sold in the past year within the subject property's block compared to surrounding blocks.

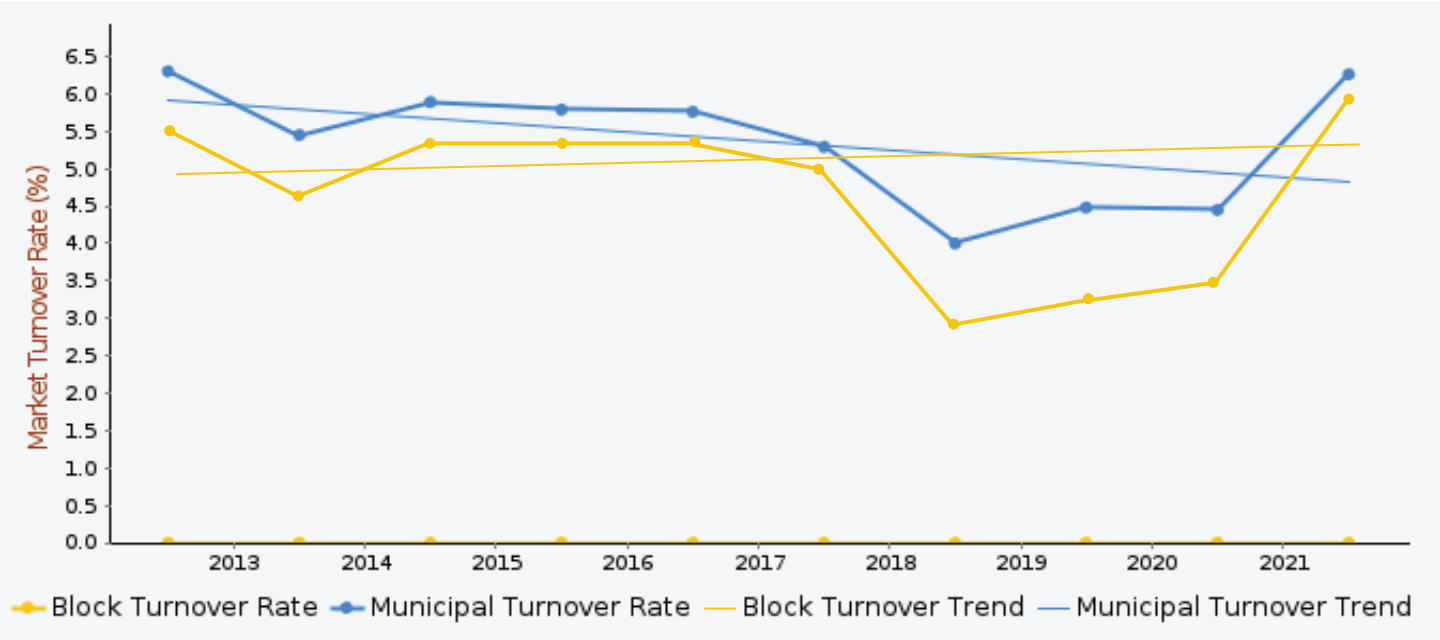


Historical Market Trends

Average Sale Values and Growth Rates



Market Turnover Rates



Market Statistics

Area Map

Average Sales Price - Last 1 Year	
$0	$754,928
Block	Municipality

Growth Rate - Last 5 Years

5 Year Analysis

Up and Coming - This area has proven more affordable than many areas of the municipality, and has seen property prices grow **10.9%** higher than the average municipal growth. Worth investigating for investment potential.

Market Turnover - Last 1 Year

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