

|                          |                 |                           |  |
|--------------------------|-----------------|---------------------------|--|
| <b>Property Address:</b> | 123 Main Street | <b>PIN:</b>               | 030200107  |
| <b>Municipality:</b>     | City of Toronto | <b>Legal Description:</b> | PT LT 11-12 PL 682 CITY EAST AS IN CA754734; T/W & S/T CA754734; CITY OF TORONTO |
| <b>Province:</b>         | ON              |                           |  |
| <b>Postal Code:</b>      | M2H 1R8         |                           |  |

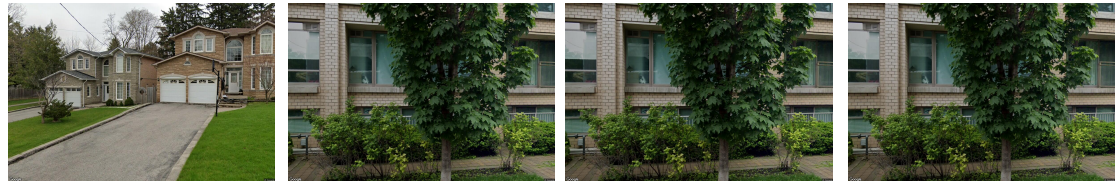
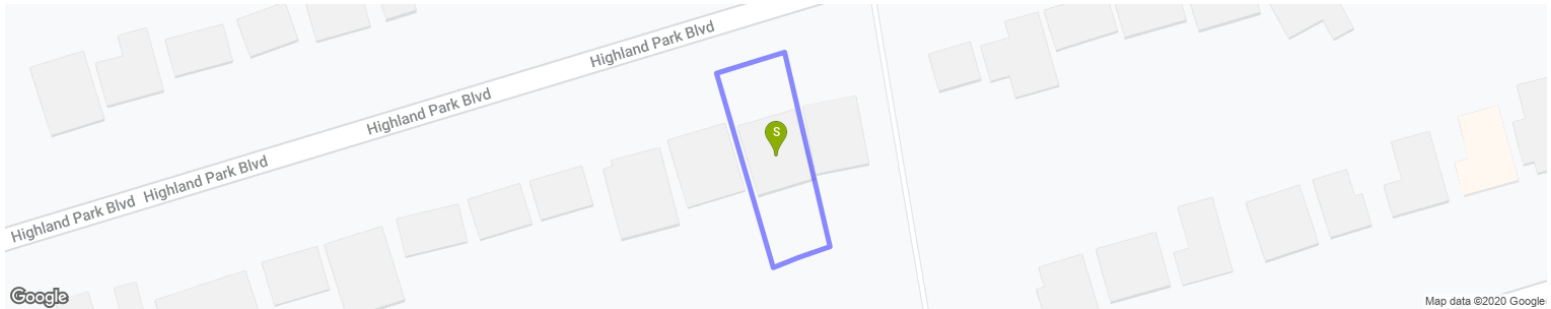


|                         |                             |
|-------------------------|-----------------------------|
| <b>Last Sale Price:</b> | \$ 725,000                  |
| <b>Last Sale Date:</b>  | 6-26-2009                   |
| <b>Real-Time AVM:</b>   | \$ 1,414,600                |
| <b>AVM Date: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

## Title Check

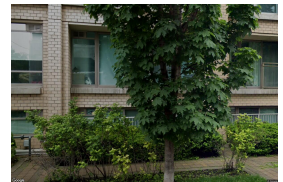
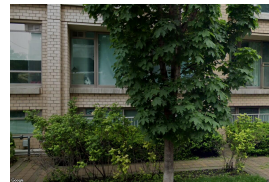
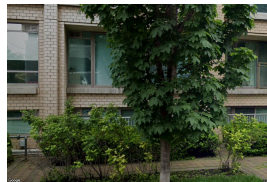
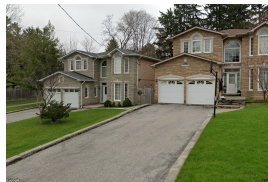
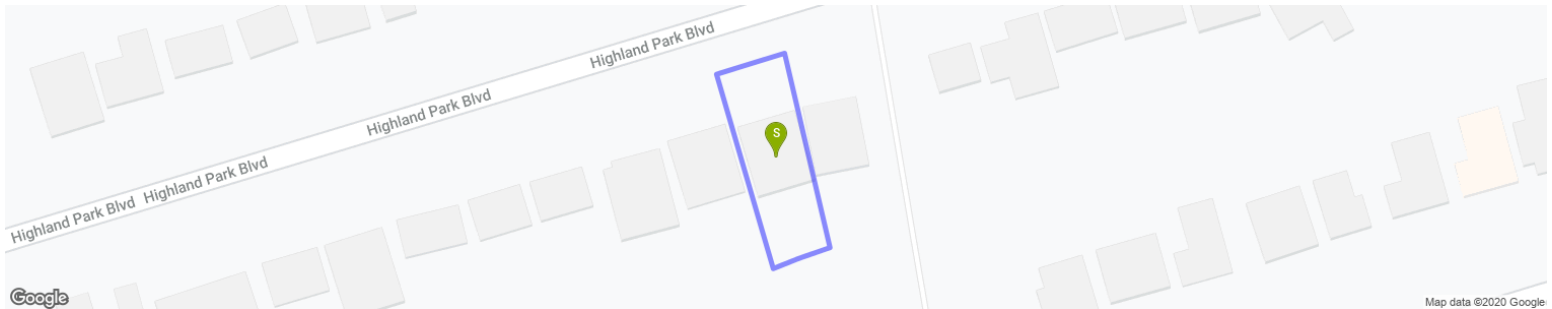
| Item                               | Results | Details   |
|------------------------------------|---------|---|
| Active Mortgage                    | Yes     | The records indicate that this property may have an Active Mortgage registered.   |
| Recent Sales                       | No      | The records 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          |
|--------------------------------------|------------------|---------------------|-----------------|-----------------|
| ADDRESS                              | 123 Main Street  | 123 Anywhere Street | 45 Some Ave.    | 99 Imagine Dr.  |
| PIN                                  | 030200107        | 123456              | 123456          | 123456          |
| MUNICIPALITY                         | Toronto          | City of Toronto     | City of Toronto | City of Toronto |
| POSTAL CODE                          | M2H 1R8          | A1B C2E             | A1C C2D         | A2F C2D         |
| PROVINCE                             | ON               |                     |                 |                 |
| DISTANCE FROM                        | -                | 283m                | 328m            | 417m            |
| Ownership Type                       | Freehold         |                     |                 |                 |
| Comparable Sale Date (yyyy/mm/dd)    | -                | 2020/04/04          | 2020/04/04      | 2020/04/04      |
| Comparable Sale Price                | -                | \$ 1,545,000        | \$ 1,330,000    | \$ 1,998,500    |
| Subject Real Time Market Value (AVM) | \$ 1,414,600     |                     |                 |                 |
| AVM Valuation Date (yyyy/mm/dd)      | 2020/10/23       |                     |                 |                 |
| Lower AVM Value                      | \$ 1,284,836     |                     |                 |                 |
| Upper AVM Value                      | \$ 1,596,049     |                     |                 |                 |
| Site Area                            | 589              | 177                 | 223             | 224             |
| Site Area Unit of Measure            | 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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