

This Report was prepared for:

Enhanced Report

06/27/2011 02:15 PM

510 EVERGREEN AVE

SPRINGFIELD

PIN 22222222



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Sales Representative
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Property Details - PIN: 22222222

Address	510 EVERGREEN AVE				
Municipality	SPRINGFIELD	LRO	20	Land Registry Status	ACTIVE
Registration Type	LT	Area	1,843 m2	Perimeter	176 m
Short Description	PT LT 329 & LTS 330 & 331, PL 113 , AS IN 210073 ; SPRINGFIELD				

Aerial View of Property



House View



Assessment Information

ASSESSMENT ROLL NUMBER	2011 TAX YEAR, PHASED IN ASSESSMENT	ASSESSED VALUE BASED ON JAN 1, 2008	DEPTH (ft)	FRONTAGE (ft)	PROPERTY TYPE
2111111111111111	\$1,244,750	\$1,357,000	171.00	115.00	301 Single-family detached (not on water)

Sales History

DATE	TYPE	AMOUNT
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DATE	TYPE	AMOUNT
09/15/1966	T	\$1

Full Property Description

PT LT 329 & LTS 330 & 331, PL 113 , AS IN 210073 ; SPRINGFIELD

Neighbourhood Sales

PIN	ADDRESS	AMOUNT (\$)	DATE (mm/dd/yyyy)	AREA (m2)	VALUE/AREA (\$/m2)	DISTANCE (m)
248090071	277 BRIAN AVE	1,262,500	04/15/2011	638.15	1,978.38	222
248100026	305 BRIAN AVE	1,480,000	03/18/2011	1,421.92	1,040.85	59
248100035	326 WATERLOO DR	1,499,000	01/26/2011	1,499.65	999.57	60
248090101	322 LONDON AVE	1,400,000	12/15/2010	1,405.19	996.31	0
248090031	284 KING AVE	740,000	09/15/2010	606.19	1,220.73	246
248110087	428 FLANDERS AVE	1,750,000	07/27/2010	418.71	4,179.47	258
248090047	396 NICK RD	770,000	06/28/2010	562.69	1,368.43	127

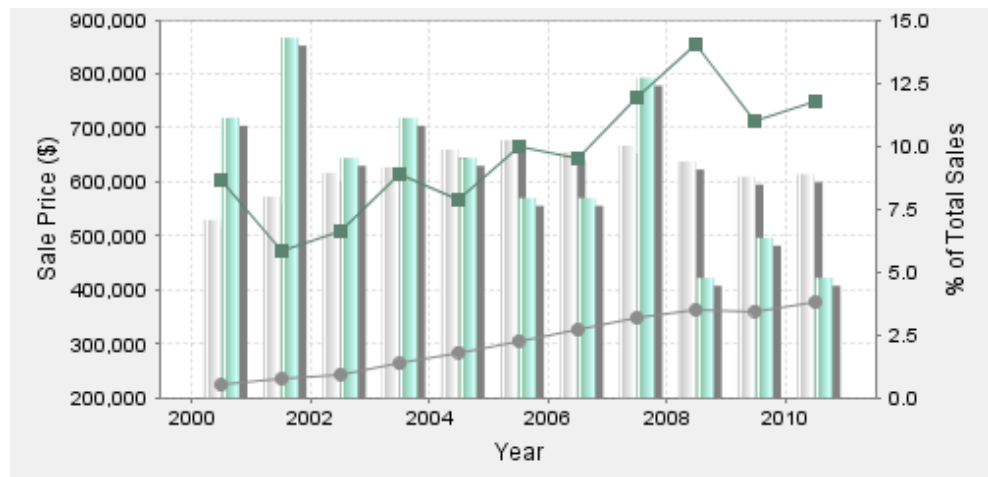
Neighbourhood Sales Statistics

NEIGHBOURHOOD RANGE	AVERAGE SALE VALUE	STANDARD DEVIATION
\$740,000 - \$1,750,000	\$1,271,643	\$353,509

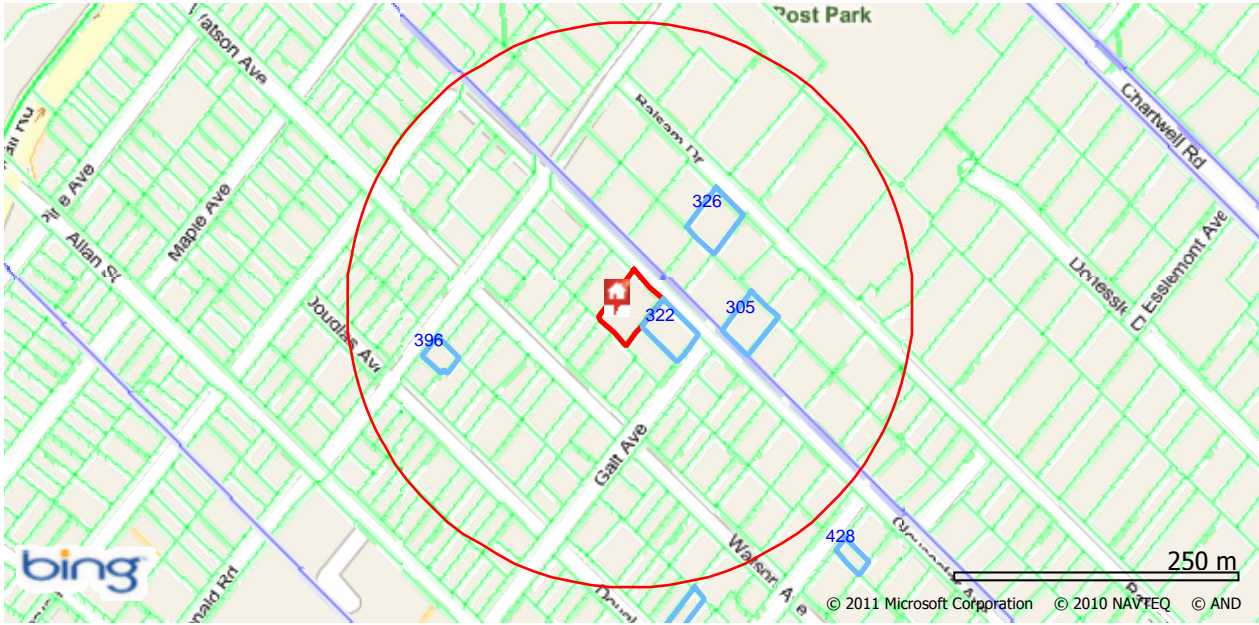
Neighbourhood Index

Total LRO Sales: 184413
Total Block Sales: 63

- + Subject Property Sales Price(s)
- Average LRO Sales Price
- Average Block Sales Price
- LRO Sales Distribution % of Total LRO Sales
- Block Sales Distribution % of Total Block Sales

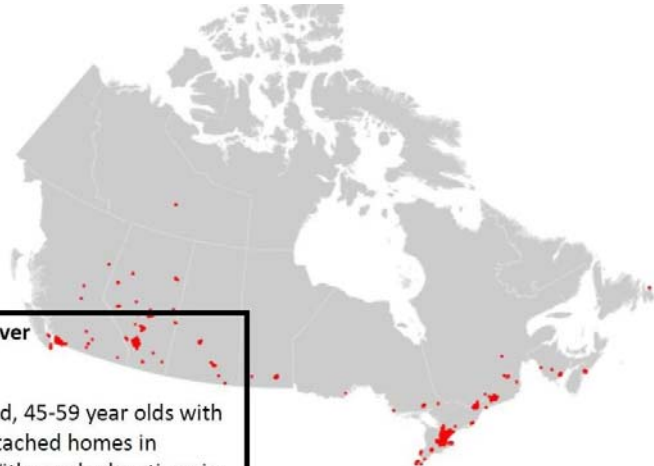


Aerial View of Neighbourhood and Subject Property



Dominant Market Group

Platinum Playgrounds



Calgary, Toronto, Edmonton & Vancouver
Household 246,616

Urban gentry defines this set of married, 45-59 year olds with school aged children living in single detached homes in established cosmopolitan locations. With good educations in law, life sciences, technology and business, they are employed as gold collar senior management or professionals in finance, health, and arts and culture professions. Earning incomes over three times the national average, careers are established and they seek to enhance their lifestyles. They will not hesitate to refine their homes with furnishings and professional cleaning or landscaping services. Focused on maintaining personal health and wellness, regular visits to physicians and dentists are key, as well as keeping memberships to health clubs and professional associations. Purchasing the latest fashions to maintain their stylish persona, whisking off for a vacation to enhance their global vision or escaping to their vacation property are all important aspects of their social being. They absorb the aesthetic pleasures of live shows and cultural performances, read a large selection of publications to keep informed and contribute substantially to their portfolios - especially children's education and retirement plans! Of European descent, with Jewish and Christian roots, they do not hesitate to share their wealth, contributing to charitable organizations.



Did you know?
 Toronto is home
 to the world's tallest
 building, The CN Tower

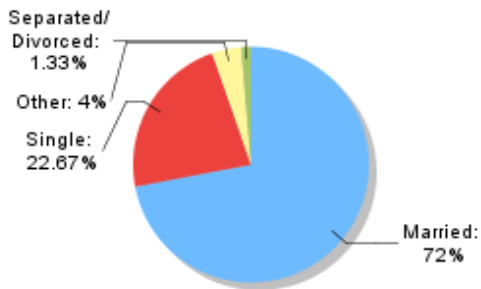
Did you know?
 Michael J. Fox
 was born in
 Edmonton, Alberta



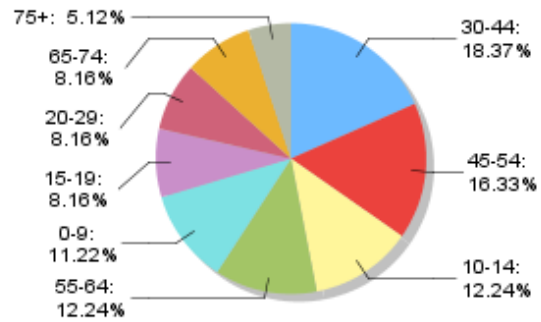
Population

Male / Female	PC	FSA	City	Family	PC	FSA	City
Total Population	98	26,363	5,413,228	% >15 Years, Married with Children	25.33%	19.67%	17.11%
Males	46.94%	48.23%	48.61%	% >15 Years, Single with Children	1.33%	2.66%	5.50%
Females	53.06%	51.77%	51.39%				

Marital Status



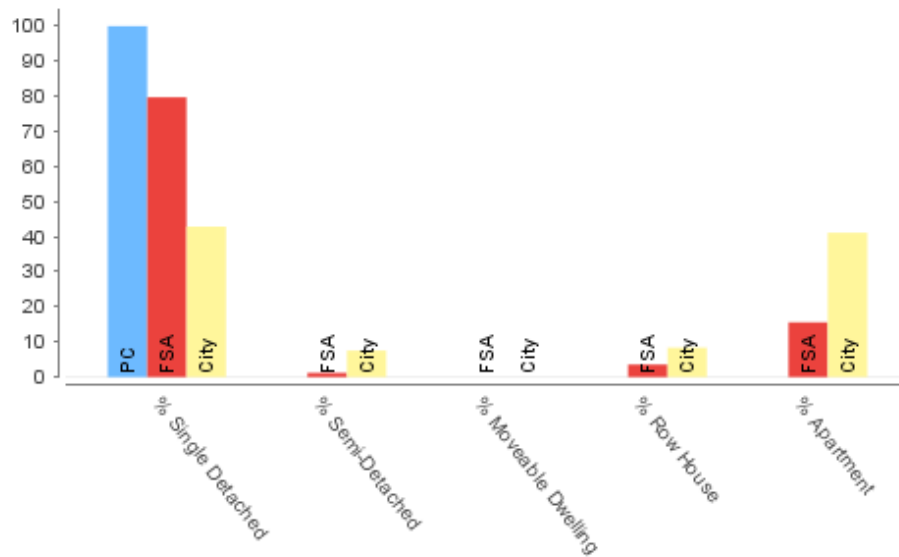
Age Distribution



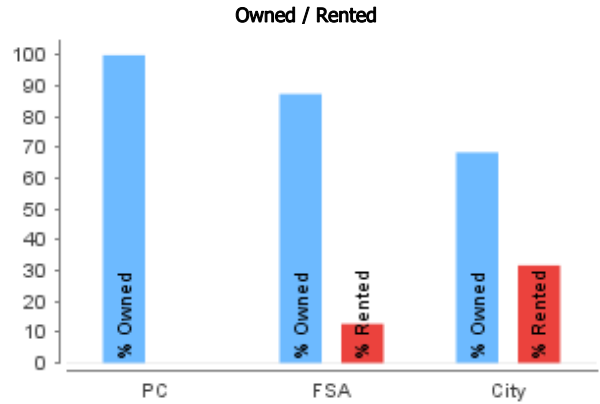
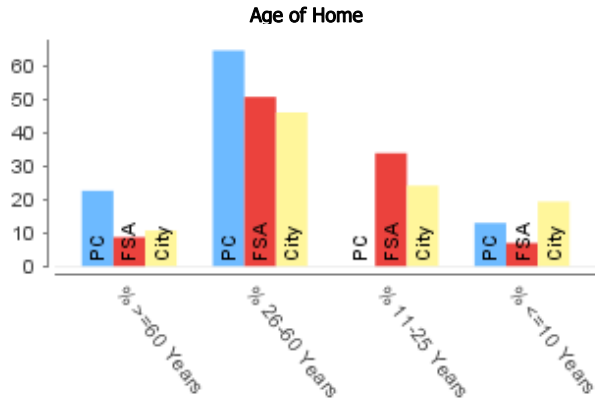
Households

Structure Details	PC	FSA	City
Total Number of Occupied Private Dwellings	31	8,674	1,877,343
Average Number of Rooms	9.73	8.43	6.31
Average Number of Bedrooms	3.71	3.40	2.71
Average Rent	\$0	\$1,168	\$973

Structural Type

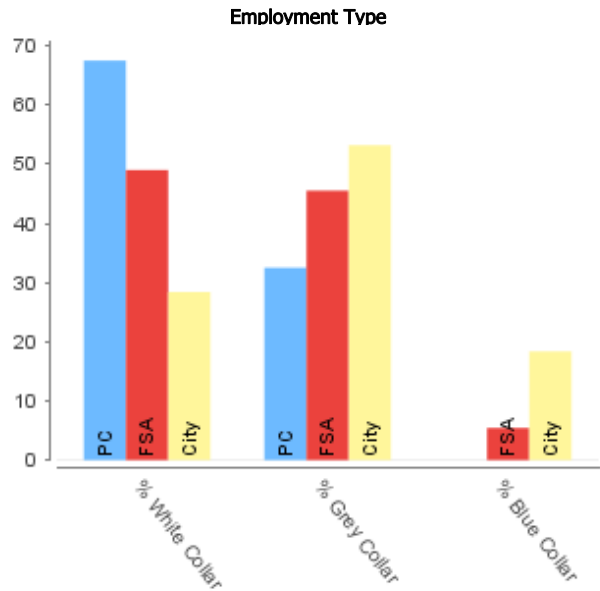
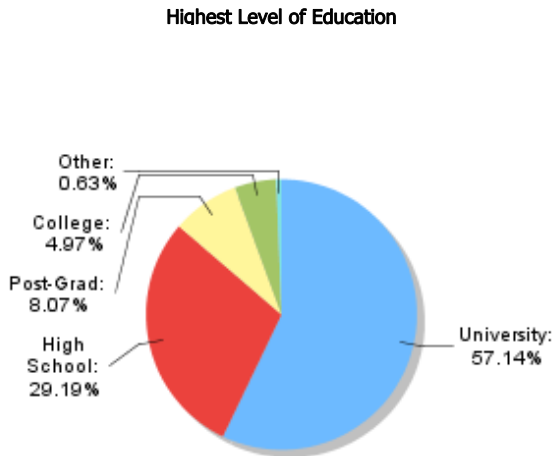
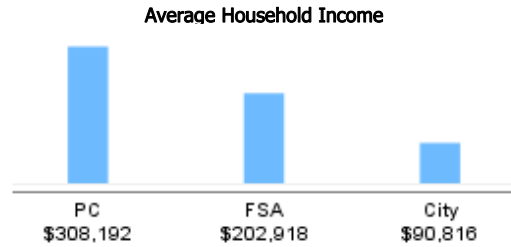


Households (continued)



Socio-Economic

Employment	PC
Employment Rate	42.67%
Unpaid Family Worker	0.00%
Dominant Profession #1	Management occupations 33%
Dominant Profession #2	Business, finance and administration occupations 23%



Cultural

Language	PC	FSA	City
Dominant Language #1	English 91%	English 92%	English 71%
Dominant Language #2	Polish 5%	Polish 1%	Cantonese 3%
Dominant Language #3	Romanian 3%	Chinese, n.o.s. 1%	Chinese, n.o.s. 3%
Dominant Language #4	Korean 1%	Cantonese 1%	Punjabi 2%
Dominant Language #5	N/A	Korean 1%	Italian 2%
Ethnicity	PC	FSA	City
Dominant Ethnicity #1	English 27%	English 19%	Chinese 11%
Dominant Ethnicity #2	Scottish 15%	Canadian 13%	East Indian 9%
Dominant Ethnicity #3	Canadian 12%	Scottish 11%	Canadian 9%
Dominant Ethnicity #4	Irish 8%	Irish 9%	English 8%
Dominant Ethnicity #5	Romanian 6%	Italian 6%	Italian 8%
Religion	PC	FSA	City
Dominant Religion #1	Anglican 34%	Roman Catholic 34%	Roman Catholic 35%
Dominant Religion #2	Roman Catholic 23%	Anglican 18%	No Religion 17%
Dominant Religion #3	No Religion 13%	United Church 15%	United Church 7%
Dominant Religion #4	United Church 12%	No Religion 14%	Anglican 7%
Dominant Religion #5	Christian, n.i.e. 8%	Presbyterian 3%	Muslim 5%

Report Parameters

Neighbourhood Sales Criteria

Date Range	06/27/2010 to 06/27/2011
Price Range	\$700,000 to Maximum
Search Radius	250m
Lot Size	ALL
Property Type	All

Postal Codes Used

H0H0H0 , L0H0H0 , L0H0H0

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