SAMPLE – FICTITIOUS PROPERTY

Sample offering memorandum

Northfield Logistics Centre

200 Sample Drive, Vaughan, ON (invented address)

7 selected pages from an offering memorandum 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)
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Make one for your own listing with a free watermarked preview: offeringstack.com/start



200 SAMPLE DRIVE, VAUGHAN, ONTARIO

INVESTMENT OFFERING

Offered at $64,900,000 (sample)

SAMPLE – FICTITIOUS PROPERTY

NORTHFIELD LOGISTICS CENTRE (SAMPLE)

148,500 SF | FULLY LEASED MULTI-TENANT LOGISTICS FACILITY (SAMPLE)

Casey Rivera
Senior Vice President (sample)
Broker of Record
905-555-0101
casey@summitridge.example

Morgan Ellis
Associate (sample)
Sales Representative
905-555-0102
morgan@summitridge.example

SUMMIT RIDGE COMMERCIAL | SAMPLE PARTNER REALTY

AVAILABILITY (SAMPLE)

AVAILABLE AREA*	UNITS AVAILABLE	TOTAL LISTED AREA*
22,000 SF	**1 of 5**	**190,500 SF**

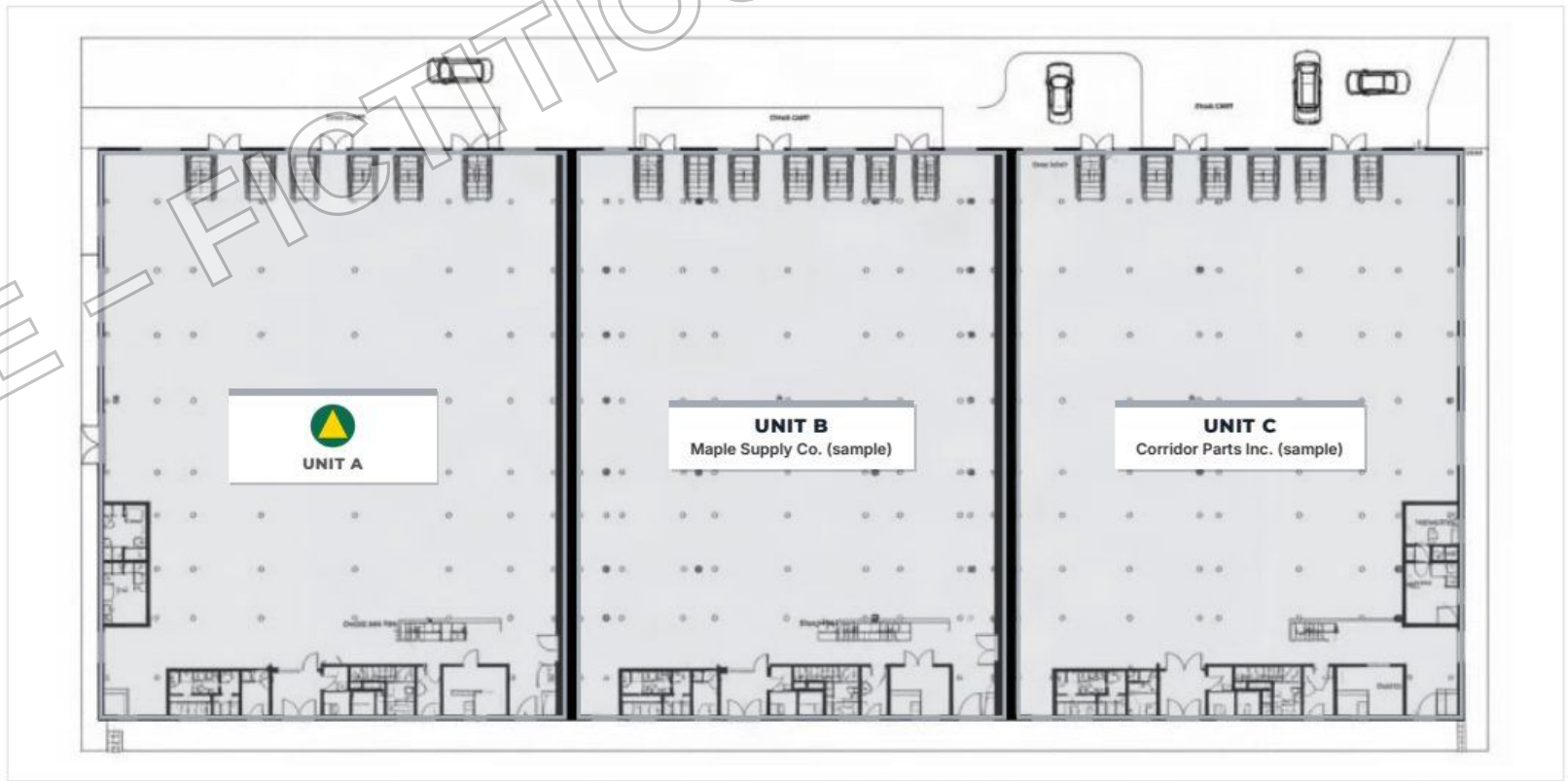
Availability as of Oct 2026 (sample)

UNIT	AREA (SF)	TENANT	OFFICE	CLEAR	LOADING	RATE	AVAILABLE	STATUS
Unit A	62,000	Northbound Logistics (sample)	3,100	36 ft	10 TL / 1 DI	—	—	Leased
Unit B	48,500	Maple Supply Co. (sample)	2,300	36 ft	8 TL	—	—	Leased
Unit C	38,000	Corridor Parts Inc. (sample)	2,000	36 ft	6 TL / 1 DI	—	—	Leased
Phase 2 – A	**22,000**	**—**	**1,200**	**40 ft**	**6 TL**	**$18.50 PSF net (sample)**	**Q2 2027**	**Available**
Phase 2 – B	20,000	—	—	40 ft	5 TL	$18.50 PSF net (sample)	Q2 2027	Pending

** Calculated from the unit areas listed. Available area includes units marked available or coming soon. In this sample, the existing 148,500 SF building is 100% leased; Phase 2 is a planned 42,000 SF expansion, pre-leasing for Q2 2027. Source: Fictitious sample availability; Phase 2 units follow the sample construction page.*

AREA BY STATUS*
12% AVAILABLE LATER





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FINANCING ASSUMPTIONS

LOAN TERMS

TERM	ASSUMPTION
Lender	Sample Life Co. (fictitious)
Loan Amount	**$35,695,000***
Loan-to-Value	55.0%
Interest Rate	4.65%
Amortization	25 years
Term	5 years
Monthly Payment (P&I)	$200,550*
Prepayment	Yield maintenance (sample)
Recourse	Non-recourse (sample)

NOTES

- Indicative terms for testing only; not a financing commitment.



YEAR 1 DEBT SERVICE
$2.41M
Calculated · P&I

DSCR (YEAR 1)
1.35x
Calculated · NOI ÷ debt service

DEBT YIELD
9.09%
Calculated · NOI ÷ loan

EQUITY REQUIRED
$29.21M
Calculated · price - loan

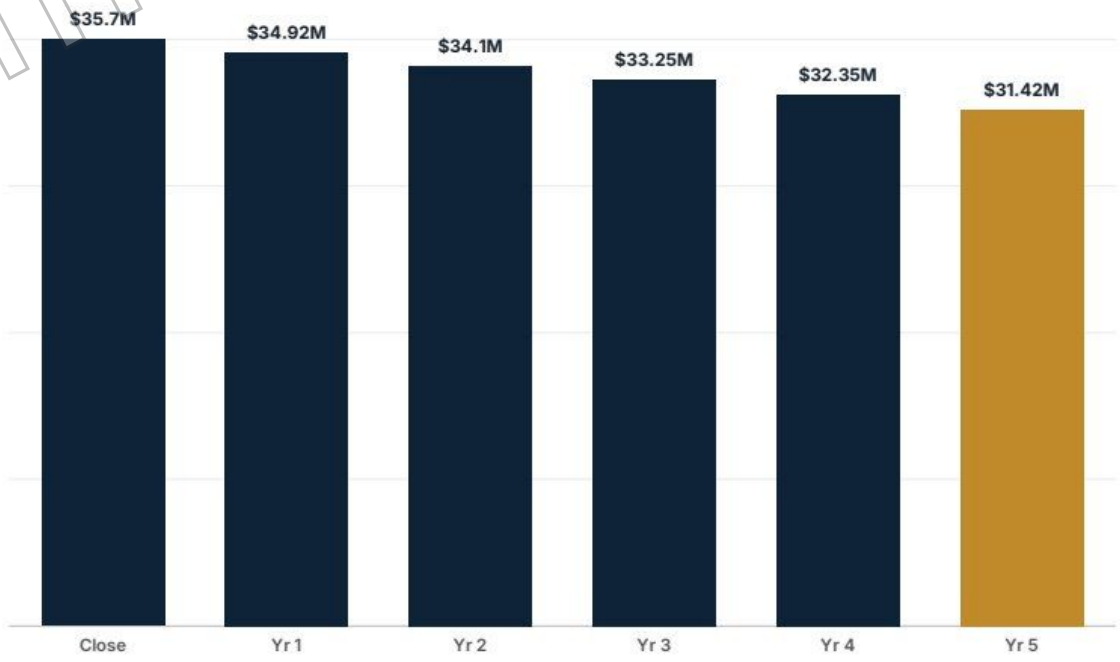
CASH-ON-CASH (YR 1)
2.87%
Calculated · (NOI - DS) ÷ equity

BALANCE AT MATURITY
$31.42M
Calculated · end of term

CAPITAL STACK



LOAN BALANCE BY YEAR (CALCULATED)



*Calculated values (marked * or "Calculated") derive only from the supplied asking price, NOI and loan terms; payments use semi-annual compounding. Indicative only, not a financing commitment.*
Source: Fictitious sample financing quote.

SAMPLE – FICTITIOUS PROPERTY

DRIVE TIMES

VAUGHAN, ONTARIO (SAMPLE)

Destinations

CN Intermodal	9 MINS

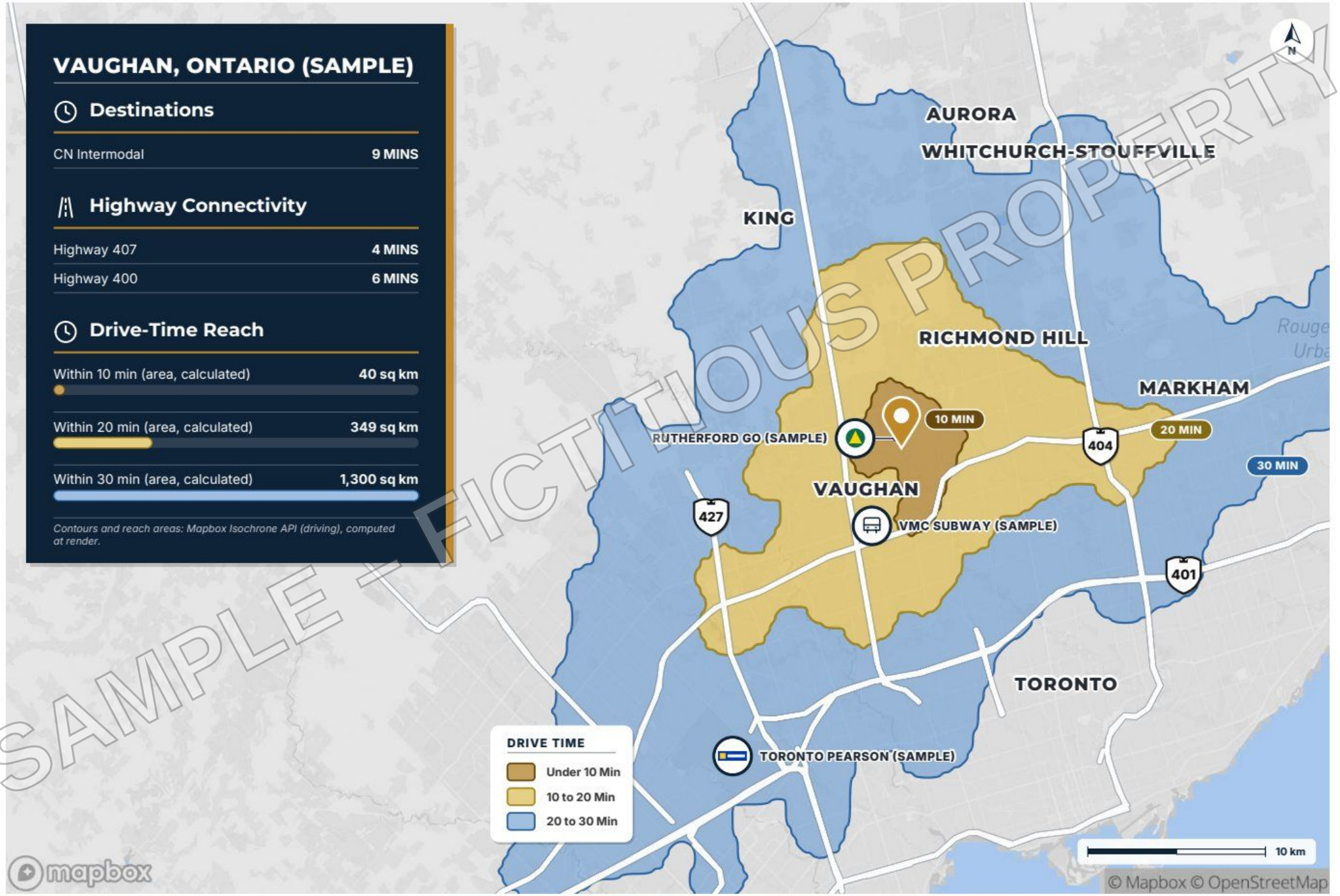
Highway Connectivity

Highway 407	4 MINS
Highway 400	6 MINS

Drive-Time Reach

Within 10 min (area, calculated)	40 sq km
Within 20 min (area, calculated)	349 sq km
Within 30 min (area, calculated)	1,300 sq km

Contours and reach areas: Mapbox Isochrone API (driving), computed at render.



SAMPLE – FICTITIOUS PROPERTY

AMENITIES WITHIN 5 KM

VAUGHAN, ONTARIO

- **20+** RETAIL AMENITIES (SAMPLE)
- **50+** RESTAURANTS & CAFES (SAMPLE)
- **10+** GAS STATIONS (SAMPLE)
- **5+** BANKS (SAMPLE)
- **5+** HOTELS (SAMPLE)
- **1** HOSPITAL (SAMPLE)

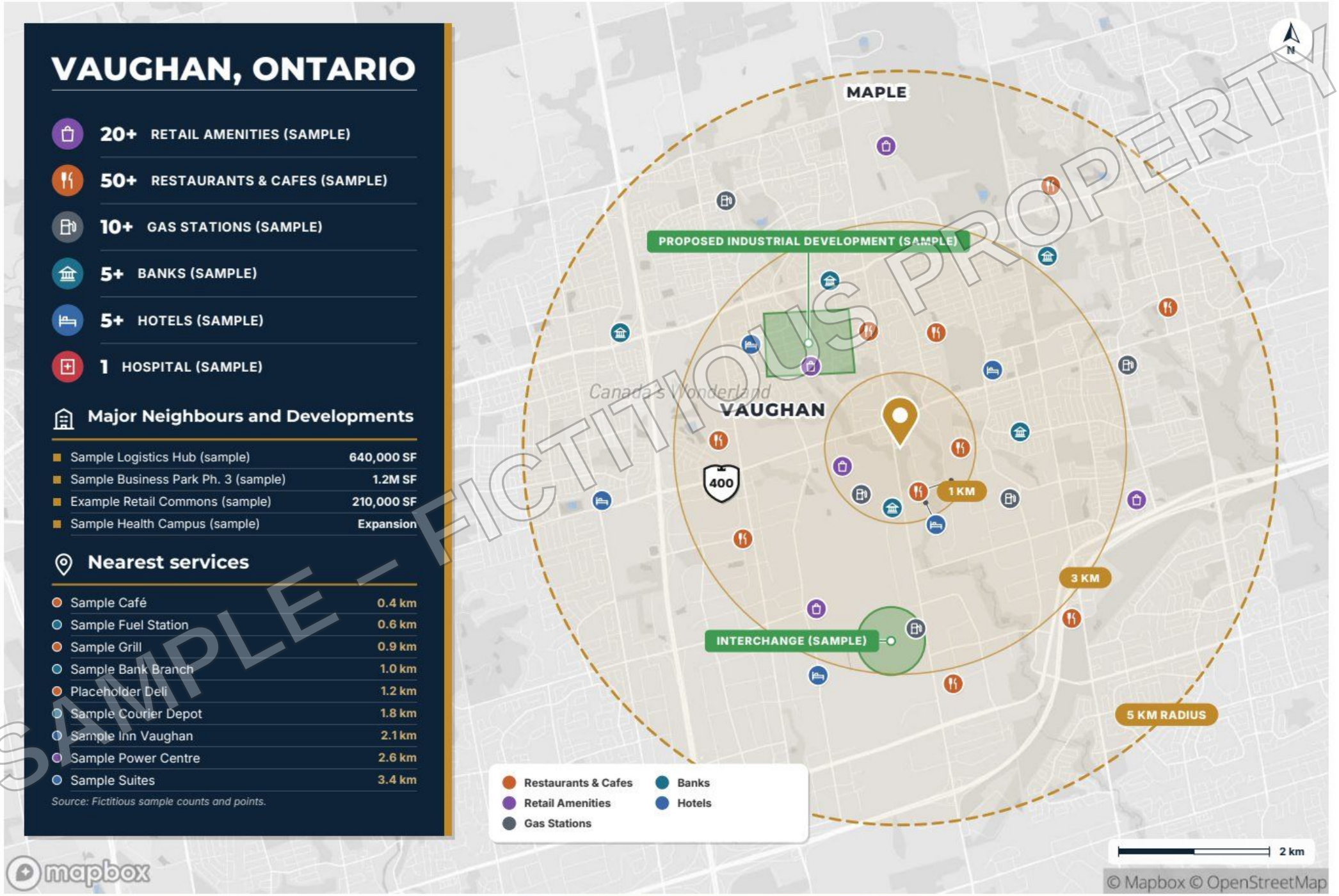
Major Neighbours and Developments

Sample Logistics Hub (sample)	640,000 SF
Sample Business Park Ph. 3 (sample)	1.2M SF
Example Retail Commons (sample)	210,000 SF
Sample Health Campus (sample)	Expansion

Nearest services

Sample Café	0.4 km
Sample Fuel Station	0.6 km
Sample Grill	0.9 km
Sample Bank Branch	1.0 km
Placeholder Deli	1.2 km
Sample Courier Depot	1.8 km
Sample Inn Vaughan	2.1 km
Sample Power Centre	2.6 km
Sample Suites	3.4 km

Source: Fictitious sample counts and points.



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NEIGHBOURING OCCUPIERS

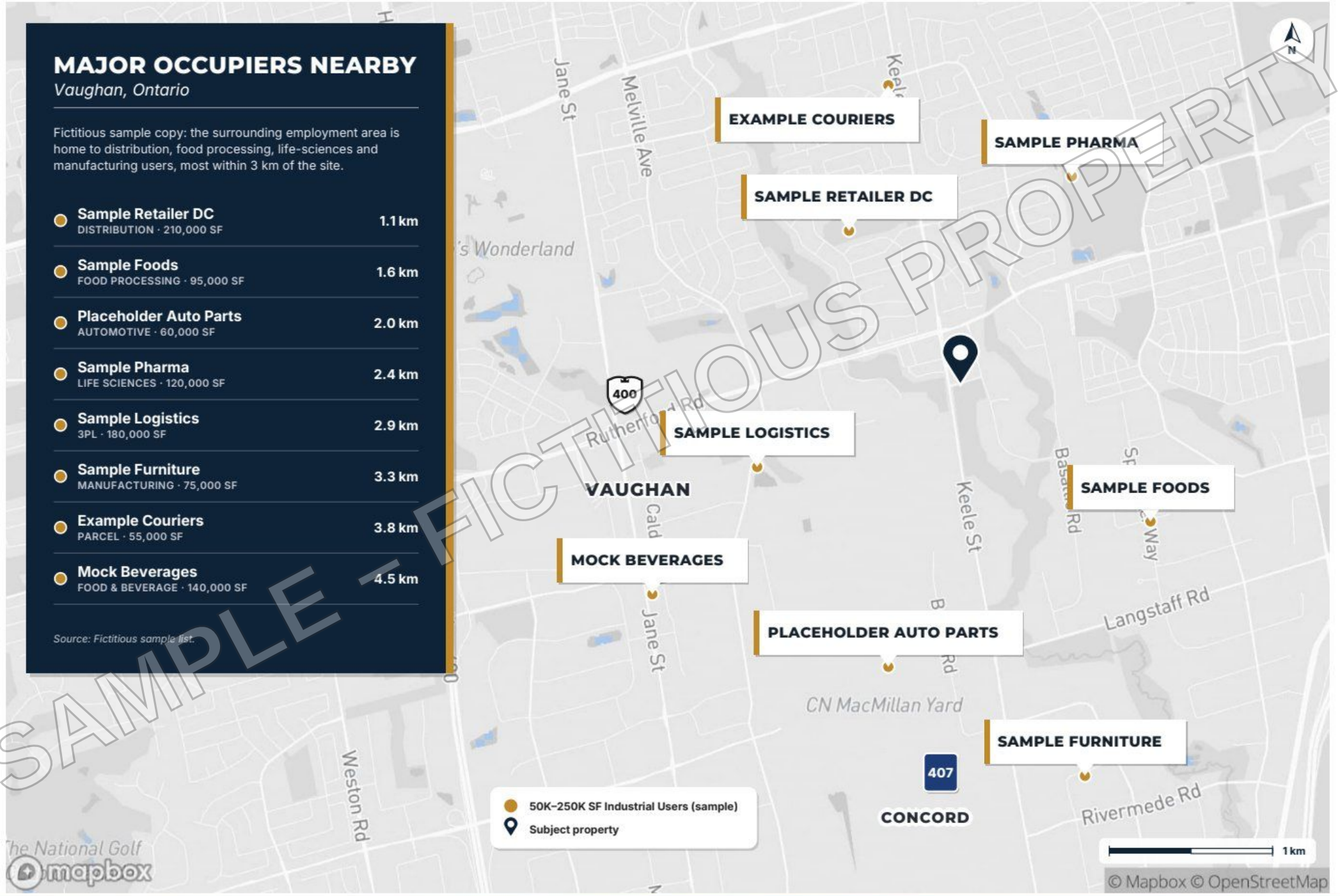
MAJOR OCCUPIERS NEARBY

Vaughan, Ontario

Fictitious sample copy: the surrounding employment area is home to distribution, food processing, life-sciences and manufacturing users, most within 3 km of the site.

Sample Retailer DC	DISTRIBUTION · 210,000 SF	1.1 km
Sample Foods	FOOD PROCESSING · 95,000 SF	1.6 km
Placeholder Auto Parts	AUTOMOTIVE · 60,000 SF	2.0 km
Sample Pharma	LIFE SCIENCES · 120,000 SF	2.4 km
Sample Logistics	3PL · 180,000 SF	2.9 km
Sample Furniture	MANUFACTURING · 75,000 SF	3.3 km
Example Couriers	PARCEL · 55,000 SF	3.8 km
Mock Beverages	FOOD & BEVERAGE · 140,000 SF	4.5 km

Source: Fictitious sample list.



SAMPLE – FICTITIOUS PROPERTY

LABOUR & DEMOGRAPHICS

VAUGHAN (SAMPLE)

324,500
POPULATION (SAMPLE)

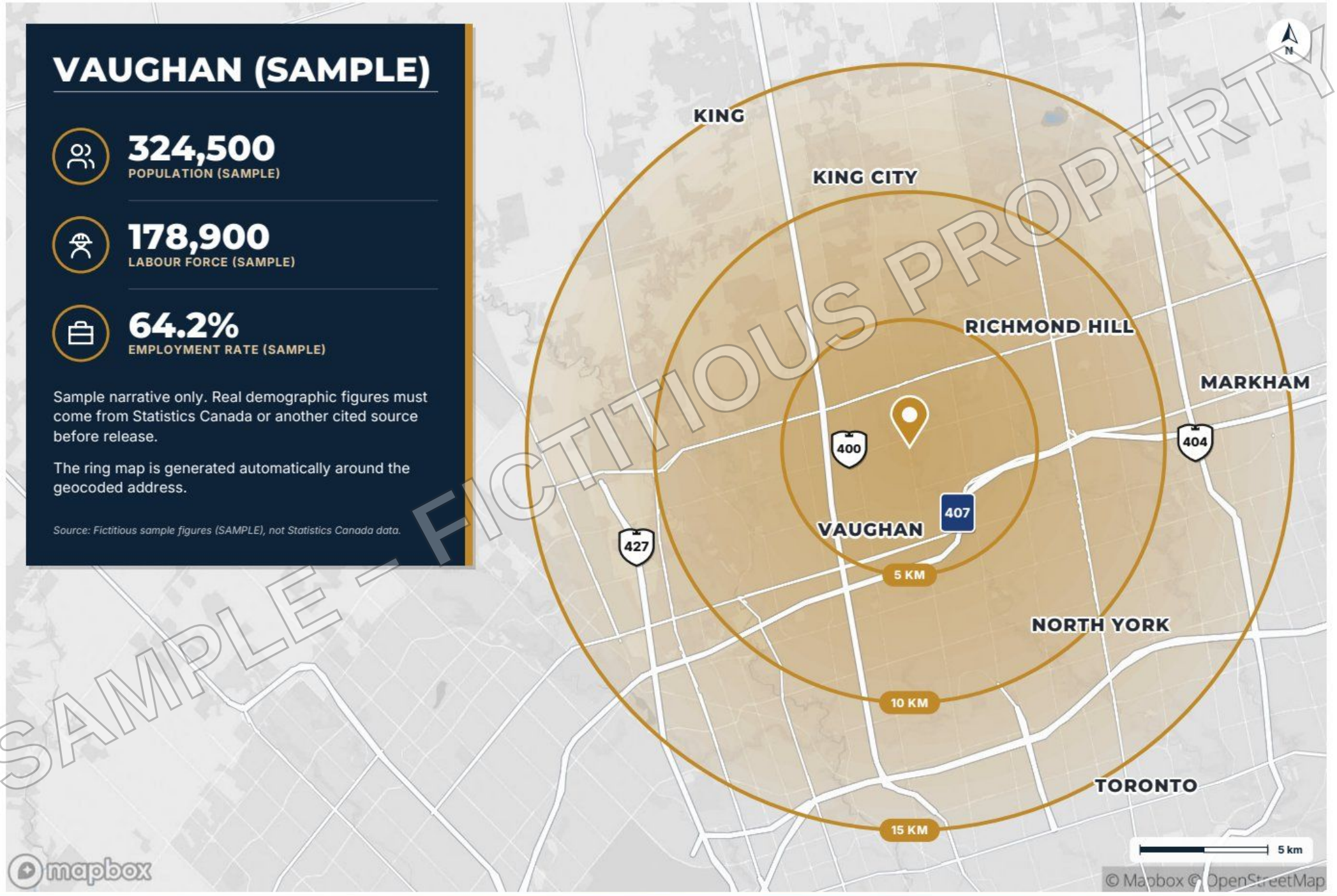
178,900
LABOUR FORCE (SAMPLE)

64.2%
EMPLOYMENT RATE (SAMPLE)

Sample narrative only. Real demographic figures must come from Statistics Canada or another cited source before release.

The ring map is generated automatically around the geocoded address.

Source: Fictitious sample figures (SAMPLE), not Statistics Canada data.



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