

THE WYATT



OUR TOP 3 INVESTOR PICKS FOR THE WYATT CONDOS

AMARO - STUDIO 373 SQ.FT

CHROME - 1 BEDROOM 483 SQ.FT

VELENCIA - 2 BEDROOM 720 SQ.FT.

Matt Elkind
Sales Representative

w 416.800.9272 | f 416.533.5881 |
matt@connectassetmanagement.com

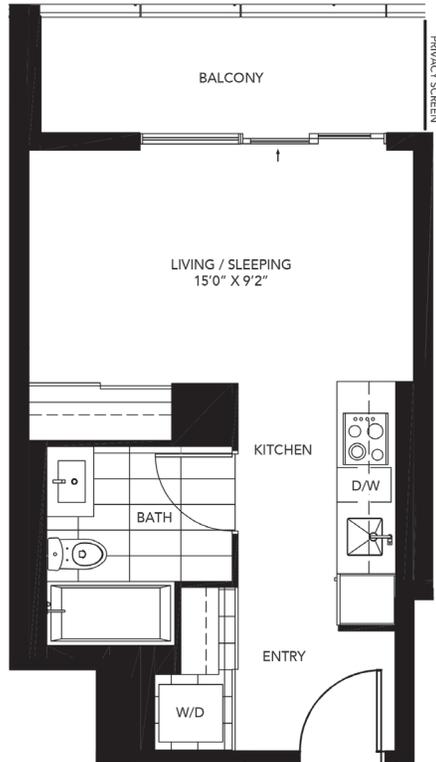
The Condo Store Realty Inc.
Liberty Market Building
171 East Liberty Street, Suite 101
Toronto, Ontario M6K 3P6

The Condo Store
Realty Inc.
BROKERAGE

Ryan Coyle
Broker

t 416.800.9272 | f 416.533.5881
ryan@connectassetmanagement.com

The Condo Store Realty Inc.
Liberty Market Building
171 East Liberty Street, Suite 101
Toronto, Ontario M6K 3P6



NOTE 1 - Projected price is based on 5% appreciation (Toronto has averaged 5.82% annual growth over 30 years)

NOTE 2 - The monthly rental income used in the YEAR 1 pro-forma is \$1,462.00 This number is based on today's rent of \$1,300.00 with a conservative yearly increase of 4.00% per year.

NOTE 3 - Mortgage rate of 2.5% amortized over 30 years

AMARO

STUDIO 373 SQ.FT

SUMMARY	YEAR 1 (Final Close)
Purchase Price:	\$225,900
Projected Price at Completion - estimated completion date is 2018 (note 1):	\$261,507
Monthly Rental Income (note 2)	\$1,462
MONTHLY EXPENSES	
Maintenance Fee (54¢ per SF)	\$201
Property Tax	\$148
Hydro	Tenant Pays
Down Payment 20.00 %	\$45,180
Mortgage Amount (note 3):	\$180,720
Monthly Mortgage Payment \$180,720 @ 2.5% for 30 Years / 1 year term	\$712.85
Total Monthly Carrying Costs (\$713 + 148 + 201.42 + 12)	\$1,074.42
TOTAL INCOME	
Year One Monthly Positive Cash Flow	\$388
Monthly Principal Portion of Mortgage Payment	\$342
ACTUAL MONTHLY INCOME	\$730
ANNUAL ROI (income/rent return not including your capital appreciation)	19.4%
ROI ON YOUR DEPOSIT (if you flip/assign your unit before close)	78.8%



AMARO

STUDIO 373 SQ.FT

SUMMARY	YEAR 5	YEAR 10	YEAR 25
Condo Value	\$317,864	\$405,684	\$843,388
Capital Gain	\$91,964	\$179,784	\$617,488
Rent - Monthly	\$1,711	\$2,081	\$3,748
Taxes - Monthly	\$180	\$230	\$477
Condo Fees - Monthly	\$236	\$287	\$516
KEYLESS TM Property Management	-	-	-
Mortgage Pmt - Monthly	\$650	\$580	\$411
Net Income - Annual	\$7,584	\$11,653	\$27,899
Cumulative Cash Flow	\$30,522	\$80,447	\$376,232
Equity Portion of Mortgage	\$19,619	\$37,108	\$78,985
Cumulative Net Profit	\$50,140	\$117,554	\$455,217
SELLING PROFIT			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$91,964	\$179,784	\$617,488
TOTAL PROFIT			
(Cash Flow + Selling Profit)	\$122,486	\$260,045	\$993,720
Return On Invested Capital	271.1%	575.6%	2199.5%

ASSUMPTIONS

PRICE INCREASE

5% (Toronto has averaged 5.82% annual growth over the 30 years)

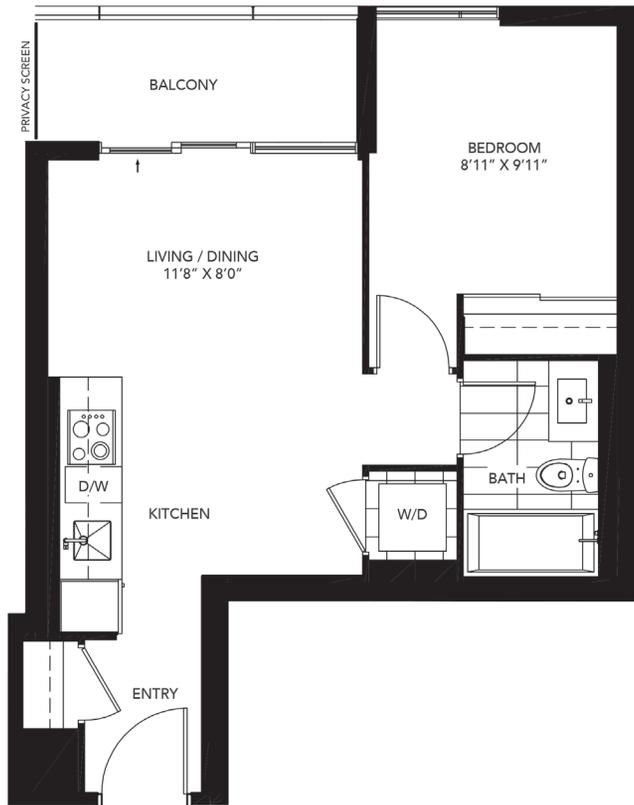
RENT INCREASE

4% annually used for pro-forma (we expect rents to increase 4-6% per year based on historical data)

CONNECT PROPERTY MANAGEMENT

Includes full property management; finding and screening tenants and handling all tenants issues. The first year is included for all of our clients. In year 2 there is a monthly fee of 6% of gross monthly rental income.

This is an option and not necessary.



NOTE 1 - Projected price is based on 5% appreciation (Toronto has averaged 5.82% annual growth over 30 years)

NOTE 2 - The monthly rental income used in the YEAR 1 pro-forma is \$1,744.00. This number is based on today's rent of \$1,550.00 with a conservative yearly increase of 4.00% per year.

NOTE 3 - Mortgage rate of 2.5% amortized over 30 years

CHROME

1 BEDROOM 483 SQ.FT

SUMMARY

YEAR 1 (Final Close)

Purchase Price:	\$284,900
Projected Price at Completion - estimated completion date is 2018 (note 1):	\$329,807
Monthly Rental Income (note 2)	\$1,744

MONTHLY EXPENSES

Maintenance Fee (54¢ per SF)	\$261
Property Tax	\$187
Hydro	Tenant Pays
Down Payment 20.00 %	\$56,980
Mortgage Amount (note 3):	\$227,920
Monthly Mortgage Payment \$227,920 @ 2.5% for 30 Years / 1 year term	\$899.03
Total Monthly Carrying Costs (\$899 + 187 + 260.82 + 12)	\$1,358.82

TOTAL INCOME

Year One Monthly Positive Cash Flow	\$385
Monthly Principal Portion of Mortgage Payment	\$432

ACTUAL MONTHLY INCOME

\$816

ANNUAL ROI

17.2%
(income/rent return not including your capital appreciation)

ROI ON YOUR DEPOSIT

78.8%
(if you flip/assign your unit before close)



CHROME

1 BEDROOM 483 SQ.FT

SUMMARY	YEAR 5	YEAR 10	YEAR 25
Condo Value	\$400,883	\$511,639	\$1,063,662
Capital Gain	\$115,983	\$226,739	\$778,762
Rent - Monthly	\$2,040	\$2,482	\$4,469
Taxes - Monthly	\$227	\$290	\$602
Condo Fees - Monthly	\$305	\$371	\$669
KEYLESS TM Property Management	-	-	-
Mortgage Pmt - Monthly	\$820	\$731	\$518
Net Income - Annual	\$8,096	\$12,906	\$31,940
Cumulative Cash Flow	\$31,702	\$86,381	\$421,975
Equity Portion of Mortgage	\$24,743	\$46,799	\$99,614
Cumulative Net Profit	\$56,444	\$133,180	\$521,589
SELLING PROFIT			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$115,983	\$226,739	\$778,762
TOTAL PROFIT			
(Cash Flow + Selling Profit)	\$147,685	\$313,121	\$1,200,737
Return On Invested Capital	259.2%	549.5%	2107.3%

ASSUMPTIONS

PRICE INCREASE

5% (Toronto has averaged 5.82% annual growth over the 30 years)

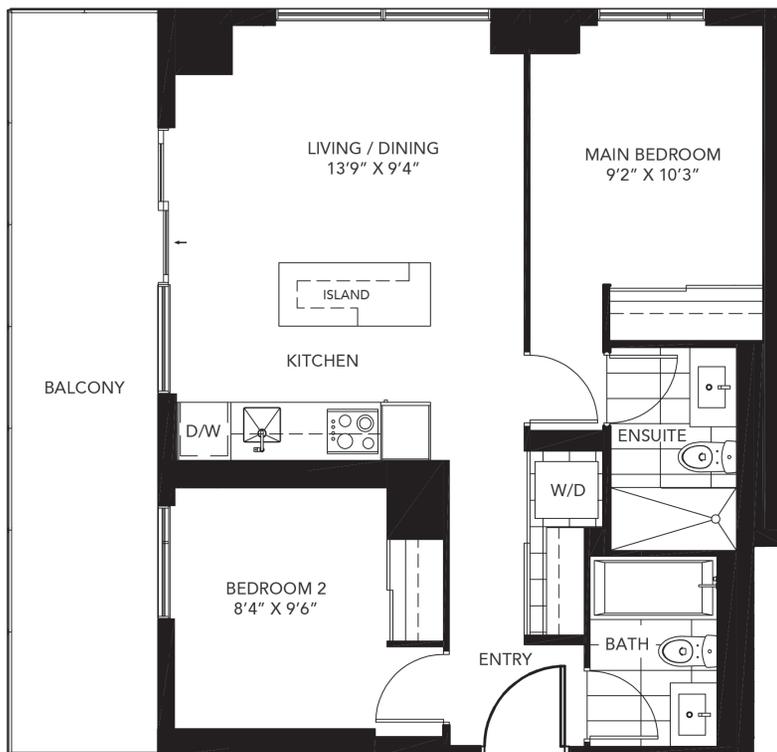
RENT INCREASE

4% annually used for pro-forma (we expect rents to increase 4-6% per year based on historical data)

CONNECT PROPERTY MANAGEMENT

Includes full property management; finding and screening tenants and handling all tenants issues. The first year is included for all of our clients. In year 2 there is a monthly fee of 6% of gross monthly rental income.

This is an option and not necessary.



NOTE 1 - Projected price is based on 5% appreciation (Toronto has averaged 5.82% annual growth over 30 years)

NOTE 2 - The monthly rental income used in the YEAR 1 pro-forma is \$2,531.00 This number is based on today's rent of \$2,250.00 with a conservative yearly increase of 4.00% per year.

NOTE 3 - Mortgage rate of 2.5% amortized over 30 years

VELENCIA
2 BEDROOM 720 SQ.FT

SUMMARY	YEAR 1 (Final Close)
Purchase Price:	\$408,900
Projected Price at Completion - estimated completion date is 2018 (note 1):	\$473,353
Monthly Rental Income (note 2)	\$2,531
MONTHLY EXPENSES	
Maintenance Fee (54¢ per SF)	\$389
Property Tax	\$268
Hydro	Tenant Pays
Down Payment 20.00 %	\$81,780
Mortgage Amount (note 3):	\$327,120
Monthly Mortgage Payment \$327,120 @ 2.50% for 30 Years / 1 year term	\$1,290.32
Total Monthly Carrying Costs (\$1,290 + 268 + 388.8 + 12)	\$1,959.80
TOTAL INCOME	
Year One Monthly Positive Cash Flow	\$572
Monthly Principal Portion of Mortgage Payment	\$619
ACTUAL MONTHLY INCOME	\$1,191
ANNUAL ROI (income/rent return not including your capital appreciation)	17.5%
ROI ON YOUR DEPOSIT (if you flip/assign your unit before close)	78.8%



VELENCIA

2 BEDROOM 720 SQ.FT

SUMMARY	YEAR 5	YEAR 10	YEAR 25
Condo Value	\$575,363	\$734,326	\$1,526,610
Capital Gain	\$166,263	\$325,426	\$1,117,710
Rent - Monthly	\$2,961	\$3,602	\$6,488
Taxes - Monthly	\$326	\$416	\$864
Condo Fees - Monthly	\$455	\$553	\$997
KEYLESS TM Property Management	-	-	-
Mortgage Pmt - Monthly	\$1,177	\$1,049	\$743
Net Income - Annual	\$11,886	\$18,838	\$46,375
Cumulative Cash Flow	\$46,741	\$126,693	\$614,683
Equity Portion of Mortgage	\$35,512	\$67,168	\$142,970
Cumulative Net Profit	\$82,253	\$193,862	\$757,653
SELLING PROFIT			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$166,463	\$325,426	\$1,117,710
TOTAL PROFIT			
(Cash Flow + Selling Profit)	\$213,204	\$452,199	\$1,732,393
Return On Invested Capital	260.7%	552.8%	2118.4%

ASSUMPTIONS

PRICE INCREASE

5% (Toronto has averaged 5.82% annual growth over the 30 years)

RENT INCREASE

4% annually used for pro-forma (we expect rents to increase 4-6% per year based on historical data)

CONNECT PROPERTY MANAGEMENT

Includes full property management; finding and screening tenants and handling all tenants issues. The first year is included for all of our clients. In year 2 there is a monthly fee of 6% of gross monthly rental income.

This is an option and not necessary.