SAMPLE – FICTITIOUS PROPERTY

Sample brochure

Meridian Commons

100 Sample Way, Toronto, ON (invented address)

7 selected pages from a brochure that OfferingStack made once for an invented listing.

The property, address, owner, tenants, brokerage and every deal figure on these pages are invented.

Maps, demographics and other location data are shown as the product prints them, with their sources.

Pages in this file:

- Cover (page 1)
- Investment summary (page 3)
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Make one for your own listing with a free watermarked preview: offeringstack.com/start

100 SAMPLE WAY

Toronto, Ontario



MERIDIAN COMMONS

Offered at $24,500,000 — a 5.25% going-in cap rate (sample)

FOR SALE

28,000 *SF*
FULLY RENOVATED
MIDTOWN RETAIL & OFFICE INVESTMENT (SAMPLE)

Jordan Ellis (sample)
Senior Vice President (sample)
Broker
416.555.0141
jordan.ellis@harbourline.example

Priya Nandakumar (sample)
Associate Vice President (sample)
Sales Representative
416.555.0177
priya.n@harbourline.example

LAKESHORE CAPITAL PARTNERS (SAMPLE)

SAMPLE – FICTITIOUS PROPERTY

INVESTMENT *Summary*

FOR SALE · As of Oct 2026 (sample)



INVESTMENT *Highlights*

91.5% LEASED TO EIGHT TENANTS

Six necessity and service retailers plus two office tenants; staggered expiries 2027–2033 (sample data).

5.25% GOING-IN CAP RATE

Year 1 NOI of $1,286,250 on a $24.5M asking price (sample).

LEASE-UP UPSIDE

2,200 SF vacant third-floor suite; market office rents of $36–38 PSF net (sample).

RENOVATED IN 2019

New storefronts, roof, HVAC and elevator modernisation (sample).

LAWRENCE STATION, 0.5 KM BY ROAD

0.5 km by road from the site (2 min drive, typical). Source: Mapbox Directions, 2026-10-14.

4 TRANSIT ROUTES STOP WITHIN 500 M

Bus: 74A, 97A, 97B, 103. Routes as mapped; check the operator's current service. Source: © OpenStreetMap contributors, 2026-10-14.

Calculated: Price / SF = Asking price ÷ building area; GRM = Asking price ÷ gross annual income.

ASKING

Price

$24,500,000

YEAR 1 NOI (SAMPLE)

$1,286,250

CAP RATE

5.25%

OCCUPANCY

91.5%

WALT

4.6 Years

PRICE / SF

$875.00 PSF

Calculated · Asking price ÷ building area

GRM

13.34x

Calculated · Asking price ÷ gross annual income

GROSS INCOME

$1,836,250

BUILDING AREA

28,000 SF

RENTABLE AREA

26,000 SF

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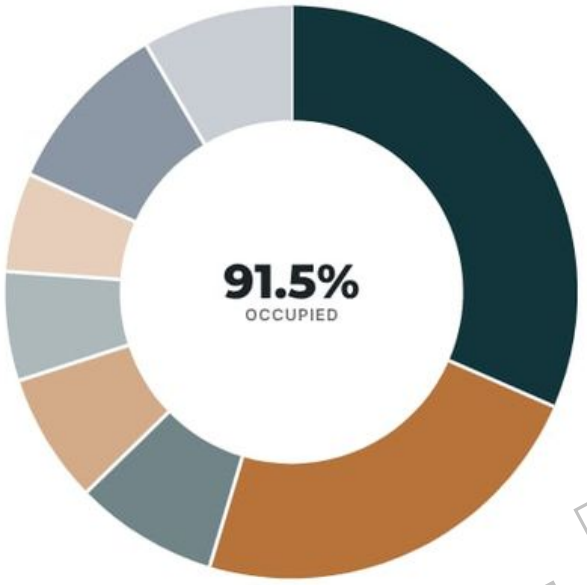
RENT ROLL AT A *Glance*

LEASED AREA	OCCUPANCY	ANNUAL BASE RENT	AVG. NET RENT	TENANTS
23,800 SF	**91.5%**	**$1.24M**	**$52.16 PSF**	**8**
Calculated · sum of leased suites	*Calculated · leased ÷ total area*	*Calculated · sum of rent roll*	*Calculated · area-weighted*	*Expiries 2027–2033*

AREA BY TENANT



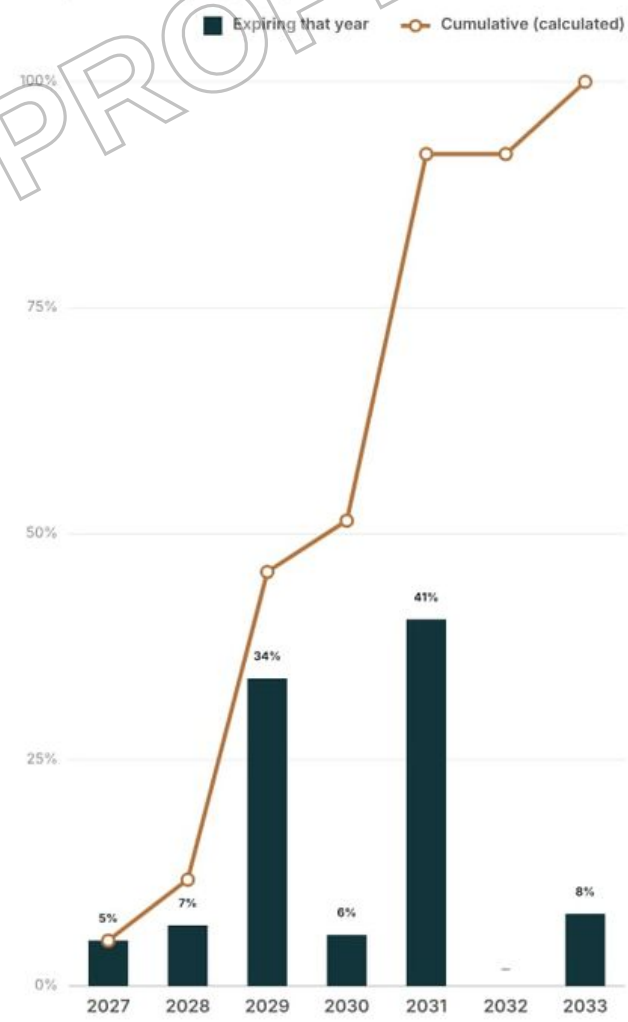
Cedarvale Wealth Advisors (sample)	31.5%
Kestrel Design Studio (sample)	23.1%
Lawrence Park Pharmacy (sample)	8.1%
Uptown Fitness Studio (sample)	7.3%
Meridian Dental Group (sample)	6.2%
Northgate Café (sample)	5.6%
Other tenants	9.8%
Vacant	8.5%

ANNUAL BASE RENT BY TENANT



LEASE EXPIRY PROFILE

Share of leased area expiring each year



All figures are calculated from the rent roll as supplied (Oct 2026 (sample)).
Rent roll is fictitious sample data.

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ZONING

CR 3.0 (c2.0; r2.5) SS2 — Commercial Residential (sample)

The site is shown here as zoned CR (Commercial Residential) for sample purposes. Verify zoning with the City of Toronto before relying on it.

Jurisdiction: City of Toronto (sample) · Zoning By-law 569-2013 (sample reference).

Key controls: Max density: 3.0 FSI (sample) · Max height: 18 m (sample) · Front setback: 0 m (sample).

Site-specific exceptions: Site-specific exception 123 (sample).

PERMITTED USES

- Retail store
- Eating establishment
- Office
- Medical office
- Personal service shop
- Financial institution
- Fitness centre
- Dwelling units above grade
- Day nursery
- Art gallery

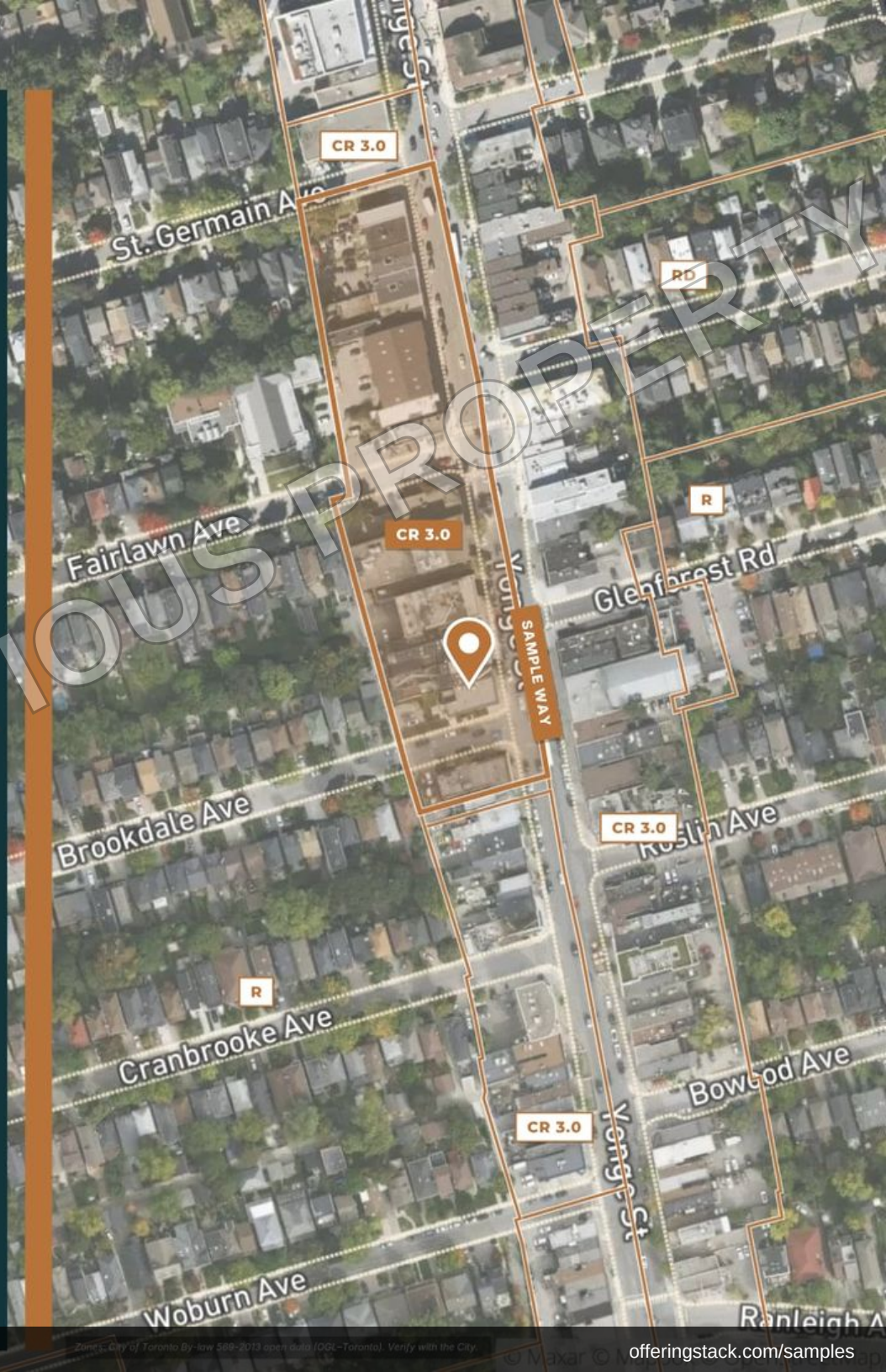
ANCILLARY USES

- Outdoor patio (sample)
- Rooftop amenity (sample)

POTENTIAL USERS AND DEVELOPMENT CONCEPTS INCLUDE:

- Owner-occupier medical / professional office (sample)
- Future mid-rise residential intensification above retail (sample)

Zoning shown is SAMPLE data.



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DRIVE *Times*

Toronto, Ontario

Destinations

Toronto Pearson Intl Airport	28 MINS
Lawrence	2 MINS
York Mills	4 MINS
Toronto Pearson Intl Airport	34 MINS
Port of Hamilton	70 MINS
Lewiston-Queenston Bridge	102 MINS
Peace Bridge (Fort Erie-Buffalo)	118 MINS

Highway Connectivity

Highway 401	5 MINS

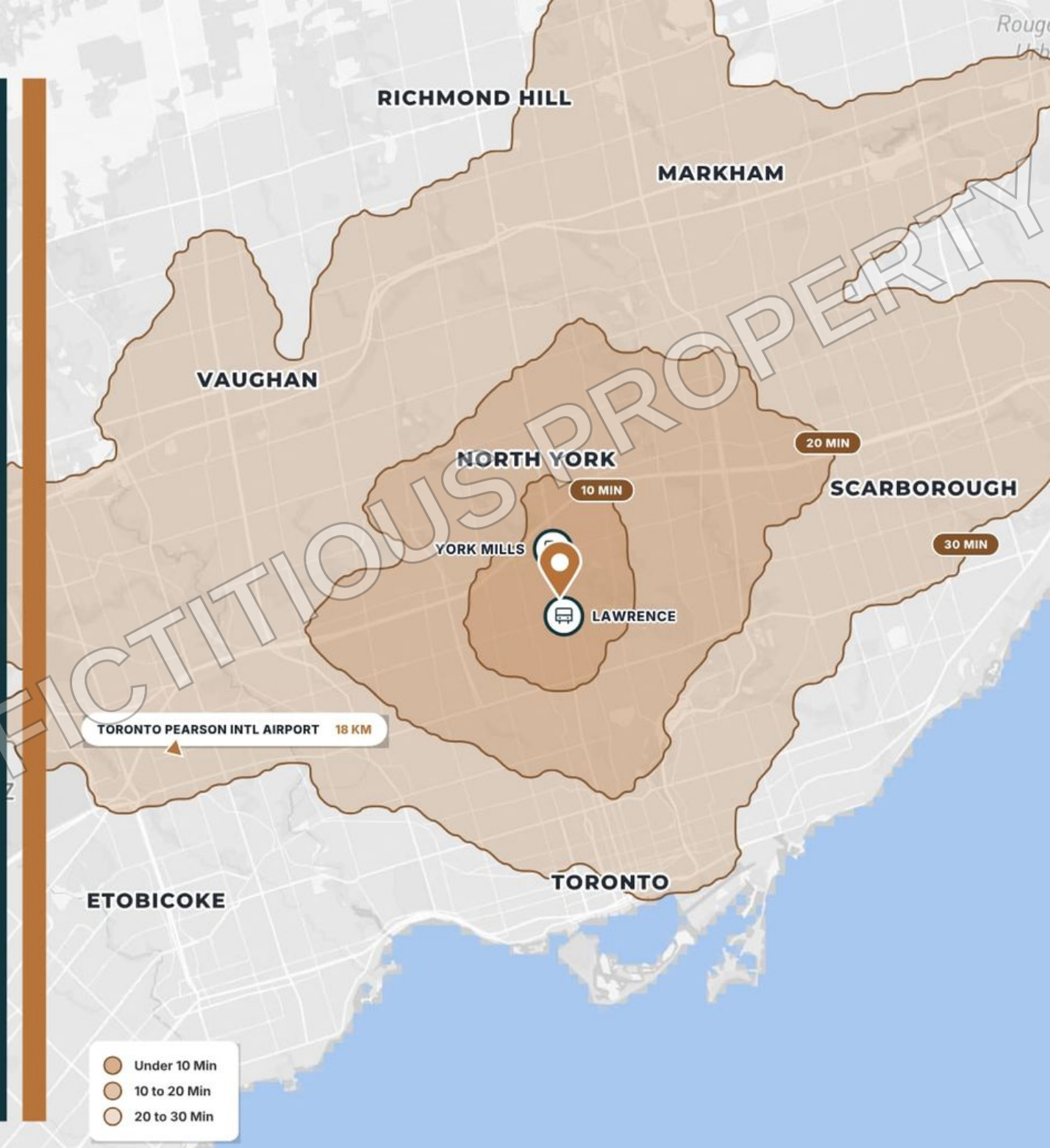
City Connectivity

Mississauga	41 MINS	Hamilton	68 MINS
Brampton	45 MINS	St. Catharines	95 MINS
Oshawa	52 MINS	Buffalo	124 MINS

Drive-Time Reach

Within 10 min (area, calculated)	29 sq km
Within 20 min (area, calculated)	167 sq km
Within 30 min (area, calculated)	700 sq km

Mapbox Isochrone + Directions (typical, no traffic), 2026-10-14.
Edge pointers: straight-line distance to places beyond the map, calculated from coordinates.



SAMPLE – FICTITIOUS PROPERTY

AMENITIES *Within 5 KM*

Toronto, Ontario

500+ RESTAURANTS & CAFES

500+ RETAIL STORES

20+ GAS STATIONS

100+ BANKS

2 HOTELS

50+ HOSPITALS & CLINICS

Major Neighbours and Developments

Lawrence Station (Line 1)	500 m
Midtown Condo Tower (sample)	U/C
Bedford Park Mid-Rise (sample)	Approved

Source: © OpenStreetMap contributors (Overpass API), retrieved 2026-10-14. Counts rounded down; OSM coverage varies.



SAMPLE – FICTITIOUS PROPERTY

LABOUR & *Demographics*

Midtown, Toronto

3,100,000+
POP. WITHIN 30-MIN DRIVE

1,600,000+
LABOUR FORCE, 30-MIN DRIVE

+2.4%
POP. GROWTH 2016–21 (CALC.)

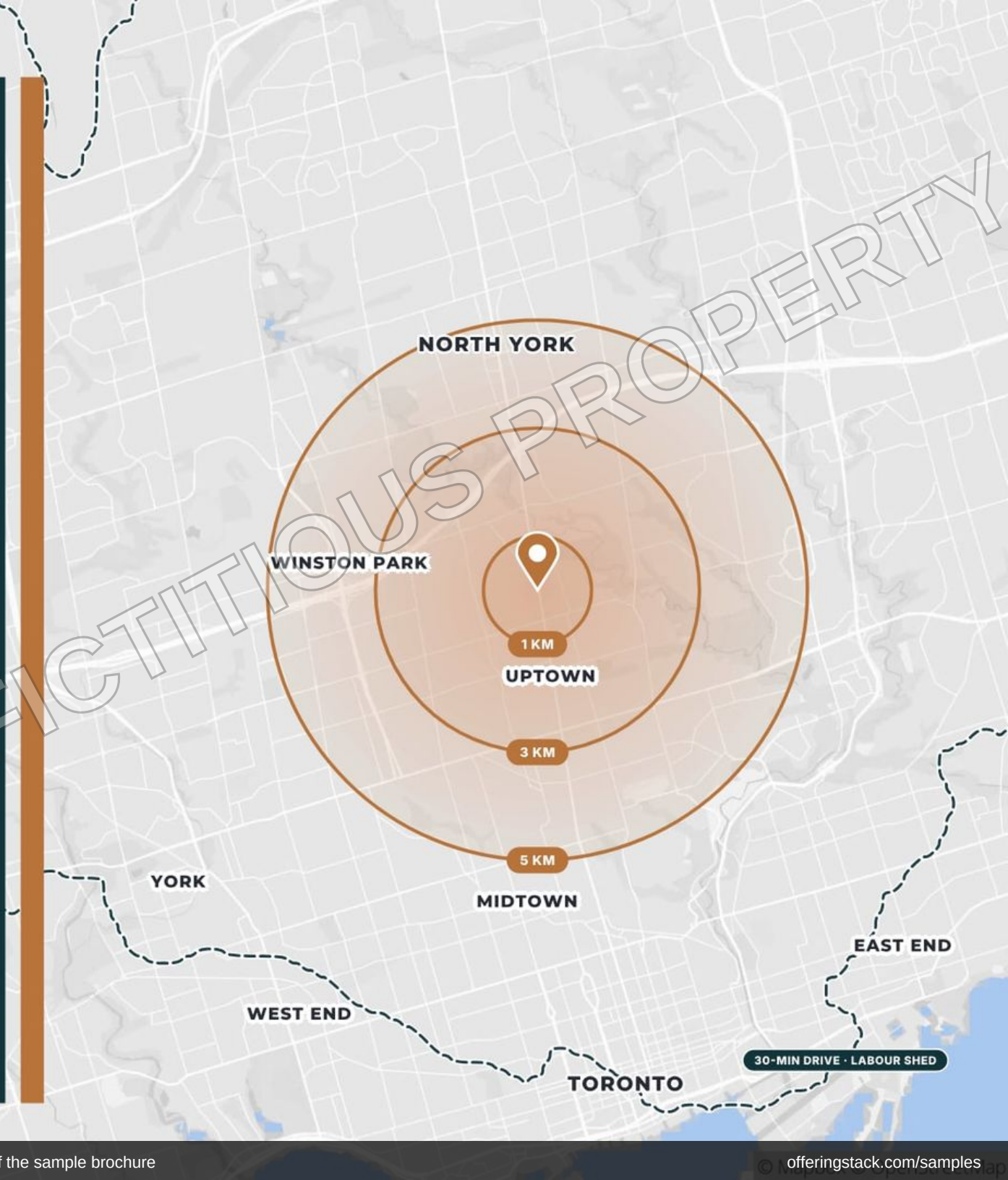
Labour Shed · 30-Min Drive

Toronto	2,700,000+
Markham	330,000+
Total (2021 Census)	**3,100,000+**

Partly within, not counted: Vaughan, Richmond Hill.

The trade area combines high household incomes with dense transit-oriented housing along the Midtown corridor (narrative is sample copy; figures below are pulled where shown).

Source: Statistics Canada 2021 Census (98-10-0002-01, 98-10-0485-01); 30-min drive: Mapbox Isochrone, 2026-10-14. Municipalities at least half inside; rounded down. Labour shed: Statistics Canada, 2021 Census (tables 98-10-0002-01, 98-10-0485-01) and 2021 boundary files; 30-min drive: Mapbox Isochrone (typical, no traffic), 2026-10-14. Municipalities at least half inside, rounded down.



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