

357 KING WEST CONDOS



FINANCIAL PROFORMA FOR SELECTED UNITS

1 BEDROOM 521 SQ.FT
2 BEDROOM 818 SQ.FT
3 BEDROOM 1,095 SQ.FT.

The Condo Store
Realty Inc.
BROKERAGE

Ryan Coyle
Broker

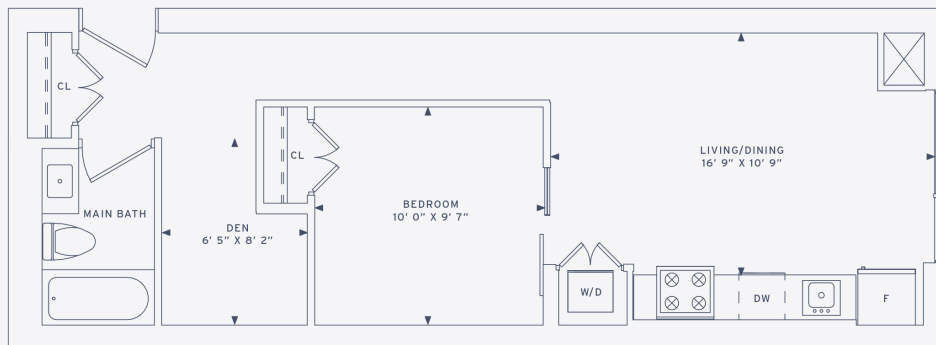
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The Condo Store Realty Inc.
Liberty Market Building
171 East Liberty Street, Suite 101
Toronto, Ontario M6K 3P6

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1 BEDROOM

521 SQ.FT



NOTE 1 - Projected price is based on 5% appreciation (Toronto has averaged 5.76% annual growth over 30 years)

NOTE 2 - The monthly rental income used in the YEAR 1 pro-forma is \$2,457. This number is based on today's rent of \$2,100.00 with a conservative yearly increase of 4.00% per year.

NOTE 3 - Mortgage rate of 2.89% amortized over 30 years

SUMMARY

YEAR 1 (Final Close)

Purchase Price:	\$474,900
Projected Price at Completion - estimated completion date is 2021 (see note 1):	\$577,244
Monthly Rental Income (See Note 2)	\$2,457

MONTHLY EXPENSES

Maintenance Fee (59¢ per SF)	\$307
Property Tax	\$327
Yearly Insurance	\$120
Hydro	Tenant Pays
Down Payment 21.00 %	\$99,729
Mortgage Amount:	\$232,720
Monthly Mortgage Payment \$375,171 @ 2.89% for 30 Years / 1 year term	\$1,556.11
Total Monthly Carrying Costs (\$1,556 + 327 + 307.39 + 10)	\$2,200.50

TOTAL INCOME

Year One Monthly Positive Cash Flow	\$256
Monthly Principal Portion of Mortgage Payment	\$667

ACTUAL MONTHLY INCOME

\$923

ANNUAL ROI

11.1%
(income/rent return not including your capital appreciation)

ROI ON YOUR DEPOSIT

102.6%
(if you flip/assign your unit before close)

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ONE BEDROOM

521 SQ.FT

SUMMARY	YEAR 5	YEAR 10	YEAR 25
Condo Value	\$701,644	\$895,495	\$1,861,669
Capital Gain	\$226,744	\$420,595	\$1,386,769
Rent - Monthly	\$2,874	\$3,497	\$6,297
Taxes - Monthly	\$397	\$507	\$1,053
Condo Fees - Monthly	\$360	\$438	\$788
Insurance	\$11	\$12	\$16
Mortgage Pmt - Monthly	\$1,428	\$1,282	\$928
Net Income - Annual	\$8,148	\$15,105	\$42,147
Cumulative Cash Flow	\$27,946	\$89,250	\$518,409
Equity Portion of Mortgage	\$38,332	\$72,747	\$156,295
Cumulative Net Profit	\$66,278	\$161,997	\$674,704
SELLING PROFIT			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$226,744	\$420,595	\$1,386,769
TOTAL PROFIT			
(Cash Flow + Selling Profit)	\$254,690	\$509,845	\$1,905,178
Return On Invested Capital	255.4%	511.2%	1910.4%

ASSUMPTIONS

PRICE INCREASE

5% (Toronto has averaged 5.76% 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

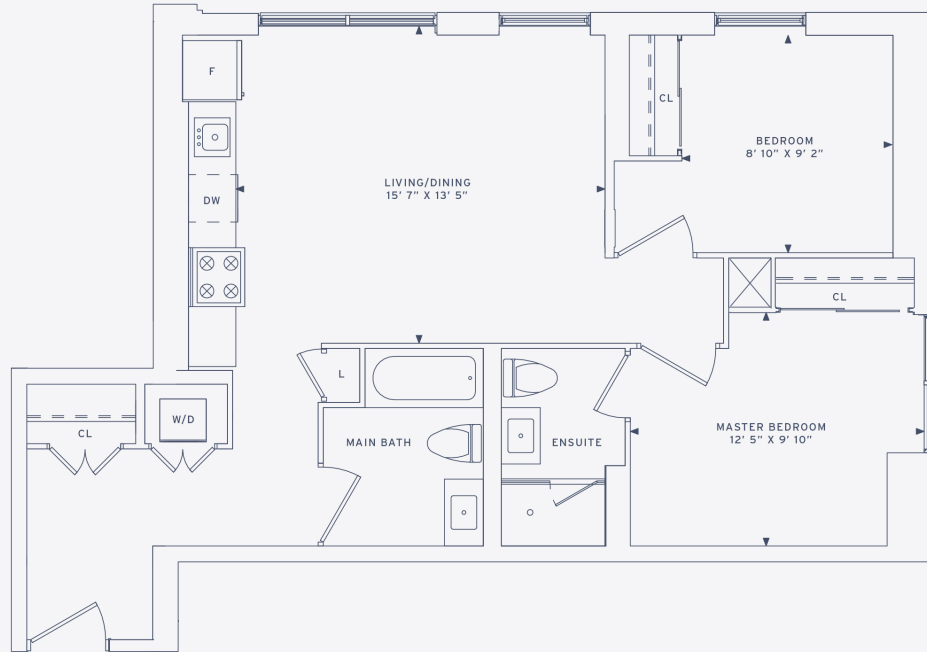
Includes full property management; finding and screening tenants and handling all tenants issues. The first year is included for all of our clients. In year 2 there is a monthly fee of 6% of gross monthly rental income.

This is an option and not necessary.

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2 BEDROOM

818 SQ.FT



NOTE 1 - Projected price is based on 5% appreciation (Toronto has averaged 5.76% annual growth over 30 years)

NOTE 2 - The monthly rental income used in the YEAR 1 pro-forma is \$3,861. This number is based on today's rent of \$3,300 with a conservative yearly increase of 4.00% per year.

NOTE 3 - Mortgage rate of 2.89% amortized over 30 years

SUMMARY

YEAR 1 (Final Close)

Purchase Price:	\$721,990
Projected Price at Completion - estimated completion date is 2021 (see note 1):	\$889,738
Monthly Rental Income (See Note 2)	\$3,861

MONTHLY EXPENSES

Maintenance Fee (59¢ per SF)	\$483
Property Tax	\$503
Yearly Insurance	\$120
Hydro	Tenant Pays
Down Payment 21.00 %	\$153,718
Mortgage Amount:	\$587,272
Monthly Mortgage Payment \$578,272 @ 2.8% for 30 Years / 1 year term	\$2,398.51
Total Monthly Carrying Costs (\$2,399 + 503 + 482.62 + 10)	\$3,394.13

TOTAL INCOME

Year One Monthly Positive Cash Flow	\$466
Monthly Principal Portion of Mortgage Payment	\$1,028

ACTUAL MONTHLY INCOME

\$1,494

ANNUAL ROI

11.7%
(income/rent return not including your capital appreciation)

ROI ON YOUR DEPOSIT

102.6%
(if you flip/assign your unit before close)

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TWO BEDROOM

818 SQ.FT



SUMMARY	YEAR 5	YEAR 10	YEAR 25
Condo Value	\$1,081,483	\$1,380,276	\$2,869,495
Capital Gain	\$349,493	\$648,286	\$2,137,505
Rent - Monthly	\$4,516	\$5,495	\$9,896
Taxes - Monthly	\$612	\$781	\$1,624
Condo Fees - Monthly	\$565	\$687	\$1,237
Insurance	\$11	\$12	\$16
Mortgage Pmt - Monthly	\$2,200	\$1,976	\$1,430
Net Income - Annual	\$13,542	\$24,472	\$67,069
Cumulative Cash Flow	\$47,641	\$147,650	\$833,645
Equity Portion of Mortgage	\$59,083	\$112,129	\$240,907
Cumulative Net Profit	\$106,724	\$259,779	\$1,074,552
SELLING PROFIT			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$349,493	\$648,286	\$2,137,505
TOTAL PROFIT			
(Cash Flow + Selling Profit)	\$397,134	\$795,937	\$2,971,150
Return On Invested Capital	258.4%	517.8%	1932%

ASSUMPTIONS

PRICE INCREASE

5% (Toronto has averaged 5.76% 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

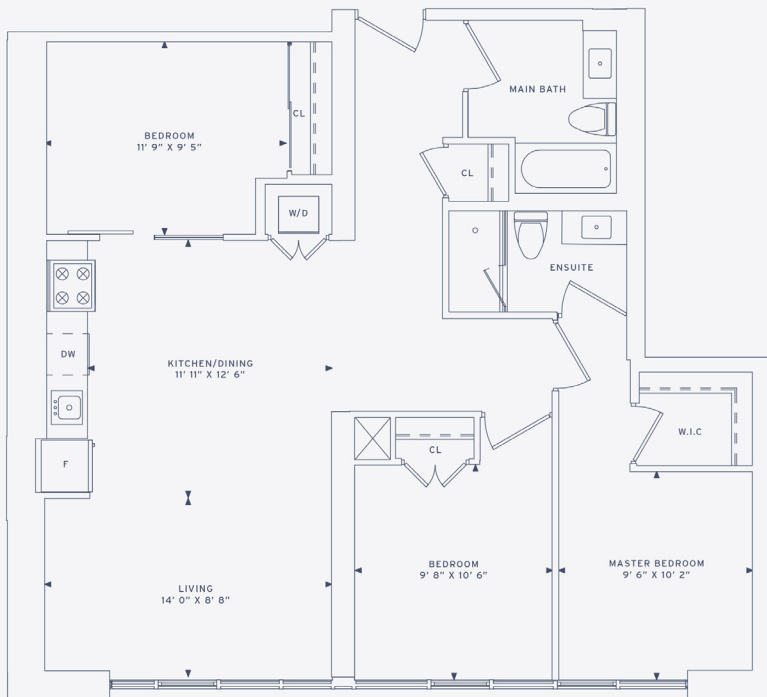
Includes full property management; finding and screening tenants and handling all tenants issues. The first year is included for all of our clients. In year 2 there is a monthly fee of 6% of gross monthly rental income.

This is an option and not necessary.

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3 BEDROOM

1,095 SQ.FT



NOTE 1 - Projected price is based on 5% appreciation (Toronto has averaged 5.76% annual growth over 30 years)

NOTE 2 - The monthly rental income used in the YEAR 1 pro-forma is \$5,030 This number is based on today's rent of \$4,300 with a conservative yearly increase of 4.00% per year.

NOTE 3 - Mortgage rate of 2.89% amortized over 30 years

SUMMARY

YEAR 1 (Final Close)

Purchase Price:	\$899,900
Projected Price at Completion - estimated completion date is 2021 (see note 1):	\$1,093,943
Monthly Rental Income (See Note 2)	\$5,030

MONTHLY EXPENSES

Maintenance Fee (59¢ per SF)	\$646
Property Tax	\$619
Yearly Insurance	\$120
Hydro	Tenant Pays
Down Payment 21.00 %	\$188,998
Mortgage Amount:	\$710,992
Monthly Mortgage Payment \$710,992 @ 2.8% for 30 Years / 1 year term	\$2,949.00
Total Monthly Carrying Costs (\$2,949 + 619 + 646.05 + 10)	\$4,224.05

TOTAL INCOME

Year One Monthly Positive Cash Flow	\$806
Monthly Principal Portion of Mortgage Payment	\$1,263

ACTUAL MONTHLY INCOME

\$2,070

ANNUAL ROI

13.1%

(income/rent return not including your capital appreciation)

ROI ON YOUR DEPOSIT

102.6%

(if you flip/assign your unit before close)

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THREE BEDROOM

1,095 SQ.FT



SUMMARY	YEAR 5	YEAR 10	YEAR 25
Condo Value	\$1,329,695	\$1,697,065	\$3,528,077
Capital Gain	\$429,705	\$797,075	\$2,628,087
Rent - Monthly	\$5,885	\$7,160	\$12,894
Taxes - Monthly	\$752	\$960	\$1,996
Condo Fees - Monthly	\$756	\$920	\$1,656
Insurance	\$11	\$12	\$16
Mortgage Pmt - Monthly	\$2,705	\$2,429	\$1,758
Net Income - Annual	\$19,926	\$34,069	\$89,617
Cumulative Cash Flow	\$73,743	\$215,143	\$1,141,380
Equity Portion of Mortgage	\$72,643	\$137,864	\$296,198
Cumulative Net Profit	\$146,386	\$353,007	\$1,437,578
SELLING PROFIT			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$429,705	\$797,075	\$2,628,087
TOTAL PROFIT			
(Cash Flow + Selling Profit)	\$503,448	\$1,012,219	\$3,769,467
Return On Invested Capital	266.4%	535.6%	1994.4%

ASSUMPTIONS

PRICE INCREASE

5% (Toronto has averaged 5.76% 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

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This is an option and not necessary.