

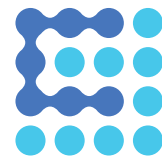
WHITEHAUS  
CONDOMINIUMS



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OUR TOP INVESTOR PICKS AT WHITEHAUS

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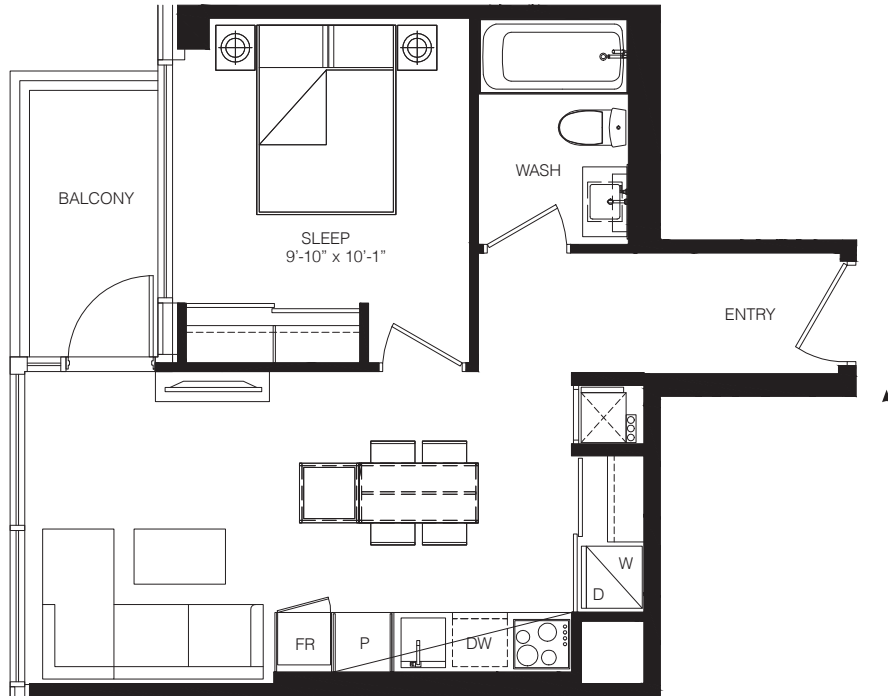
CONNECT  
asset management  
> Real Estate Solutions for Investors



# W481

1 BED / 481 SQ. FT.

ONE BEDROOM 481 SQ.FT



	FIRST YEAR	FIFTH YEAR	TENTH YEAR
INITIAL PURCHASE PRICE	\$310,900	-	-
DOWN PAYMENT (20%)	\$62,180	-	-
SQUARE FOOTAGE	481	-	-
RENT - PER YEAR	\$21,138	\$24,023	\$28,189
RENT - PER MONTH	\$1,762	\$2,002	\$2,349
PROPERTY TAXES - PER YEAR	\$2,493	\$2,945	\$3,626
CONDO FEES - PER YEAR	\$3,000	\$3,411	\$4,003
PROPERTY MGMT FEES - PER YEAR	-	-	-
ANNUAL INCOME LESS EXPENSES	\$15,500	\$17,511	\$20,388
ANNUAL MORTGAGE PAYMENTS	\$12,553	\$11,534	\$10,376
NET CASH FLOW	\$2,946	\$5,977	\$10,012
PRINCIPLE PAID DOWN	\$5,209	\$4,786	\$4,305
NET INCOME	\$8,155	\$10,763	\$14,317
ANNUAL RETURN	13.1%	17.3%	23.0%
CAPITAL APPRECIATION	\$15,607	\$18,434	\$22,699
<b>TOTAL ANNUAL ROI</b>	<b>38.2%</b>	<b>47.0%</b>	<b>59.5%</b>

## ASSUMPTIONS

### PRICE INCREASE

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

### TODAY'S RENTAL RATE

\$1,550, assumed to increase 3.25% annually.

### MORTGAGE

Payment information based on 1 yr mortgage at 3% amortized over 30 years

## CONNECT asset management EXCLUSIVE INCENTIVES

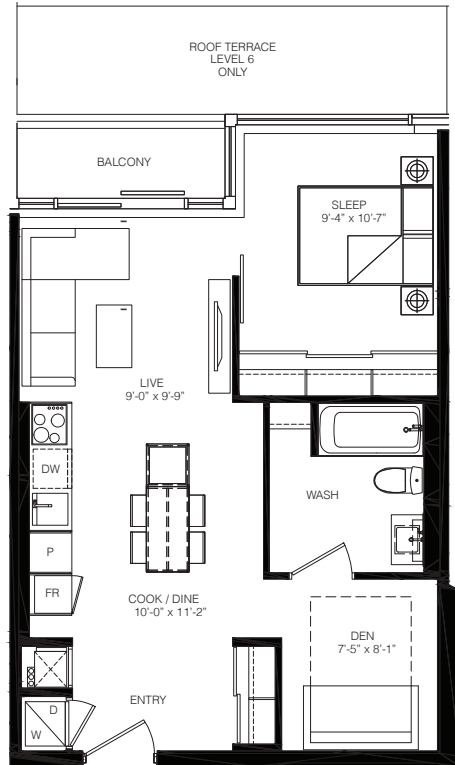
- **\$500 Assignment**  
(value of \$5,000)
- **FREE Cecconi Simone Designed Kitchen Island**  
(value of \$5,000)



# W595

1 BED + DEN / 595 SQ. FT.

ONE BEDROOM + DEN 595 SQ.FT



	FIRST YEAR	FIFTH YEAR	TENTH YEAR
INITIAL PURCHASE PRICE	\$384,900	-	-
DOWN PAYMENT (20%)	\$76,980	-	-
SQUARE FOOTAGE	595	-	-
RENT - PER YEAR	\$25,230	\$28,673	\$33,645
RENT - PER MONTH	\$2,102	\$2,389	\$2,804
PROPERTY TAXES - PER YEAR	\$3,087	\$3,646	\$4,490
CONDO FEES - PER YEAR	\$3,713	\$4,220	\$4,961
PROPERTY MGMT FEES - PER YEAR	-	-	-
ANNUAL INCOME LESS EXPENSES	\$18,286	\$20,652	\$24,032
ANNUAL MORTGAGE PAYMENTS	\$15,541	\$14,280	\$12,846
NET CASH FLOW	\$2,745	\$6,372	\$11,186
PRINCIPLE PAID DOWN	\$6,449	\$5,925	\$5,330
NET INCOME	\$9,193	\$12,297	\$16,517
ANNUAL RETURN	111.9%	16.0%	21.5%
CAPITAL APPRECIATION	\$19,322	\$22,822	\$28,101
<b>TOTAL ANNUAL ROI</b>	<b>37.0%</b>	<b>45.6%</b>	<b>58.0%</b>

## ASSUMPTIONS

### PRICE INCREASE

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

### TODAY'S RENTAL RATE

\$1,850, assumed to increase 3.25% annually.

### MORTGAGE

Payment information based on 1 yr mortgage at 3% amortized over 30 years

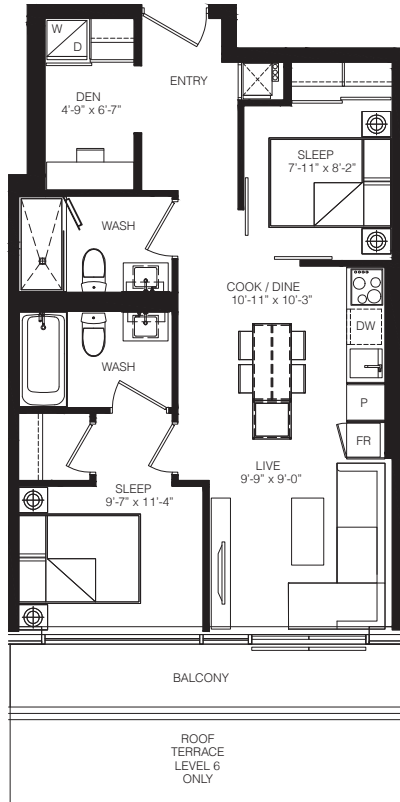
## CONNECT asset management EXCLUSIVE INCENTIVES

- **\$500 Assignment**  
(value of \$5,000)
- **FREE Cecconi Simone Designed Kitchen Island**  
(value of \$5,000)



# W655

2 BED + DEN / 655 SQ. FT.



## TWO BEDROOM +DEN 655 SQ.FT

	FIRST YEAR	FIFTH YEAR	TENTH YEAR
INITIAL PURCHASE PRICE	\$420,900	-	-
DOWN PAYMENT (20%)	\$84,180	-	-
SQUARE FOOTAGE	655	-	-
RENT - PER YEAR	\$28,639	\$32,548	\$38,192
RENT - PER MONTH	\$2,387	\$2,712	\$3,183
PROPERTY TAXES - PER YEAR	\$3,376	\$3,987	\$4,910
CONDO FEES - PER YEAR	\$4,087	\$4,645	\$5,451
PROPERTY MGMT FEES - PER YEAR	-	-	-
ANNUAL INCOME LESS EXPENSES	\$20,996	\$23,721	\$27,617
ANNUAL MORTGAGE PAYMENTS	\$16,995	\$15,615	\$14,047
NET CASH FLOW	\$4,001	\$8,105	\$13,569
PRINCIPLE PAID DOWN	\$7,052	\$6,479	\$5,829
NET INCOME	\$11,053	\$14,585	\$19,398
ANNUAL RETURN	11.1%	17.3%	23.0%
CAPITAL APPRECIATION	\$21,129	\$24,956	\$30,730
<b>TOTAL ANNUAL ROI</b>	<b>36.2%</b>	<b>47.0%</b>	<b>59.5%</b>

## CONNECT asset management EXCLUSIVE INCENTIVES

- **\$500 Assignment**  
(value of \$5,000)
- **FREE Cecconi Simone Designed Kitchen Island**  
(value of \$5,000)

### ASSUMPTIONS

#### PRICE INCREASE

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

#### TODAY'S RENTAL RATE

\$2,100, assumed to increase 3.25% annually.

#### MORTGAGE

Payment information based on 1 yr mortgage at 3% amortized over 30 years