

<b>67 King St., Picton</b>
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Base Rent	\$ 144,415.00
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Management Fees	\$ 6,538.60
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Recoverable Fees	\$ 95,674.33
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Total Income	\$ 246,627.93
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<b>Expense</b>
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Management/Professional Fees / Admin			\$ 15,000.00
CRT Clean EXP contract service			\$ 15,000.00
Repairs / Maintenance			\$ 4,414.57
Utilities			\$ 24,825.16
Roads / Grounds			\$ 11,398.56
Insurance			\$ 3,203.16
Property Taxes			\$ 30,533.53
Waste Disposal			\$ 3,725.84

Total	\$ 108,100.82
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Net Operating Income	\$ 138,527.11
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## **NON-DISCLOSURE AGREEMENT**

67 King Street, Picton, Ontario

This Non-Disclosure Agreement (the "Agreement") is made as of the \_\_\_\_ day of \_\_\_\_\_, 2025, by and between:

### **Disclosing Party:**

Manson Slik, Broker  
Gordon's Downsizing & Estate Services Ltd., Brokerage  
178 County Road 28, Belleville, ON  
613-961-7245  
[manson@gogordons.com](mailto:manson@gogordons.com)

("Disclosing Party")

### **Receiving Party:**

Name:  
Company:  
Address:  
Phone:  
Email:

("Receiving Party")

### **1. Purpose**

The Receiving Party has requested to review certain confidential lease documents and tenant information relating to the commercial property located at 67 King Street, Picton, Ontario (the "Property") for the purpose of evaluating a potential purchase or investment.

### **2. Confidential Information**

"Confidential Information" means all lease agreements, tenant financial data, contact information, rent rolls, or any other non-public information relating to the Property or its tenancies, whether disclosed orally, electronically, or in writing.

### **3. Obligations of the Receiving Party**

The Receiving Party agrees to:

- (a) keep all Confidential Information strictly confidential;
- (b) not disclose it to any third party except legal, financial, or other advisors who agree to be bound by the same confidentiality obligations;
- (c) use the information solely for the purpose of evaluating the Property and not for any other purpose.

#### **4. Term**

This Agreement shall remain in effect for a period of two (2) years from the date of signing.

#### **5. Return or Destruction**

Upon request, the Receiving Party agrees to return or destroy all Confidential Information and any copies made.

#### **6. No Obligation**

Nothing in this Agreement obligates either party to proceed with any transaction or create any agency or partnership.

#### **7. Governing Law**

This Agreement shall be governed by the laws of the Province of Ontario.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

#### **Disclosing Party**

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

#### **Receiving Party**

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

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178 County Road 28, Belleville, ON  
613-961-7245  
manson@gogordons.com

("Disclosing Party")

### **Receiving Party:**

Name:  
Company:  
Address:  
Phone:  
Email:

("Receiving Party")

### **1. Purpose**

The Receiving Party has requested to review certain confidential financial statements and related financial information relating to the commercial property located at 67 King Street, Picton, Ontario (the "Property") for the purpose of evaluating a potential purchase or investment.

### **2. Confidential Information**

"Confidential Information" means all financial statements, income and expense reports, tax documents, tenant payment histories, and any other non-public financial information relating to the Property, whether disclosed orally, electronically, or in writing.

### **3. Obligations of the Receiving Party**

The Receiving Party agrees to:

- (a) keep all Confidential Information strictly confidential;
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#### **Disclosing Party**

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

#### **Receiving Party**

Name: \_\_\_\_\_

Signature: \_\_\_\_\_