



MULTI-RESIDENTIAL INVESTMENT PORTFOLIO

1, 7 & 9 GLEN ROAD
24 HOWARD STREET, TORONTO



MULTI-RESIDENTIAL INVESTMENT PORTFOLIO

THE OFFERING

1 GLEN ROAD



- 3½ Storey walk up apartment building
- 8 Suites
- Frontage: 54.33 feet
- Depth: 88 feet
- Land Area: 4,781.04 square feet

7 GLEN ROAD



- 3½ Storey walk up apartment building
- 8 Suites
- Frontage: 45.67 feet
- Depth: 70 feet
- Land Area: 3,197 square feet

9 GLEN ROAD



- 2½ Storey detached four-plex
- 4 Suites
- Frontage: 64.34 feet
- Depth: 127 feet (irregular)
- Land Area: 7,240.88 square feet

24 HOWARD STREET



- 24 Howard Street
- 4 Storey walk-up rental apartment building
- 8 Suites
- Frontage: 49.84 feet
- Depth: irregular
- Land Area: 5,271.09 square feet
- Building Size: 8,484 square feet

Total Frontage 164.34 feet - Glen Road
of all Properties 138.00 feet - Howard Street

Total Contiguous Site Area: 20,490 square feet

*all measurements are approximate



Location The Buildings are well-positioned at the corner of Sherbourne Street and just south of Bloor Street East. Located within a short walk of the Sherbourne Subway Station, the property benefits from top notch access to transit with a variety of subway and bus options providing connections around the city.

Walk Score 1, 7, 9 Glen Road & 24 Howard Street is a one minute walk from the 2 LINE 2 (BLOOR - DANFORTH) at the SHERBOURNE STATION - WESTBOUND PLATFORM stop.

TRANSIT SCORE 93

WALK SCORE 94

BIKE SCORE 100



1, 7 & 9 GLEN RD & 24 HOWARD STREET

Area Overview



St. James Town

LOCATION

The buildings are well-positioned near the corner of Sherbourne Street and Howard Street. Located within a short walk of the Sherbourne Subway Station, the property benefits from top notch access to transit with a variety of subway and bus options providing connections around the city. The site sits within a node that is expected to see considerable development in the coming years with a number of sites already sold out and/or near sold out in pre-construction. This influx of new development and new residents should dramatically change the character of this already established neighbourhood.



Toronto St. George Campus - University of Toronto

TRANSPORTATION

Public transportation is greatly accessible as the property is just a quick walk to Sherbourne Station and various bus stops within the area. The property is located a short walk away from the Sherbourne Subway Station on the Bloor-Danforth TTC line. Access to the TTC is available from Sherbourne Street and from an alternative access point on Glen Road. The site also benefits from several bus stops within a short walk to the property. The stop at Sherbourne and Bloor provides access to the #75 Sherbourne Bus Route which connects riders as far south as Queens Quay and north into Rosedale. It only takes approximately 15 minutes to go to Union Station. Additionally, it is approximately a 7 minutes to drive from the property to get on

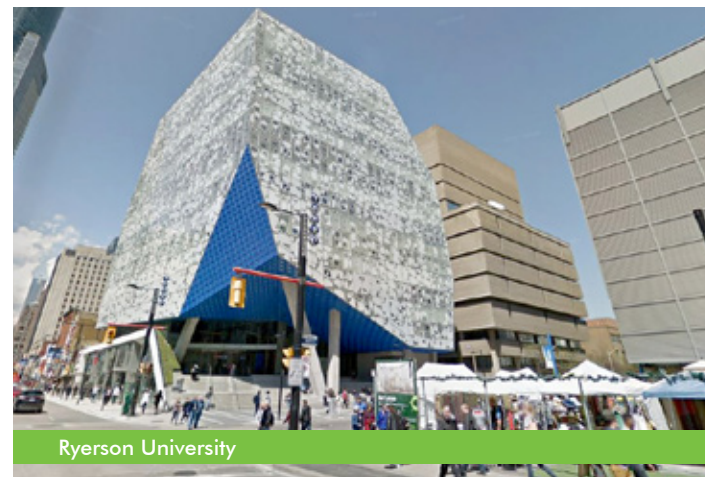
to the Don Valley Parkway. George Brown College is only one transit stop south from the property via bus #75 Sherbourne towards South Drive. University of Toronto St. George campus, going east from the property, and Ryerson University, going south from the property, is 20 minutes away.



Toronto TTC Subway



Don Valley Parkway



Ryerson University

AMENITIES

There are various amenities that are within walking distance. No Frills, Food Basics, and other multi-cultural grocery stores are accessible. A Toronto Fire Station is one street away from the property. Rose Avenue Junior Public School is situated in the centre of the neighbourhood. Additionally, Bloor-Yorkville shopping district that contains various luxury stores, such as Holt Renfrew, on Bloor St West is a 20-minute walk.

Sherbourne Street is an important roadway in downtown Toronto and is one of the original streets in the former township of York. Sherbourne Street was once lined with the stately homes of many of Toronto's most prominent families, however, most of these homes have since been adaptively reused. While Sherbourne Street saw a downturn in activity in the last half of the 20th century, there has seen a strong up-tick in development over the past 5 years. This rapidly gentrifying corridor will continue to evolve as developments such as Alterra's 159 SW+TOR, MOD Developments and Tricon's The Selby, Tridel's the neighbouring James Cooper Mansion and the future development of the subject site populate the Sherbourne streetscape.



Rose Avenue Junior Public School

Foods and the Four Seasons Hotel and Residence. Yorkville continues to evolve with developments such as Urban Capital's revitalization and rebranding of Hazelton Lanes into Yorkville Village modernizing this established neighbourhood.

Royal Ontario Museum (The ROM)

Just 13 minutes away from the property, the ROM is the largest museum in Canada and it is situated closely from Yorkville. The museum was funded both by the Government of Ontario and the University of Toronto and was formally created on April 6, 1912 by signing the ROM Act. Attracting more than one-million visitors each year, the ROM is the most visited museum in Canada.



Toronto Public Library



No Frills Supermarket



Bloor Yorkville Shopping

Bloor-Yorkville

The Mink Mile is known to be the most expensive location in Canada to lease retail space. It has an abundance of shopping, dining, and entertainment opportunities. With its luxury stores and boutiques, it is being compared to other upper scale shopping streets, such as New York's Fifth Avenue and Chicago's Magnificent Mile.

With its seductive glamour and world-class elegance, Yorkville offers a fine mix of art, fashion, style and culinary destinations including Prada, Chanel, Gucci, Cartier, Holt Renfrew, Louis Vuitton, Hermes, Harry Rosen, William-Sonoma, Whole



Royal Ontario Museum

DEVELOPMENT OVERVIEW

CURRENT ACTIVE PROJECTS

There are various developments and development applications that are within and around the neighborhood. There are 16 active developments in the Bloor-Yorkville submarket. These projects consist of a total of 5,794 units at an average of \$1,392.50 per square foot. The largest active development is Residences of 33 Yorkville that will contain a total 1,174 residential units and is 78.71% sold. The delivery date of the residential towers will be May 2022. Additionally, the average unit size in the submarket is 1,034 square feet which is 13.5% more than the average of the GTA.

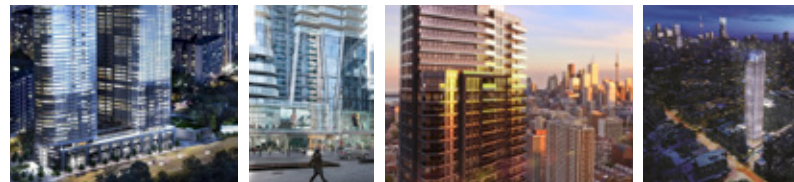
Bloor-Yorkville and Downtown East continue to be strong condo markets with end unit prices continuing to increase and supply at or near all time lows. These areas benefit from their proximity to transit and commercial amenities with active streetscapes creating desirable communities where people want to live and work. Of particular interest is Tidel's recent launch for its Via Bloor project just east of the site. In the first three months of sales, units are currently available at \$862 per square feet for Tower 1 and \$962 per square feet for Tower 2 (Altus, 2018).

Development	Opening	Occupancy	Unit Sizes (SF)	Unit Prices	Price PSF Range	# of Units	Units Sold (%)
159 SW+TOR by Alterra Homes	Jun-16	Oct-21	470 to 1,008	\$385,990 to \$659,990	\$710	335	100%
50 at Wellesley Station by Plaza	Jun-14	Apr-19	462 to 1,283	\$405,000 to \$1,425,000	\$1,136	365	95%
591 Sherbourne by Medallion Corporation	N/A	N/A	N/A	N/A	N/A	502	N/A
Alter by Tridel	May-14	Jun-18	427 to 1,285	\$253,000 to \$960,000	\$796	337	100%
AYC 181 Bedford by Metropia and Diamond Corp	Sep-16	Apr-20	531 to 1,036	\$379,900 to \$1,217,400	\$1,051	244	99%
Casa 3 by Cresford Developments	Apr-13	Mar-18	491 to 1,164	\$317,900 to \$1,289,900	\$1,014	618	100%
Charles at Church by Aspen Ridge Homes	Sep-17	Nov-21	556 to 778	\$529,990 to \$790,990	\$1,048	369	89%
Cumberland at Yorkville Plaza and Private Estates of Yorkville by Camrost Felcorp	Nov-13	Oct-18	400 to 3,605	\$408,900 to \$7,210,000	\$1,677	306	96%
Eight Cumberland by Phantom Developments and Great Gulf	Aug-16	Sep-21	468 to 1,845	\$629,990 to \$3,409,990	\$1,659	341	96%
Eighty One Wellesley in the Village by Aragon Properties Ltd.	May-16	Feb-21	439 to 5,000	\$369,900 to \$5,200,000	\$719	179	100%
Minto Yorkville Park by Minto Developments and North Drive Investments Inc.	Oct-14	Aug-19	478 to 950	\$399,990 to \$930,990	\$1,517	201	96%
No. 1 Yorkville by Bazis International Inc. and Plaza	Feb-14	Oct-19	475 to 7,256	\$569,000 to \$12,000,000	\$2,114	570	97%
One Bloor by Great Gulf	Apr-10	May-16	530 to 1,424	\$549,900 to \$2,049,990	\$1,440	788	99%
One Residences by Mizrahi Developments	Oct-17	Mar-23	591 to 6,137	\$864,900 to \$24,149,900	\$2,156	416	79%
Residences of 33 Yorkville, Tower A by Cresford Developments	Sep-17	May-22	369 to 1,385	\$469,900 to \$1,973,900	\$1,326	380	79%
Residences of 33 Yorkville, Tower B by Cresford Developments	Sep-17	May-22	373 to 1,648	\$429,900 to \$3,049,900	\$1,459	794	79%
Rosedale on Bloor by Gupta Group	Sep-19	Dec-21	307 to 871	\$258,999 to \$609,999	\$696	476	52%*
Stanley Church + Carlton by Tribute Communities	May-15	Dec-19	369 to 1,070	\$314,990 to \$1,091,990	\$1,030	470	99%
Via Bloor, Phase 1 by Tridel	Jan-17	Mar-21	486 to 3,106	\$398,000 to \$3,106,000	\$878	372	96%
Via Bloor, Phase 2 by Tridel	Mar-17	November 2021	395 to 2,737	\$320,000 to \$2,760,000	\$922	388	97%

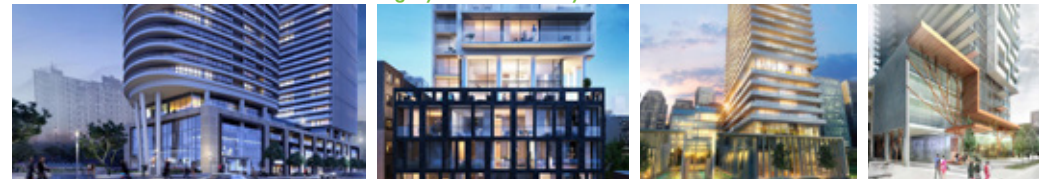
Source: RealNet, May 2018

*Sales have been temporarily closed since September 2016

Via Bloor One Bloor 159 SW+TOR Rosedale on Bloor

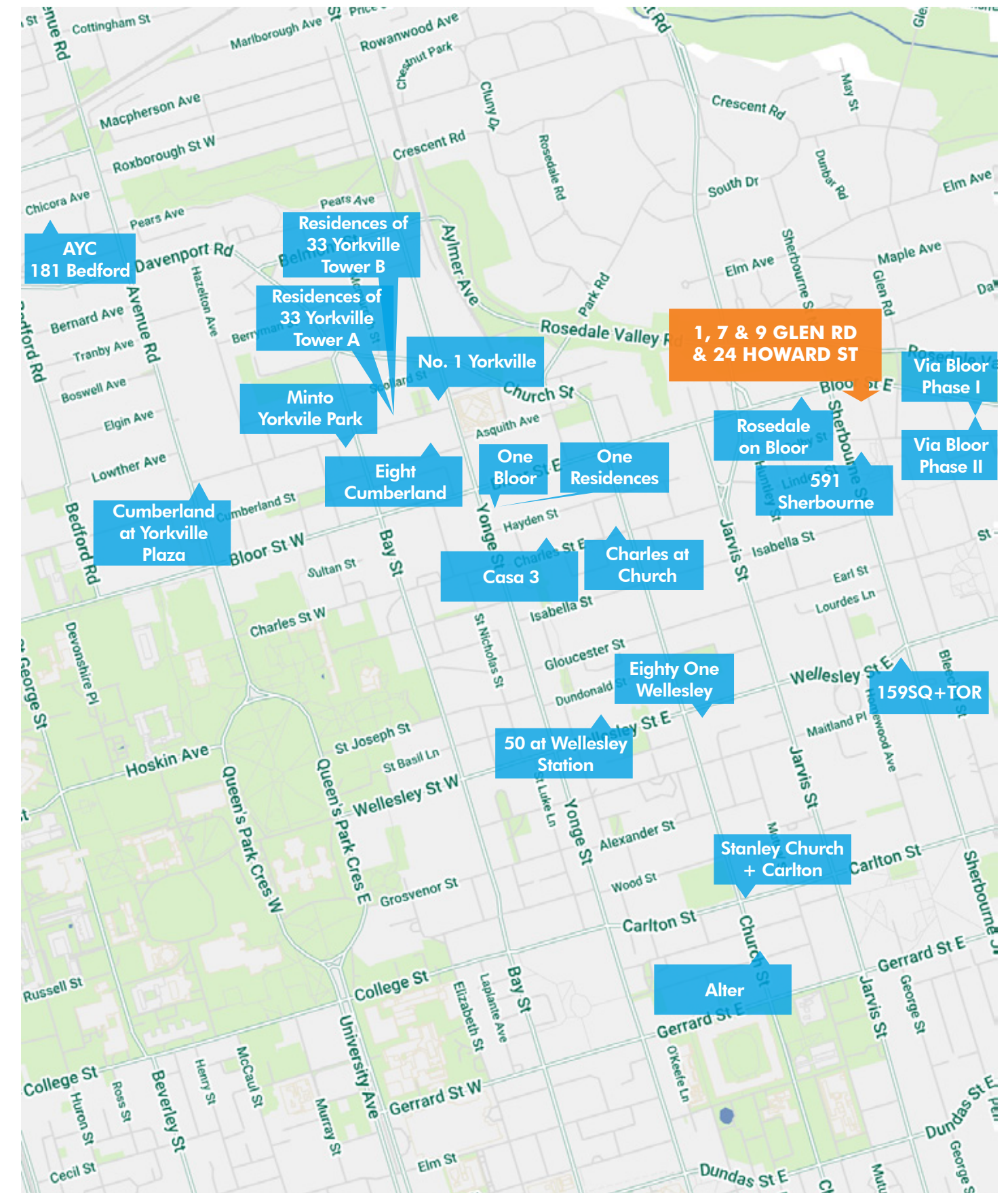


Via Bloor Eighty One Wellesley Casa 3 Plaza 50



DEVELOPMENT OVERVIEW

CURRENT ACTIVE PROJECTS MAP



1, 7 & 9 GLEN ROAD & 24 HOWARD STREET

SITE PLAN



1 & 7 GLEN ROAD

Building and Property Description



The buildings have retained some beautiful period features including high ceilings, wood trim work, hardwood floors and stain glass windows. The suites are exceptionally large; each with a large living room, over-sized bedrooms, separate kitchen and a den with a window, which could serve as an additional bedroom. Each suite is accessed through the main entrance vestibule bordered by stained glass windows and has an emergency exit for a recently renovated fire escape at the rear or east side of the building. Lower level units enjoy a walkout to the rear parking area. There is a tremendous opportunity to restore, yet modernize, these buildings into high-end rentals given the size of the suites and considering the tremendous amount of development taking place on neighbouring sites and the surrounding area.



PROPERTY DESCRIPTION

These properties consist of two low-rise, 3.5 storey apartment buildings known as the Roslyn Apartments dating to 1911 and 1912. The buildings are part of a collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. Designed by J.A. Harvey, the apartments are distinguished by the exuberant Edwardian Classical Styling that contributes to its architectural significance. Due to both buildings' historical significance they are Designated Part IV under the Ontario Heritage Act.



MUNICIPAL ADDRESS

1 & 7 Glen Road, Toronto, Ontario

REGISTERED OWNER

Bloor Parliament (Block E) Investments Limited

PIN

21086-0119 (LT)

LEGAL DESCRIPTION

PT LTS 5 & 6 PL 360 CITY EAST DESIGNATED AS PT 2 ON PL 64R15500, CITY OF TORONTO

LOT SIZE

Address	Frontage:	Depth:	Site Area:	Approximate Floor Plate:
1 Glen Road	54.33 feet	88 feet	4781.04 square feet	2,300 square feet
7 Glen Road	45.67 feet	70 feet	3,197 square feet	2,200 square feet



SUITE MIX - 1 Glen Road

Type	# of Suites
Two + Den Suites	7
One + Den Suites	1
TOTAL	8

SUITE MIX - 7 Glen Road

Type	# of Suites
Two + Den Suites	7
One + Den Suites	1
TOTAL	8

FLOOR STRUCTURE / EXTERIOR WALLS

This building is a wood frame structure with solid masonry load-bearing walls. Floors are constructed of wood floor joists.

ROOF

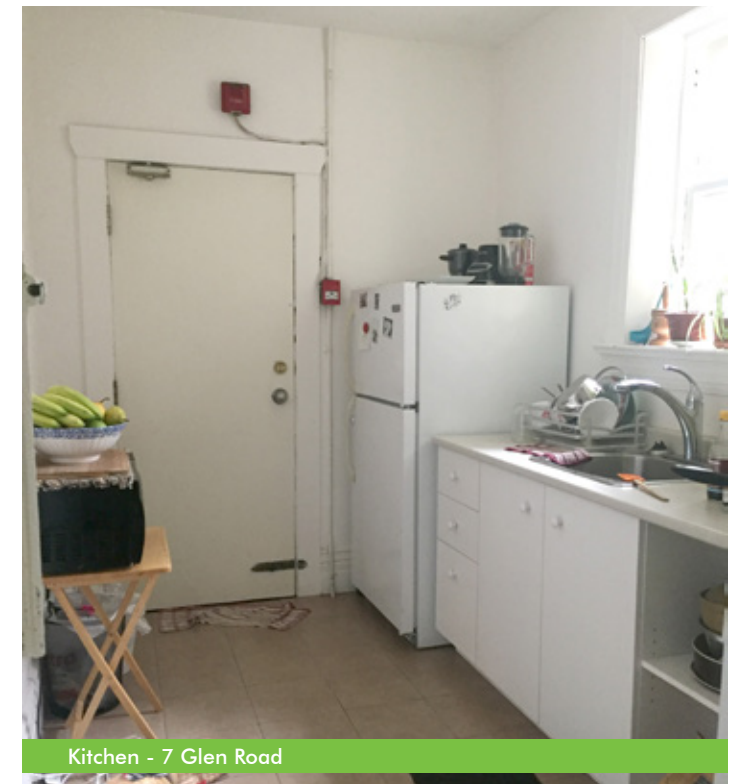
The roof consist of a built up bitumen membrane roof.

WINDOWS

Windows are largely single-hung sash windows in wooden frames.

HEATING

Suites are heated by hot water radiators supplied by a central gas boiler, owned by the landlord



1 & 7 GLEN ROAD

Property Photos



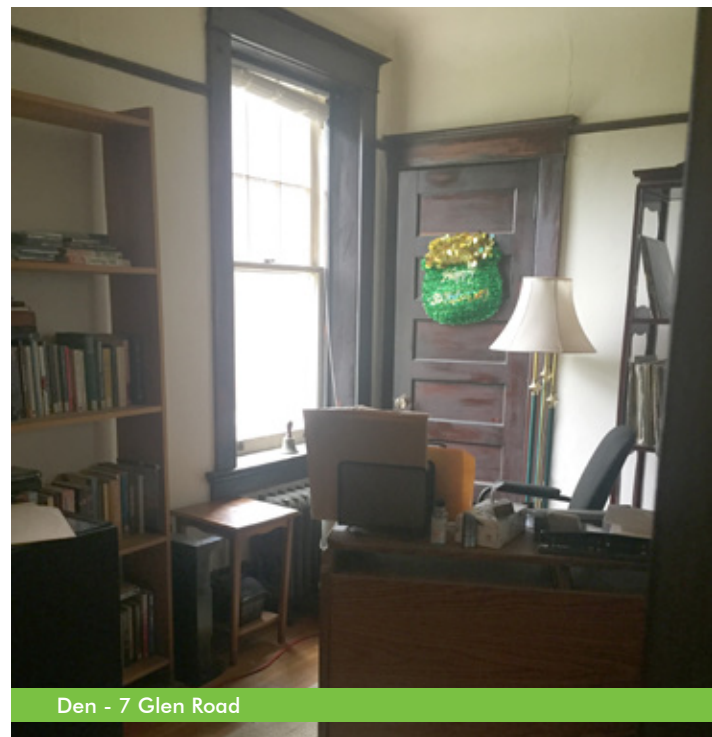
Bathroom - 1 & 7 Glen Road



Hallway Stairs - 7 Glen Road



Front Bedroom - 7 Glen Road



Den - 7 Glen Road

9 GLEN ROAD

Building and Property Description



9 Glen Road

PROPERTY DESCRIPTION

The property consists of a 2.5-storey detached four-plex with exceptionally large suites. The property is designated Part IV under the Ontario Heritage Act. Located on the east end of Glen Road, north of Howard Street, the 2.5-storey house dates to 1907 when it was constructed on the west side of Edgedale Road as the rectory for St. Simon the Apostle (Anglican) Church. The building was moved to its present location in 1922. The site was listed on the City of Toronto Inventory of Heritage Properties in 1974.

The property's architectural significance was in its highly crafted Period Revival design. It was designed by an important architect Eden Smith, who was one of Toronto's best known architects and popularized the Arts & Crafts Movement in the city. The building is characterized with a hipped roof with dormers and tall brick chimneys. The main entrance is protected by a gable roofed single-storey porch. A secondary entrance on the south side provides access to all four individual suites. Numerous renovations have been done within the last year including upgrades to the front porch roof and chimney.

The basement contains the furnace room and a laundry area. All the suites are above grade. The finishings throughout the building consist of either hardwood, ceramic or vinyl tile flooring. The walls and ceilings are painted plaster. There is tremendous potential to restore this property to its original glory.

MUNICIPAL ADDRESS

9 Glen Road, Toronto, Ontario

REGISTERED OWNER

Bloor Parliament (Block C) Investments Limited

PIN

21086-0125 (LT)

LEGAL DESCRIPTION

PART LOTS 5 & 6 PLAN 360, PART BLOCK A PLAN 238 PT 1 66R28628 CITY OF TORONTO

LOT SIZE

Frontage on Glen Road - 64.34 feet
Total Site Area - 7,240.88 square feet

SUITE MIX

Suite	# of Bedrooms
A	2 Bedroom
B	2 Bedroom
C	1 Bedroom
D	2 Bedroom
TOTAL	4 Suites



Side walkway - 9 Glen Road

FLOOR STRUCTURE / EXTERIOR WALLS

This building is a wood frame structure with solid masonry walls. Floors are constructed of wood floor joists.

HEATING AND AIR CONDITIONING

Suites are heated by hot water radiators supplied by a RBI central gas boiler, model SB300, owned by the landlord. The gas is separately metered, however the landlord currently pays for all usage.

HYDRO

At present, electricity is separately metered. However, two out of the four suites pay for their individual usage.

9 GLEN ROAD

Building and Property Description



Living Room



Bedroom



Kitchen

DOMESTIC HOT WATER

The building's domestic hot water is generated by a GSW natural gas water heater owned by the landlord.

ROOF

The roof is covered with asphalt shingles, half of which was redone a year ago.

WINDOWS

Most windows are casement windows in wood frames.

LAUNDRY

The building has laundry facilities on the lower level which contains one washer and one dryer. The tenants are free to use the machines at no cost.



6 Car Garage Rear - 9 Glen Road



Hot Water Tank - 9 Glen Rd



Boiler - 9 Glen Rd

24 HOWARD STREET

Building and Property Description



Front - 24 Howard Street

PIN

21086-0124 (LT)

LEGAL DESCRIPTION

LOTS 1 & 2 PLAN 4E, PART LOT 3 PLAN 360 PTS 3 & 4 66R28628 SUBJECT TO AN EASEMENT OVER PT 3 66R28628 IN FAVOUR OF PTS 2 & 5 66R28628 AS IN AT4448155 TOGETHER WITH AN EASEMENT OVER PT 5 66R28628 AS IN AT4448155 CITY OF TORONTO

PART LOT 3 PLAN 360 PTS 2 & 5 66R28628 SUBJECT TO AN EASEMENT OVER PT 5 66R28628 IN FAVOUR OF PTS 3 & 4 66R28628 AS IN AT4448155 TOGETHER WITH AN EASEMENT OVER PT 3 66R28628 AS IN AT4448155 CITY OF TORONTO

LOT SIZE

Frontage on Howard Street - 49.84 feet
Total Site Area - approximately 5,271.09 square feet

BUILDING SIZE

The total Gross Floor Area (GFA) is approximately 8,484 square feet.

PROPERTY DESCRIPTION

Known municipally as 24 Howard Street, the project is currently nearing completion with occupancy toward the end of July 2018. The project was constructed as a rental replacement of 8 units under a section 37 agreement with the city. All related documentation is provided in the electronic data room for review. The building is built of solid concrete block wall construction with exterior masonry walls. The building's modern design features highest grade finishes throughout, high ceilings, spacious corridors, lots of windows, over-sized doors and huge terraces for some of the suites.

MUNICIPAL ADDRESS

24 Howard Street

REGISTERED OWNER

24 Howard Holdings Limited

SUITE MIX AND AREA SUMMARY

There are a total of 8 suites over four floors.



24 Howard Street

SUITE TYPE	FLOOR NUMBER	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS	AREA (APPROXIMATELY)
Unit A	1	1	1	690.93 square feet
Unit B	2	1	1	628.61 square feet
Unit C	2	1	1	651.35 square feet
Unit D	2	1	1	882.42 square feet
Unit E	3	1	1	628.61 square feet
Unit F	3	3	2	1473.79 square feet
Unit G	4	1	1	697.50 square feet
Unit H	4	1	1	697.50 square feet

24 HOWARD STREET

Building and Property Description

HEATING AND AIR CONDITIONING

There are self contained Bosh furnaces that provide heating and air conditioning in each suite.

WINDOWS

Brand new insulated double pane windows in aluminum frames.

ELEVATOR

There is one elevator that services all floors.

LOCKERS

There are 8 storage lockers available to tenants

LAUNDRY

Each suite provides tenants with their own ensuite laundry.



Kitchen - 24 Howard Street



Living Room - 24 Howard Street



Bathroom - 24 Howard Street



Self Contained Heating/AC Unit
24 Howard Street



Kitchen - 24 Howard Street



Kitchen / Living Area - 24 Howard Street

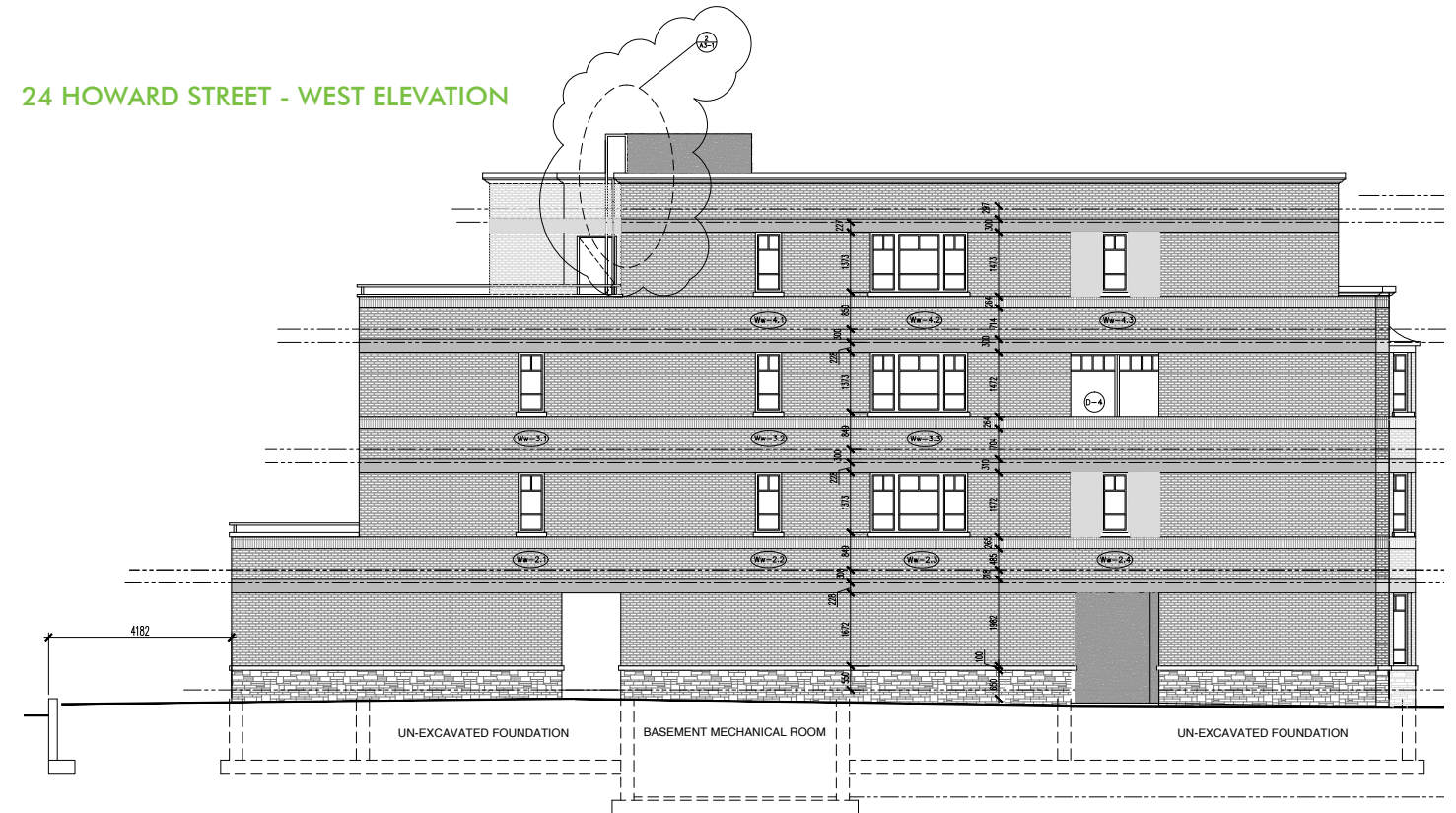
24 HOWARD STREET

Building Plan

24 HOWARD STREET - EAST ELEVATION

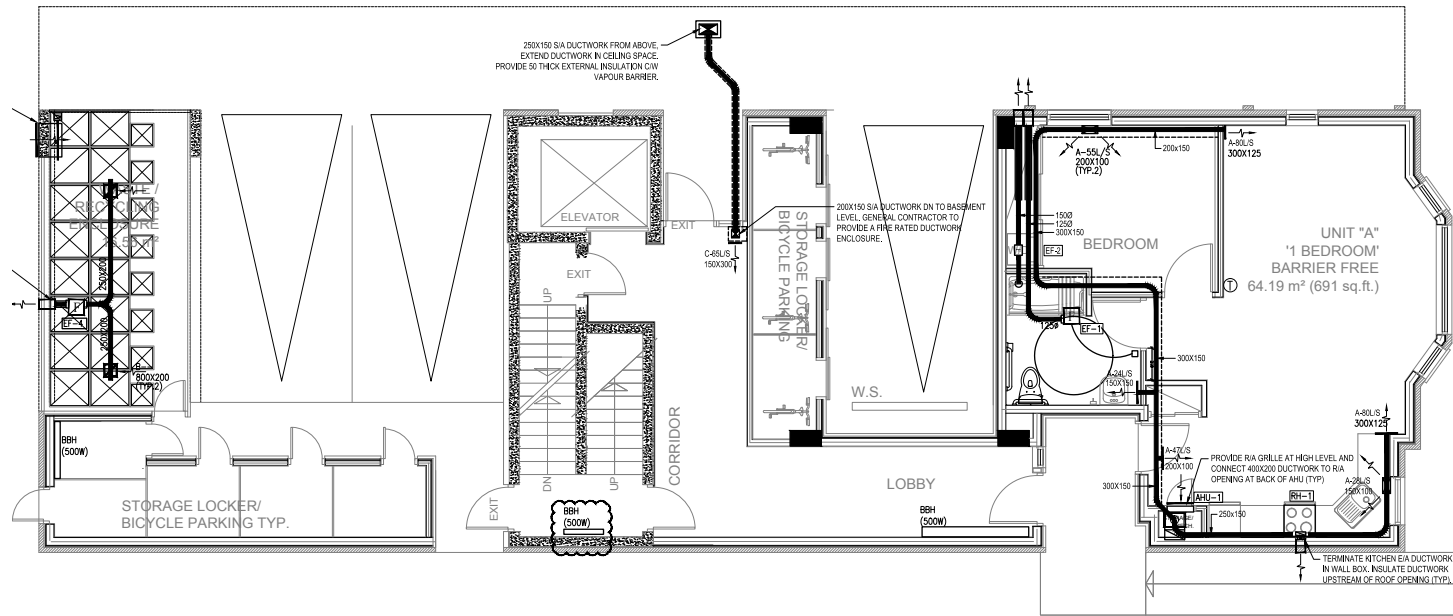


24 HOWARD STREET - WEST ELEVATION

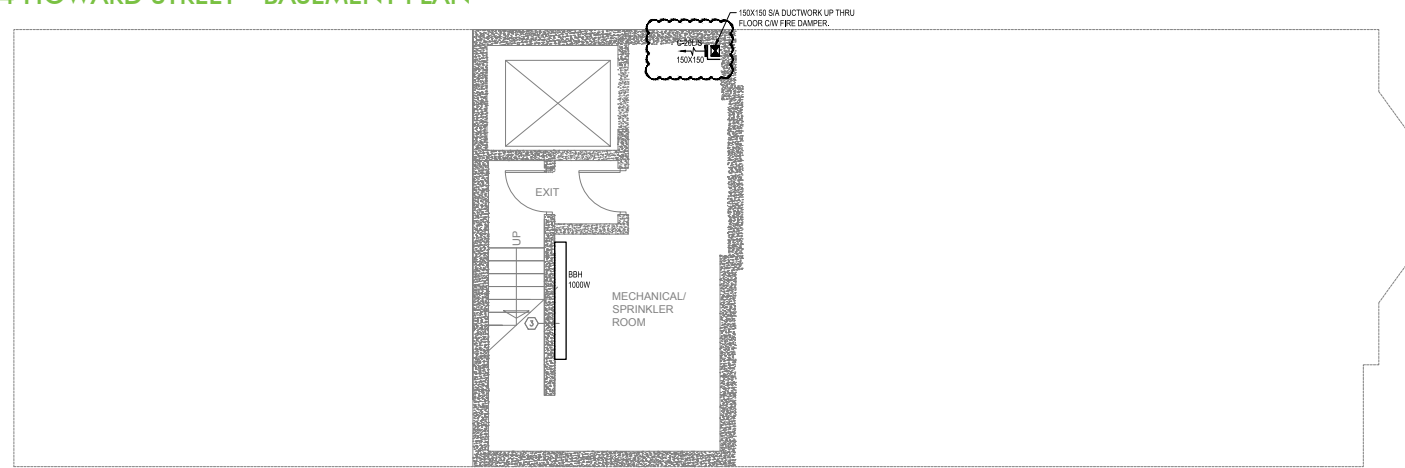


24 HOWARD STREET

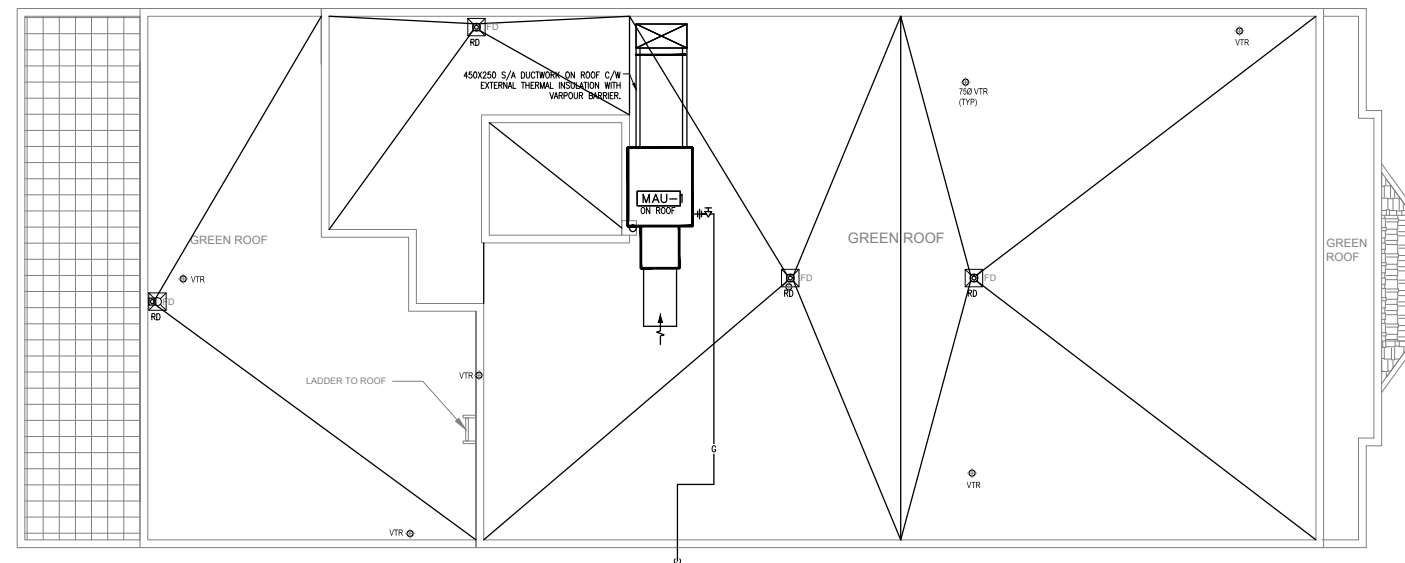
24 HOWARD STREET - GROUND FLOOR PLAN



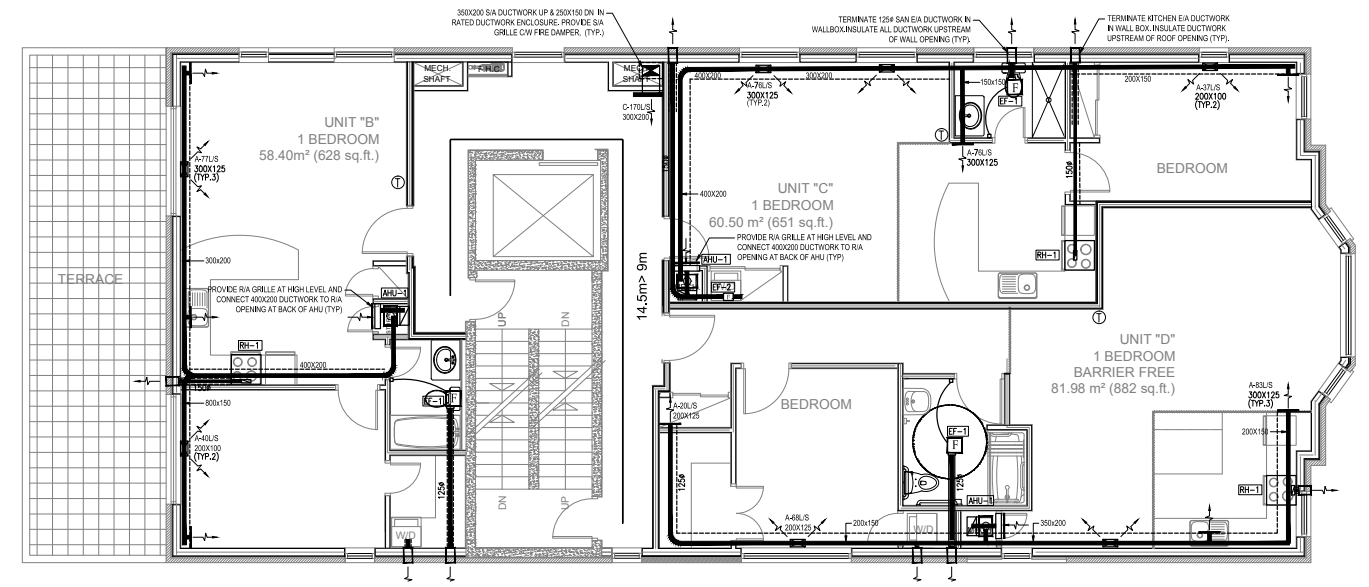
24 HOWARD STREET - BASEMENT PLAN



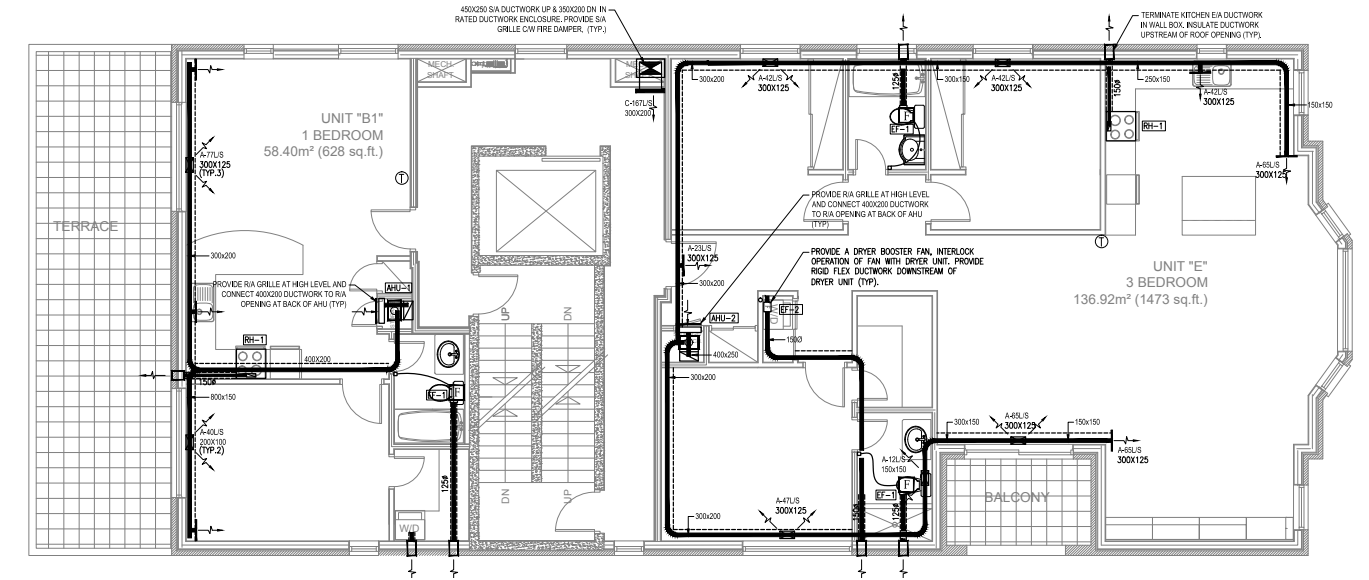
24 HOWARD STREET - ROOF PLAN



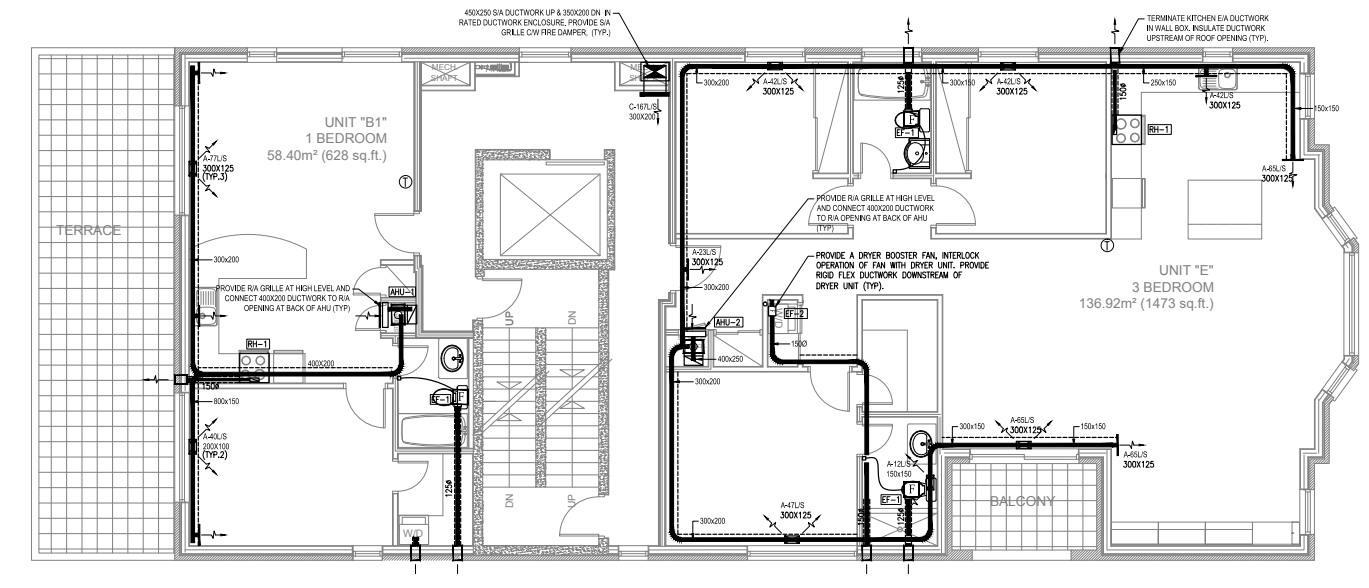
24 HOWARD STREET - SECOND FLOOR PLAN



24 HOWARD STREET - THIRD FLOOR PLAN



24 HOWARD STREET - FOURTH FLOOR PLAN



OFFERING PROCESS

Confidentiality Agreement

Potential purchasers that require access to the Document Centre must complete a CA and return it to BARBARA.BARDOS@CBRE.COM

Document Centre Includes:

- Architectural Drawings for 24 Howard Street
- Realty Tax Bills
- Survey
- Leases
- Environmental Reports
- Utility Bills
- Financials
- Rent Roll
- Related Agreements

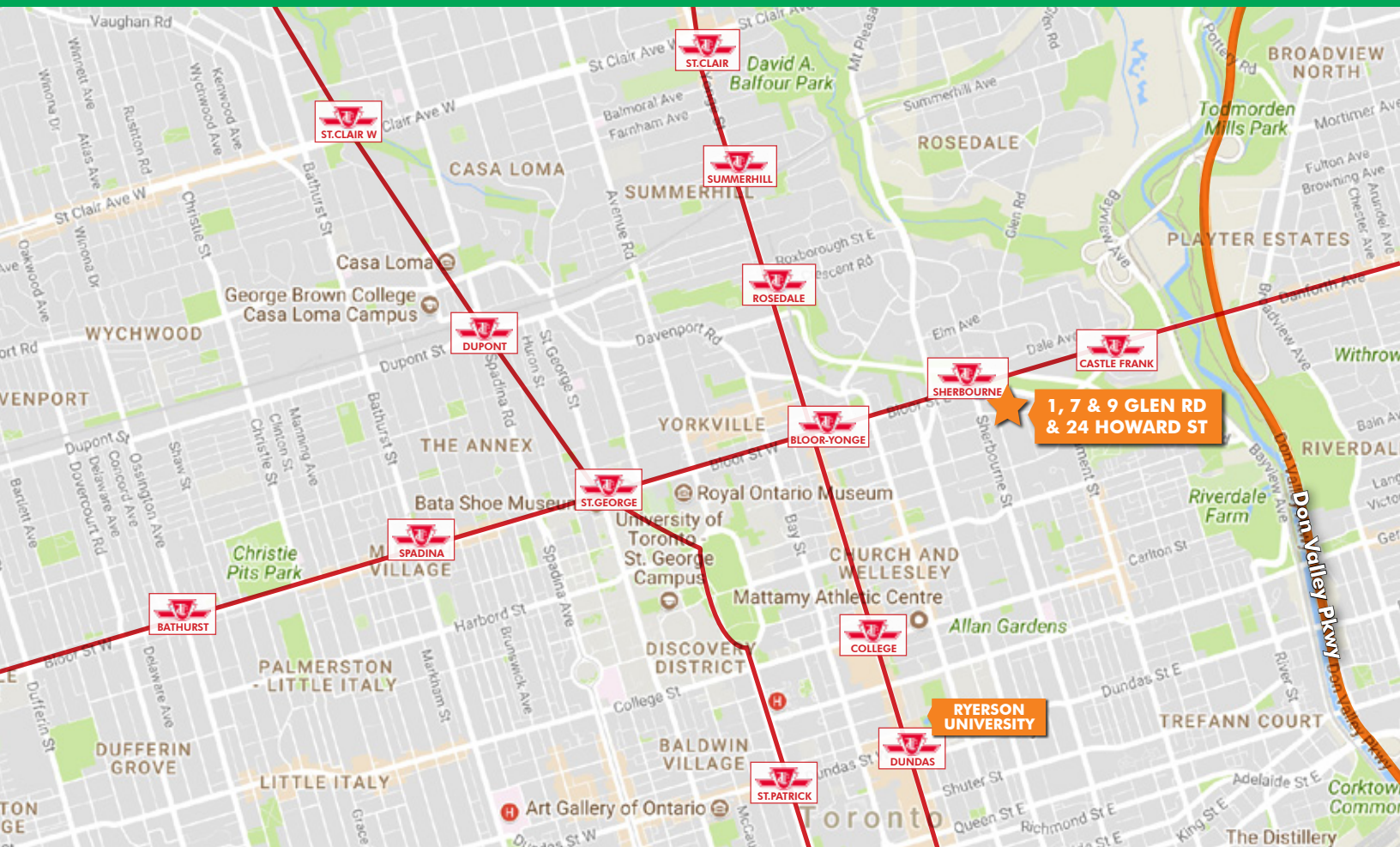
Offer Submissions

All offers are requested to be submitted to:

Barbara A. Bardos
barbara.bardos@cbre.com
CBRE Limited, Real Estate Brokerage
145 King Street West, Suite 1100
Toronto, ON, M5H 1J8

All offers will be accepted by 12pm on September 13th, 2018.

LOCATION MAP



For more information, please contact:

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CBRE

To Receive the Due Diligence Package Please Complete and Return to BARBARA.BARDOS@CBRE.COM

**CONFIDENTIALITY AGREEMENT FOR
1, 7 & 9 Glen Road and 24 Howard Street, Toronto, ON**

The undersigned hereby acknowledges that CBRE Limited, Real Estate Brokerage ("CBRE"); through Barbara Bardos has been retained by the Vendor on an exclusive basis to arrange the sale of 1, 7, 9 Glen Road and 24 Howard Street, Toronto, ON (the "Property"). All Inquiries and communications with respect to the Property shall be directed to any of the above listing agents of CBRE. We have requested from the Vendor and CBRE, information, including confidential and proprietary information, which has not been generally disclosed to the public, for use in evaluating a potential purchase of the Property.

In exchange for good and valuable consideration provided by the Vendor and CBRE, including, without limitation, all information and documentation pertaining to the Property, the receipt and sufficiency of which is hereby acknowledged, we agree to keep confidential any and all information supplied to us concerning the Property that is not a matter of public record and not to utilize any such information for our own benefit (or for the benefit of anyone else) other than for the evaluation of the Property with respect to a potential purchase.

We understand that we may transmit any such information to partners, officers, directors, employees or legal or financial advisors (collectively, "representatives") but only to the extent that they need to know such information for the purpose of such evaluation. We undertake to inform such representatives of the confidential nature of such information and that they will be bound by the terms of this Agreement. We agree to be responsible for any breach of this Agreement by our representatives. We agree that any legal, financial or any other third party advisors that are retained by us, to act on our behalf, will be compensated by us. This shall include outside brokers.

We understand that upon the Vendor's request we will provide all pertinent financials of the company looking to purchase the above mentioned property to the Vendor in a timely manner and that these statements will only be used for the purpose of determining the financial feasibility for this transaction.

We agree to read and examine all material provided by the Vendor on the above mentioned property and will do so prior to submitting an Agreement of Purchase and Sale or Letter of Intent.

We agree to return all documentation provided herewith, and any notes or copies made thereof if we decide not to pursue or complete this opportunity. We also agree not to use the information provided in any way detrimental to the Vendor (or any parties assisting the Vendor), either before or after cessation of our pursuit of property purchase. The provisions of this Agreement are binding on our successors or assigns.

We acknowledge that the information being delivered to us with respect to the Property is subject to the limitations on liability and disclaimers for the protection of the Vendor and CBRE contained in the CIM.

We agree to indemnify and save harmless the Vendor and CBRE from any claims, losses, damages and liabilities whatsoever (including legal fees on a substantial indemnity basis and disbursements) arising out of a breach by us or any of our representatives of any of the terms or other provisions of this Agreement. CBRE and the Vendor also reserve the right not to release information.

The Buyer agrees to continue to work through CBRE Limited for the above mentioned property including offers within 12 months after the expiration of the Listing Period, so long as the Buyer wishes to make any offer within said time-frame and the Buyer was introduced to the Property during the Listing Period or shown the Property during the Listing Period, which the Buyer has acknowledged by signing below.

The Buyer agrees that any and all communication with regards to this property shall be done so through CBRE. The Buyer and or their representative will not at any time contact the Vendor directly.

With the execution of this Confidentiality Agreement, the undersigned acknowledges that they are undertaking this investigation of the Property at their sole risk and expense and that under no circumstances will any amounts expended by the undersigned for its due diligence investigation or review be paid or reimbursed by the Vendor or CBRE. A fax or scan of a signed copy of this Agreement shall be deemed to be original signed copy.

THE SECTION BELOW MUST BE COMPLETED IN FULL PRIOR TO ANY INFORMATION BEING RELEASED.

Proponent Name	Representative/Advisor
Company	Company
Email Address	Email Address
Additional Email 1	Additional Email
Phone Number	Phone Number
Date Signed	Date Signed
Signature	Signature
Signature	

(I have the authority to bind the Corporation)