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## THE ROSEDALE ON BLOOR

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OUR TOP INVESTOR PICKS FOR THE ROSEDALE ON BLOOR

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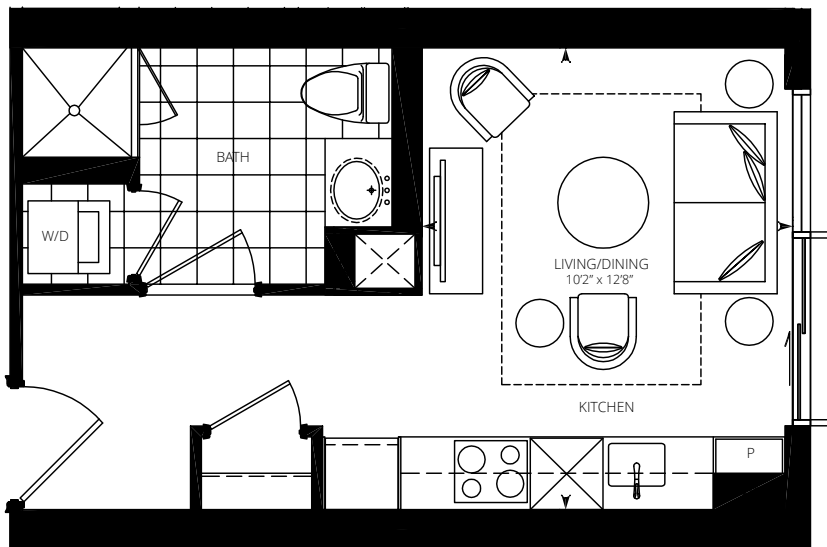
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**The Condo Store Realty Inc.**  
Liberty Market Building

171 East Liberty Street,  
Suite 101 Toronto, Ontario, M6K 3P6

STUDIO 307 SQ.FT



	FIRST YEAR	FIFTH YEAR	TENTH YEAR
INITIAL PURCHASE PRICE	\$225,999	-	-
DOWN PAYMENT (20%)	\$45,200	-	-
SQUARE FOOTAGE	307	-	-
RENT - PER YEAR	\$19,009	\$21,604	\$25,350
RENT - PER MONTH	\$1,584	\$1,800	\$2,122
PROPERTY TAXES - PER YEAR	\$1,890	\$2,232	\$2,748
CONDO FEES - PER YEAR	\$2,137	\$2,428	\$2,849
PROPERTY MGMT FEES - PER YEAR	-	-	-
ANNUAL INCOME LESS EXPENSES	\$15,000	\$16,788	\$19,580
ANNUAL MORTGAGE PAYMENTS	\$9,416	\$8,682	\$7,844
NET CASH FLOW	\$5,423	\$8,106	\$11,736
PRINCIPLE PAID DOWN	\$3,633	\$3,350	\$3,026
NET INCOME	\$9,216	\$11,455	\$14,763
ANNUAL RETURN	20.0%	25.3%	32.7%
CAPITAL APPRECIATION	\$11,827	\$13,969	\$17,201
<b>TOTAL ANNUAL ROI</b>	<b>46.2%</b>	<b>56.3%</b>	<b>70.7%</b>

**ASSUMPTIONS**

**PRICE INCREASE**

4.25% (Toronto has averaged 5.6% annual growth over the past 30 years)

**GUARANTEED RENT**

Monthly rental income used in "FIRST YEAR" is \$1,584. This number is based on today's monthly rent of \$1,350 using an estimated rent increase of 3.25% per year

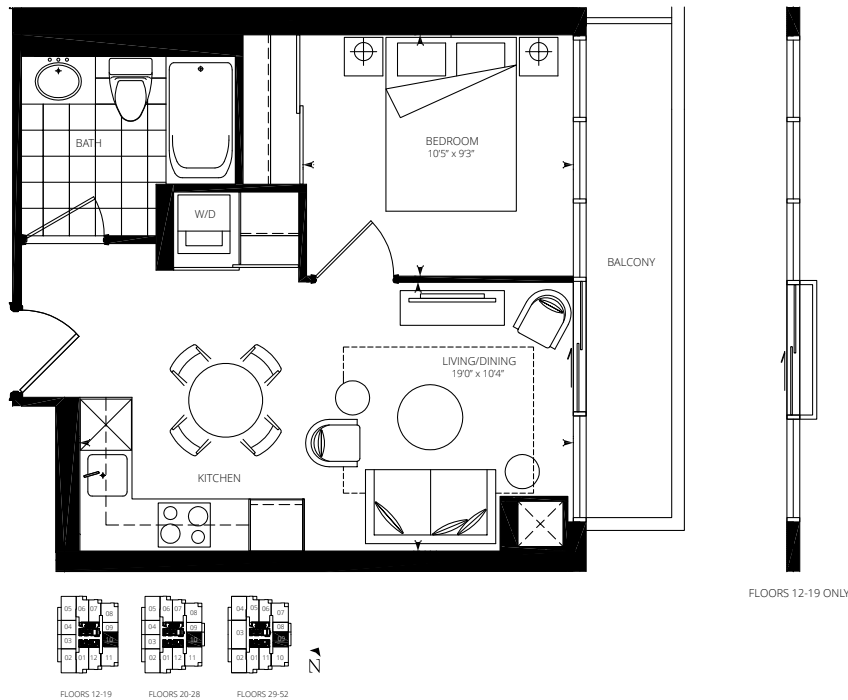
**MORTGAGE**

Payment information based on 1 yr mortgage at 3.25% amortized over 30 years

**INCENTIVES**

- Capped Development Charges & Levies
- FREE Assignment Fee (value of \$5,000)
- **LOCATION, LOCATION, LOCATION!!**

ONE BEDROOM 455 SQ.FT



	FIRST YEAR	FIFTH YEAR	TENTH YEAR
INITIAL PURCHASE PRICE	\$330,999	-	-
DOWN PAYMENT (20%)	\$66,200	-	-
SQUARE FOOTAGE	455	-	-
RENT - PER YEAR	\$23,938	\$27,204	\$31,922
RENT - PER MONTH	\$1,995	\$2,267	\$2,660
PROPERTY TAXES - PER YEAR	\$2,767	\$3,269	\$4,024
CONDO FEES - PER YEAR	\$3,167	\$3,599	\$4,223
PROPERTY MGMT FEES - PER YEAR	-	-	-
ANNUAL INCOME LESS EXPENSES	\$17,859	\$19,458	\$22,661
ANNUAL MORTGAGE PAYMENTS	\$13,791	\$12,716	\$11,488
NET CASH FLOW	\$4,068	\$7,465	\$12,014
PRINCIPLE PAID DOWN	\$5,321	\$4,906	\$4,433
NET INCOME	\$9,389	\$12,371	\$16,446
ANNUAL RETURN	14.2%	18.7%	24.8%
CAPITAL APPRECIATION	\$17,322	\$20,460	\$25,193
<b>TOTAL ANNUAL ROI</b>	<b>40.3%</b>	<b>49.6%</b>	<b>62.9%</b>

**ASSUMPTIONS**

**PRICE INCREASE**

4.25% (Toronto has averaged 5.6% annual growth over the past 30 years)

**GUARANTEED RENT**

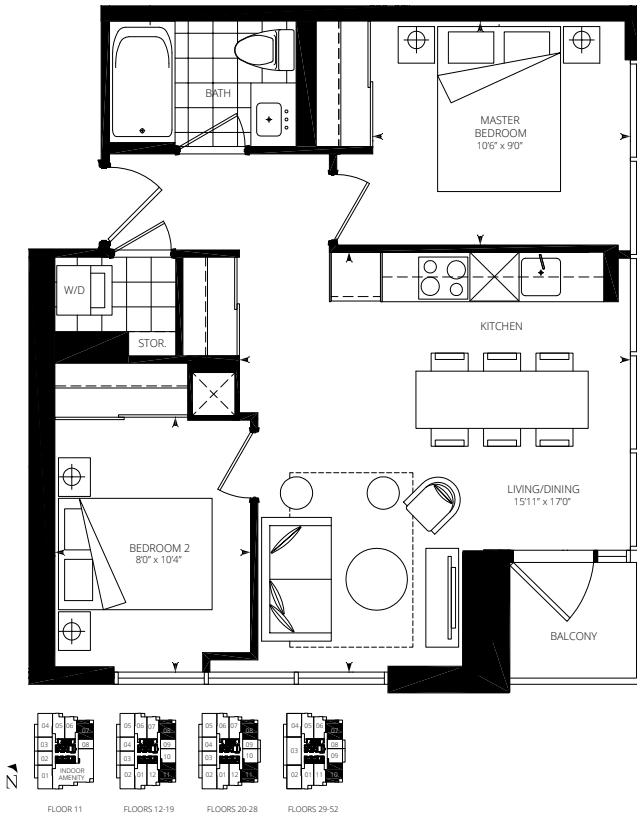
Monthly rental income used in "FIRST YEAR" is \$1,995. This number is based on today's monthly rent of \$1,700 using an estimated rent increase of 3.25% per year

**MORTGAGE**

Payment information based on 1 yr mortgage at 3.25% amortized over 30 years

**INCENTIVES**

- Capped Development Charges & Levies
- FREE Assignment Fee (value of \$5,000)
- **LOCATION, LOCATION, LOCATION!!**



ONE BEDROOM + DEN 627 SQ.FT

	FIRST YEAR	FIFTH YEAR	TENTH YEAR
INITIAL PURCHASE PRICE	\$449,999	-	-
DOWN PAYMENT (20%)	\$90,000	-	-
SQUARE FOOTAGE	627	-	-
RENT - PER YEAR	\$30,978	\$35,206	\$41,311
RENT - PER MONTH	\$2,582	\$2,934	\$3,443
PROPERTY TAXES - PER YEAR	\$3,762	\$4,444	\$5,472
CONDO FEES - PER YEAR	\$4,364	\$4,959	\$5,820
PROPERTY MGMT FEES - PER YEAR	-	-	-
ANNUAL INCOME LESS EXPENSES	\$22,672	\$25,608	\$29,804
ANNUAL MORTGAGE PAYMENTS	\$18,749	\$17,287	\$15,619
NET CASH FLOW	\$3,923	\$8,321	\$14,186
PRINCIPLE PAID DOWN	\$7,234	\$6,670	\$6,026
NET INCOME	\$11,157	\$14,991	\$20,212
ANNUAL RETURN	12.4%	16.7%	22.5%
CAPITAL APPRECIATION	\$23,549	\$27,815	\$34,250
<b>TOTAL ANNUAL ROI</b>	<b>38.6%</b>	<b>47.6%</b>	<b>60.5%</b>

**ASSUMPTIONS**

**PRICE INCREASE**

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**GUARANTEED RENT**

Monthly rental income used in "FIRST YEAR" is \$2,582. This number is based on today's monthly rent of \$2,200 using an estimated rent increase of 3.25% per year

**MORTGAGE**

Payment information based on 1 yr mortgage at 3.25% amortized over 30 years

**INCENTIVES**

- Capped Development Charges & Levies
- FREE Assignment Fee (value of \$5,000)
- **LOCATION, LOCATION, LOCATION!!**