

Prepared By:

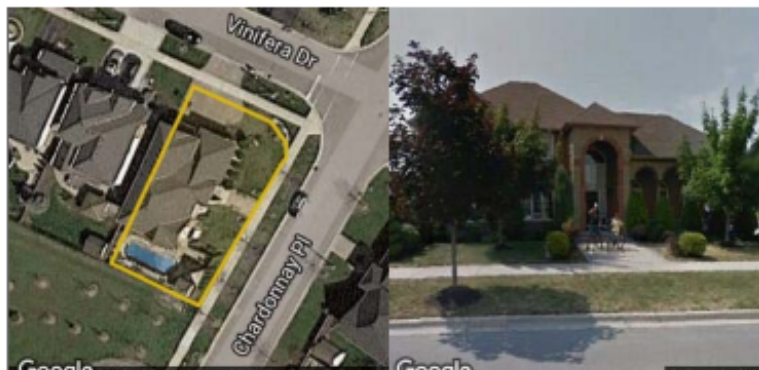


TREVOR DALY
Principal Broker/President

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Property Information

Property 10 CHARDONNAY PL
Owner [REDACTED]
Description LOT 3, PLAN 30M321, S/T EASE AS IN NR9739
TOWN OF GRIMSBY
Perimeter 94 m
Area 524 m²
PIN 460360394
Registration Type LT
Property Type Single Detached



Ownership and Sales History

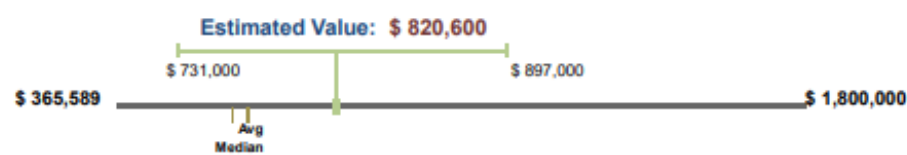
Ownership Information

Party To: LACKU, EMIL; LACKU, SUZANA
Consideration Value: \$ 880,000

Sales History

Party To	Registration Date	Consideration Value	Instrument Type
[REDACTED]	06-07-2016	\$ 680,000	Transfer
[REDACTED]	04-15-2005	\$ 413,283	Transfer
[REDACTED]	11-13-2003	\$ 82,000	Transfer
[REDACTED]	05-10-2002	\$ 2,765,500	Transfer

Estimated Value



Neighbourhood Profile

Range: \$ 365,589 - \$ 1,800,000
Average: \$ 636,296
Median: \$ 605,000
Sales in last 6 months: 81
Market Shift: 24.2890% ▲

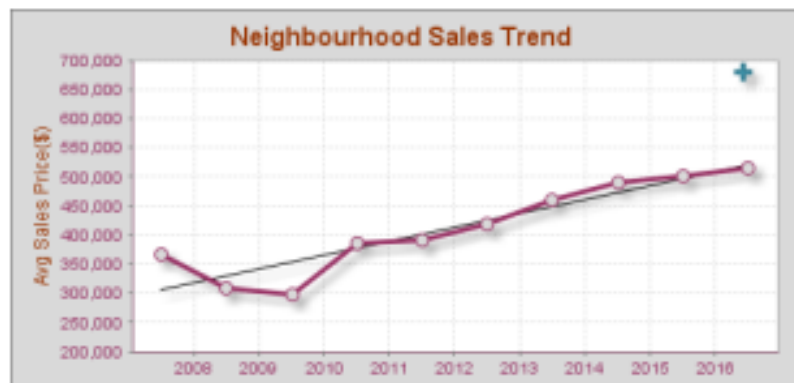
Equity Estimate

Equity Estimate	Estimated Value	Registered Mortgages (Total Face Value)
\$ 304,600	= \$ 820,600	less \$ 516,000
		1 Mortgage
		Institution
		Date Issued
		\$ 516,000
		ROYAL BANK OF CANADA
		06-07-2016

Comparable Sales

Neighbourhood Index

Total LRO Sales: 49,164
Total Block Sales: 202
+ Subject Property Sales Price(s)
Average Block Sales Price



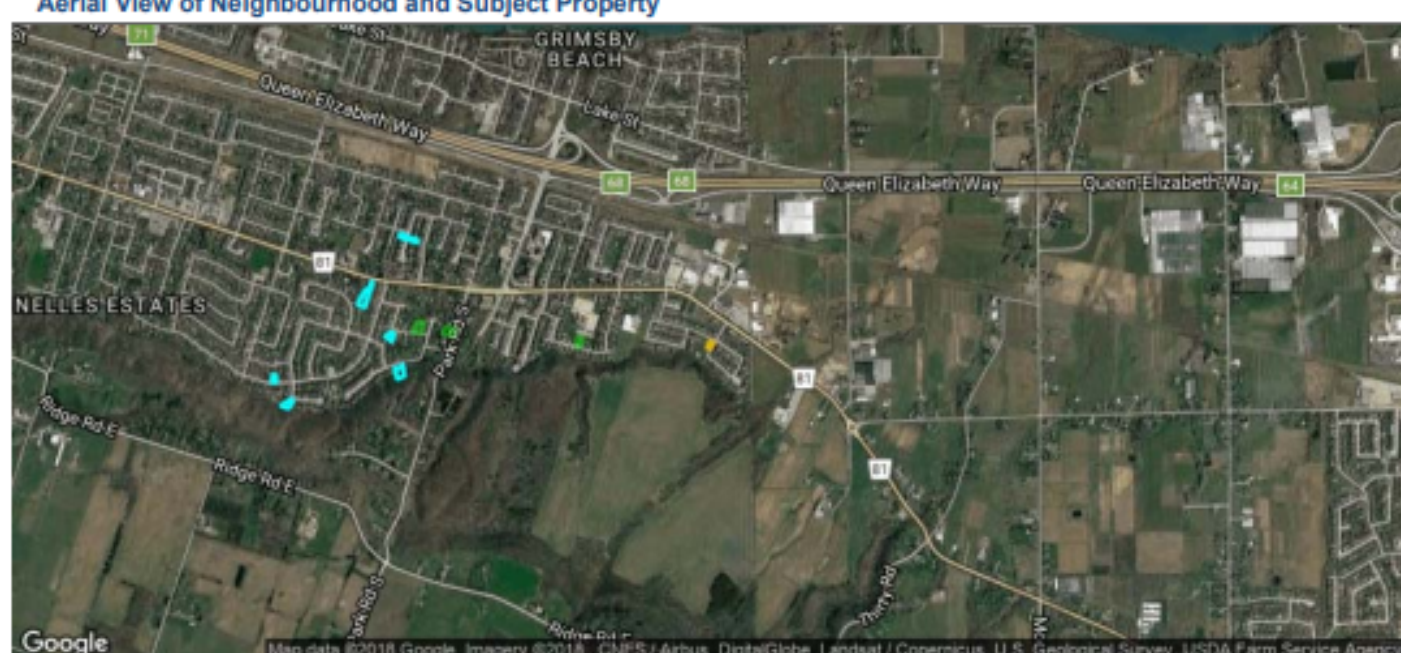
Historical Comparable Sales

Street Address	Consideration Value	Registration Date	Area (m ²)	Distance (m)	PIN
6 CHARDONNAY PL	\$ 572,000	04-15-2016	501	20	460360470
20 CHARDONNAY PL	\$ 625,000	09-01-2016	468	51	460360598
29 RIESLING ST	\$ 725,000	08-05-2016	490	224	460360411
35 RIESLING ST	\$ 690,000	08-31-2016	520	265	460360414
5 GOLF WOODS DR	\$ 630,000	05-02-2016	521	698	460360233
28 PARK RD N	\$ 668,000	04-19-2016	1,145	1,016	460350308
248 MAIN ST E	\$ 615,000	08-05-2016	2,293	1,238	460260700
246 MAIN ST E	\$ 626,000	03-31-2016	5,689	1,246	460260699
11 VANDERBURGH LANE	\$ 648,000	07-18-2016	385	1,312	460350634
64 DRIFTWOOD CRT	\$ 659,000	07-22-2016	991	1,802	460350061

Comparable Sales (At Valuation Date)

Street Address	Consideration Value	Registration Date	Area (m ²)	Distance (m)	PIN
93 TERRACE DR	\$ 850,000	10-02-2017	718	551	460360144
10 PARK RD S	\$ 755,000	11-17-2017	1,366	1,115	460260710
4 TUER AVE	\$ 879,800	11-30-2017	1,417	1,254	460260720
17 BELL AVE	\$ 875,000	08-25-2017	1,594	1,343	460260734
64 PEACH TREE LANE	\$ 780,000	08-31-2017	374	1,361	460350585
11 TUER AVE	\$ 860,000	12-08-2017	793	1,382	460261437
67 PEACH TREE LANE	\$ 800,000	09-29-2017	465	1,410	460350563
226 MAIN ST E	\$ 740,000	09-25-2017	2,310	1,502	460260692
10 HEATHCOTE CRT	\$ 856,100	09-29-2017	981	1,842	460261542
153 DORCHESTER DR	\$ 770,000	11-24-2017	506	1,907	460261552

Aerial View of Neighbourhood and Subject Property



Aerial View of Closest Comparables



Broker Report Information

Valuation Date: 01-31-2018
AVM Model: Teranet reavs Model
AVM Model Type: reavs
reavs ID: 2002590335
Report ID: 2246126
Report Date: 01-31-2018 11:39 AM
User ID: 25737
Company ID: 14700

Terms And Conditions

Reports Not the Official Record. Reports other than the Parcel Register, obtained through Purview™ Risk Management Services are not the official government record and will not necessarily reflect the current status of interests in land.

Currency of Information. Data contained in the Purview reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

Coverage. Data, information and other products and services accessed through the Purview Risk Management Services are limited to certain land registry offices in the areas identified on the coverage map.

Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

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