

PEAK AT EMERALD CITY



OUR TOP 3 INVESTOR PICKS FOR PEAK AT EMERALD CITY

LOGAN - 1 BEDROOM+DEN 527 SQ.FT + BALCONY 100 SQ.FT

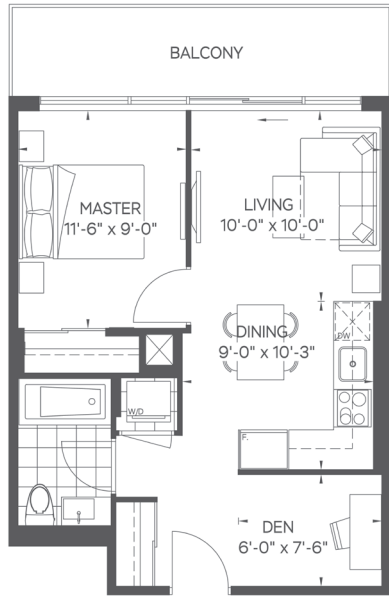
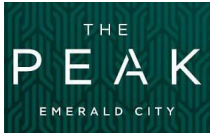
MISTI - 1 BEDROOM 475 SQ.FT. + BALCONY 96 SQ.FT

WHISTLER - 2 BEDROOMS 738 SQ.FT + BALCONY 58 SQ.FT

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Liberty Market Building
171 East Liberty Street, Suite 101
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NOTE 1 - Projected price is based on a conservative 5% annual price appreciation.

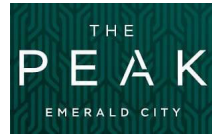
NOTE 2 - The monthly rental income used in the YEAR 1 pro-forma is \$1,912. This number is based on today's rent of \$1,750 with a conservative yearly increase of 3.00% per year.



LOGAN

1 BEDROOM+DEN 526 SQ.FT
+ BALCONY 100 SQ.FT

SUMMARY	YEAR 1 (Final Close)
Purchase Price:	\$310,900
Projected Price at Completion - estimated completion date is 2020 (see note 1):	\$359,906
Monthly Rental Income (see note 2)	\$1,912
MONTHLY EXPENSES	
Maintenance Fee (52¢ per SF)	\$274
Property Tax (\$2,444 per year)	\$204
CONNECT Keyless Property Management	FREE
Hydro	Tenant Pays
Insurance	\$10
Down Payment 20.00 %	\$62,180
Mortgage Amount:	\$248,720
Monthly Mortgage Payment \$248,720@ 2.50% for 30 Years / 1 year term	\$981.07
Total Monthly Carrying Costs (\$981 + 204 + 274.04 + 10)	\$1,469.11
TOTAL INCOME	
Year One Monthly Positive Cash Flow	\$443
Monthly Principal Portion of Mortgage Payment	\$471
ACTUAL MONTHLY INCOME	\$914
ANNUAL ROI (income/rent return not including your capital appreciation)	17.6%
ROI AT YEAR OF OCCUPANCY (If you flip/assign your unit)	79%



LOGAN

1 BEDROOM+DEN 526 SQ.FT
+ BALCONY 100 SQ.FT

SUMMARY	YEAR 5	YEAR 10	YEAR 25
Condo Value	\$437,468	\$558,332	\$1,160,732
Capital Gain	\$126,568	\$247,432	\$849,832
Rent - Monthly	\$2,152	\$2,495	\$3,387
Taxes - Monthly	\$248	\$316	\$657
Condo Fees - Monthly	\$308	\$358	\$557
Insurance	\$11	\$12	\$16
Mortgage Pmt - Monthly	\$895	\$798	\$565
Net Income - Annual	\$8,287	\$12,143	\$25,106
Cumulative Cash Flow	\$33,994	\$86,922	\$369,806
Equity Portion of Mortgage	\$27,001	\$51,070	\$108,705
Cumulative Net Profit	\$60,994	\$137,992	\$478,511
SELLING PROFIT			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$126,568	\$247,432	\$849,832
TOTAL PROFIT			
(Cash Flow + Selling Profit)	\$160,561	\$334,353	\$1,219,638
Return On Invested Capital	258.2%	537.4%	1961.5%



ASSUMPTIONS

PRICE INCREASE

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

RENT INCREASE

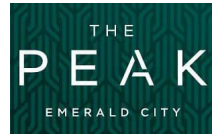
3% annually used for pro-forma (we expect rents to increase 4-6% per year based on historical data).

MORTGAGE

A mortgage rate of 2.5% amortized over 30 years was used.

CONNECT PROPERTY MANAGEMENT

Full property management; finding and screening tenants and handling all tenants issues. FREE the first year. Beginning in year 2, property management fees are calculated at 6% of Rental Income. **This is an option and not mandatory.**



MISTI

1 BEDROOM 475 SQ.FT
+ BALCONY 96 SQ.FT

SUMMARY	YEAR 5	YEAR 10	YEAR 25
Condo Value	\$406,511	\$518,823	\$1,078,056
Capital Gain	\$117,611	\$229,923	\$789,696
Rent - Monthly	\$1,968	\$2,281	\$3,554
Taxes - Monthly	\$230	\$294	\$610
Condo Fees - Monthly	\$278	\$322	\$502
Insurance	\$11	\$12	\$16
Mortgage Pmt - Monthly	\$832	\$741	\$525
Net Income - Annual	\$7,409	\$10,945	\$22,805
Cumulative Cash Flow	\$30,210	\$77,797	\$334,203
Equity Portion of Mortgage	\$25,090	\$47,456	\$101,013
Cumulative Net Profit	\$55,300	\$125,253	\$435,215
SELLING PROFIT			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$117,611	\$229,923	\$789,696
TOTAL PROFIT			
(Cash Flow + Selling Profit)	\$147,821	\$307,720	\$1,123,898
Return On Invested Capital	255.8%	532.6%	1945.1%



ASSUMPTIONS

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RENT INCREASE

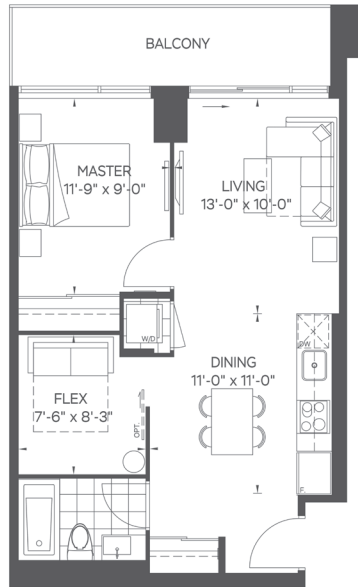
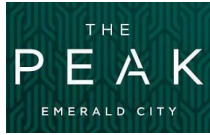
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MORTGAGE

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NOTE 1 - Projected price is based on a conservative 5% annual price appreciation.

NOTE 2 - The monthly rental income used in the YEAR 1 pro-forma is \$2,513. This number is based on today's rent of \$2,300 with a conservative yearly increase of 3.00% per year.



WHISTLER

2 BEDROOMS 738 SQ.FT
+ BALCONY 58 SQ.FT

SUMMARY

YEAR 1 (Final Close)

Purchase Price:	\$460,900
Projected Price at Completion - estimated completion date is 2020 (see note 1):	\$533,549
Monthly Rental Income (see note 2)	\$2,513

MONTHLY EXPENSES

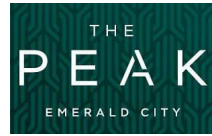
Maintenance Fee (52¢ per SF)	\$384
Property Tax (\$3,623 per year)	\$302
CONNECT Keyless Property Management	FREE
Hydro	Tenant Pays
Insurance	\$10
Down Payment 20.00 %	\$92,180
Mortgage Amount:	\$368,720
Monthly Mortgage Payment	\$1,454.41
\$368,720 @ 2.75% for 30 Years / 1 year term	
Total Monthly Carrying Costs (\$1454 + 302 + 383.76 + 10)	\$2,150.17

TOTAL INCOME

Year One Monthly Positive Cash Flow	\$363
Monthly Principal Portion of Mortgage Payment	\$698

ACTUAL MONTHLY INCOME	\$1,061
ANNUAL ROI	13.8%
(income/rent return not including your capital appreciation)	

ROI AT YEAR OF OCCUPANCY	79%
(If you flip/assign your unit)	



WHISTLER

2 BEDROOMS 738 SQ.FT
+ BALCONY 58 SQ.FT

SUMMARY	YEAR 5	YEAR 10	YEAR 25
Condo Value	\$648,533	\$827,710	\$1,720,750
Capital Gain	\$187,633	\$366,810	\$1,259,850
Rent - Monthly	\$2,829	\$3,279	\$5,109
Taxes - Monthly	\$367	\$468	\$974
Condo Fees - Monthly	\$432	\$501	\$780
Insurance	\$11	\$12	\$16
Mortgage Pmt - Monthly	\$1,327	\$1,183	\$838
Net Income - Annual	\$8,308	\$13,387	\$30,016
Cumulative Cash Flow	\$31,639	\$88,344	\$419,214
Equity Portion of Mortgage	\$40,028	\$75,710	\$161,152
Cumulative Net Profit	\$71,667	\$164,054	\$580,365
SELLING PROFIT			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$187,633	\$366,810	\$1,259,850
TOTAL PROFIT			
(Cash Flow + Selling Profit)	\$219,272	\$455,154	\$1,679,064
Return On Invested Capital	237.9%	493.8%	1821.5%



ASSUMPTIONS

PRICE INCREASE

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RENT INCREASE

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