



PRIVATE RESIDENCES

# LIVE LARGE



\*All renderings are artist's concept for illustration purposes only. Some photographs are stock images to show lifestyle. Please see a 6Thirty sales representative for more details.





LOVE  
LIFE





# WELCOME HOMES

STYLISHLY  
DESIGNED  
BOUTIQUE  
CONDOS







OWN  
YOUR  
SPACE,  
DON'T LET  
THE SPACE  
OWN YOU



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# ROOFTOP LOUNGE AND BBQ AREA





# FULL SIZED FITNESS CENTER



WHATEVER  
YOU DO TO  
RELAX, DO  
IT WITH  
STYLE

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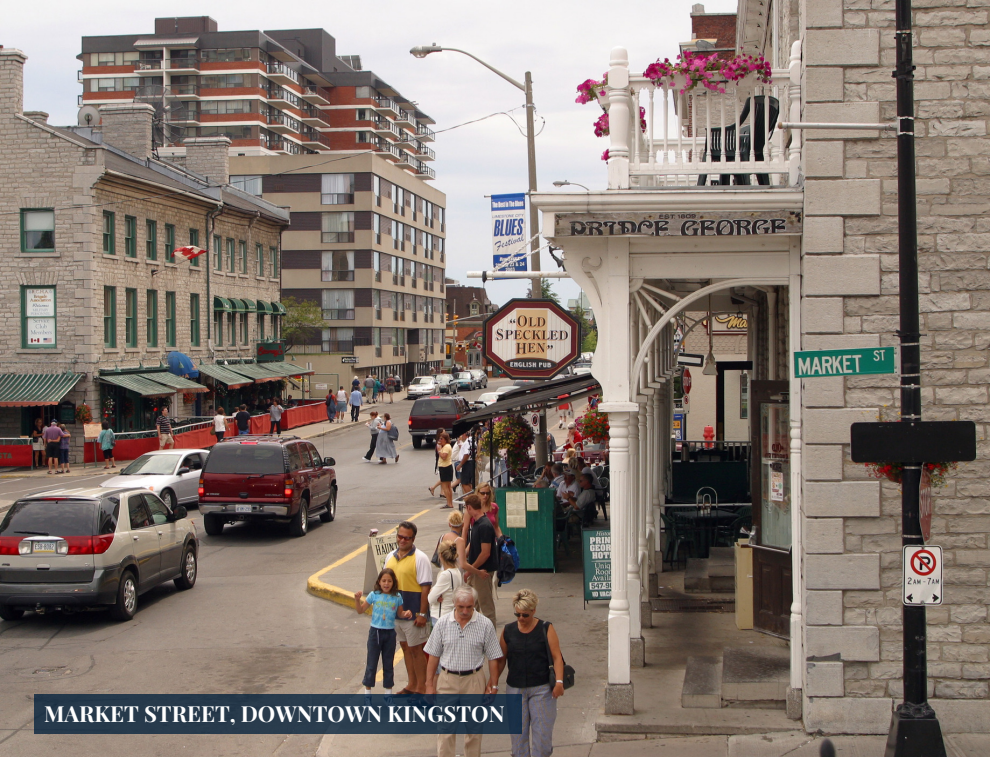


# KINGSTON KNOWS NO BOUNDS

Revel in the Lifestyle,  
Culture, & Charm of  
this Historic City.

*Queens University, Williamsville, The Waterfront, Market Square, Royal Military College, Princess Street, City Hall, Lake Ontario Park, Kingston Brewing Company, Tango Nuevo, The Thousand Islands, Fort Henry, The Grand Theatre, St. Lawrence College, Kingston WritersFest, Agnes Etherington Art Centre, Limestone City Blues Festival, The Kingston Penitentiary Museum, Pumphouse Steam Museum, Martello Alley, Inner Harbour, and much much more.*





MARKET STREET, DOWNTOWN KINGSTON



CONFEDERATION PARK



KINGSTON WATERFRONT



KINGSTON SKYLINE



MARKET SQUARE



QUEENS UNIVERSITY



THE KINGSTON HARBOUR

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# A SMART INVESTMENT IN A SMART CITY



## Queens University

24,000+ Students

- Top 10 University in Canada.
- 2nd ranked MBA program.
- 4th ranked Medical School.
- 5th ranked Law Faculty.
- World renowned Faculty of Engineering.
- 89.1% average undergraduate entering grade.
- Over 1 billion in endowed funds.





# St. Lawrence College

6,500+ Full-time,  
20,000+ Part-time

- More than 80 programs offered.
- 800+ Staff.
- One of the highest rated musical theater programs in Canada.
- Offers a BBA in partnership with Laurentian University



# Royal Military College

2,000+ Students

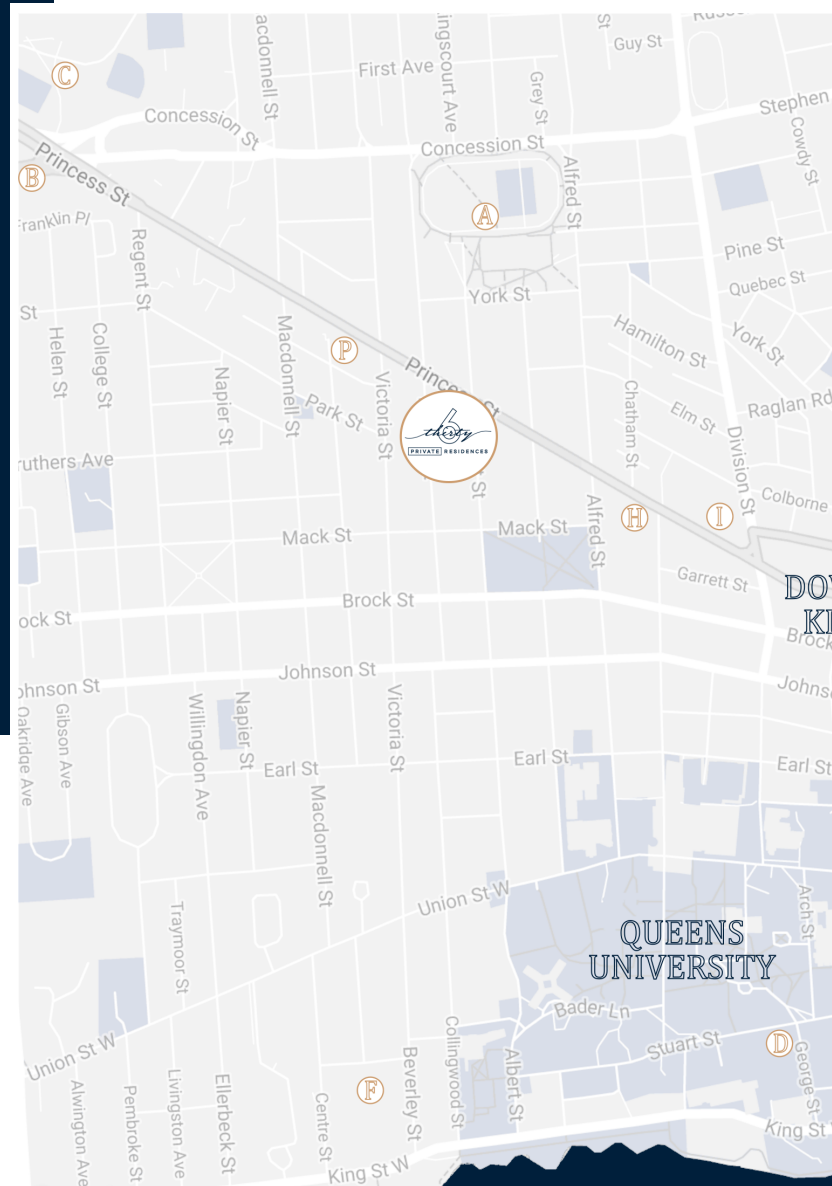
- Over 50 programs offered.
- Located on a 41 Hectare peninsula.
- Partnered with major Canadian institutions.
- Has 5 federally registered heritage buildings and part of a UNESCO World Heritage site.

# WELCOME TO THE REGIONAL CENTER OF EASTERN ONTARIO

## DISTANCE TO:

Ottawa: 2h  
Toronto: 2h 15m  
Montreal: 3h  
Hamilton: 3h 30m  
Quebec City: 5h 45m

Syracuse: 2h 15m  
Rochester: 3h 30m  
Albany: 4h  
New York City: 6h 45m  
Boston: 7h



- A) Kingston Memorial Centre
- B) Kingston Centre
- C) Kingston Innovation Park
- D) Kingston General Hospital
- E) Rogers K-Rock Centre
- F) Bellevue House National Historic Site
- G) Springer Market Square
- H) Beer Store



# 6THIRTY IS IDEALLY LOCATED FOR THOSE WHO WANT TO BE NEAR IT ALL



- I) Shoppers Drug Mart
- J) Hotel Dieu Hospital
- K) Holiday Inn Waterfront
- L) Delta Waterfront Hotel
- M) Four Points by Sheraton
- N) The Grand Theatre
- O) Kingston Courthouse
- P) Howard Johnson Inn

## ON FOOT:

Howard Johnson: 2m  
Memorial Centre: 5m  
Downtown: 10m  
Market Square: 15m  
Waterfront: 15m  
Queens University: 15m  
Innovation Park: 15m  
Kingston Centre: 20m  
General Hospital: 20m

## BY CAR:

401: 10m  
Airport: 15m  
Casino: 30m  
U.S Border: 30m

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MACRO CONDOS ARE  
MACRO INVESTMENTS

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# A THRIVING LOCAL HOUSING MARKET



*There  
are only*  
**4,618**  
*on-campus rooms  
available at Queens for  
over*  
**24,000**  
*students.*

At  
**0.7%**  
Kingston has the  
lowest overall  
vacancy rate in  
Ontario with 2 & 3  
bedrooms at 0.9%  
and 0.3%  
respectively.

## WITH A SHORTAGE OF HIGH QUALITY HOUSING

Aggregate home  
price appreciation  
in Q3 of 2017 YoY  
was strong at  
**6.3%**

**95%**  
*of the student population  
comes from outside  
Kingston and needs off-  
campus housing.*



*Outdated on-campus  
dorm rooms cost  
between*  
**\$1,470**  
*and*  
**\$1,546**  
*a month (utilities &  
laundry included), per  
person, per academic  
year.*

The average rent  
in Kingston  
increased by  
**3.1%**  
from 2016-2017  
and is projected  
to increase at a  
similar pace in  
2018.

# UNMATCHED VALUE, INCOMPARABLE ROI

## Suite 2C.1 2 Bedrooms , 861 Interior sq. ft.



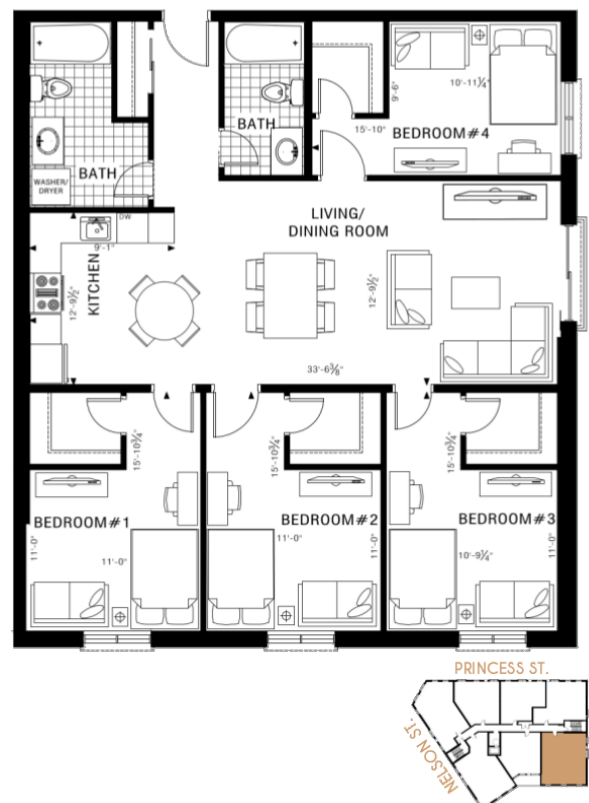
Year 1. Investor Financials			
	Monthly	Annually	
Rental Guarantee	\$1,995.00	\$23,940.00	36.28%
Monthly Mortgage	\$1,112.7	\$13,352.4	
Property taxes (1.36%)	\$373.89	\$4,486.64	
Monthly Condo Fees	\$172.20	\$2,066.4	
Net Cash Return	\$336.22	\$4,034.52	6.11%
Reduction in Debt	\$459.18	\$5,510.12	8.35%
ROI & Debt Reduction	\$795.4	\$9,544.8	14.46%
Cash Flow W/O Mortgage	\$1,448.91	\$17,386.92	26.35%

Long Term Investor Forecast			
	1yr	5yr	10yr
Annual Rent	\$ 23,940.00	\$ 25,917.47	\$ 29,824.87
Property Taxes	\$ 4,486.64	\$ 4,531.67	\$ 4,588.60
Condo Fees	\$ 2,378.40	\$ 2,676.91	\$ 3,103.27
Property Management	\$ 0.0	\$ 1,193.38	\$ 1,424.96
Total Income	\$ 17,074.96	\$ 17,515.51	\$ 20,708.03
Cap Rate	5.18%	4.58%	4.67%
Annual Mortgage	\$ 13,352.37	\$ 13,352.37	\$ 13,352.37
Net Cash Flow	\$ 3,722.59	\$ 4,163.14	\$ 7,355.66
Accumulated Cash Flow	\$ 3,722.59	\$ 22,184.98	\$ 61,061.39
Principal Paid down	\$ 5,510.12	\$ 6,211.72	\$ 7,215.63
Accumulated Principal	\$ 5,510.12	\$ 29,278.33	\$ 63,288.52
Net Income	\$ 9,232.71	\$ 10,374.86	\$ 14,571.29
Accumulated Net Income	\$ 9,232.71	\$ 51,463.31	\$ 124,349.91
Annual Return	13.99%	15.72%	22.08%
Capital Appreciation	\$ 9,897.00	\$ 52,544.52	\$ 113,458.01
Total ROI	\$ 19,129.71	\$ 104,007.82	\$ 237,807.92

## Suite 4B 4 Bedrooms , 1,443 Interior sq. ft.

Year 1. Investor Financials			
	Monthly	Annually	
Rental Guarantee	\$3,000.00	\$36,000.00	36.37%
Monthly Mortgage	\$1,669.21	\$20,030.52	
Property taxes (1.36%)	\$560.89	\$6,730.68	
Monthly Condo Fees	\$288.60	\$3,463.20	
Net Cash Return	\$481.30	\$5,775.60	5.84%
Reduction in Debt	\$688.83	\$8,266.02	8.35%
ROI & Debt Reduction	\$1,170.13	\$14,041.56	14.19%
Cash Flow W/O Mortgage	\$2,150.51	\$25,806.12	26.07%

Long Term Investor Forecast			
	1yr	5yr	10yr
Rent	\$ 36,000.00	\$ 38,973.65	\$ 44,849.43
Property Taxes	\$ 6,730.64	\$ 6,798.20	\$ 6,883.60
Condo Fees	\$ 2,378.40	\$ 2,676.91	\$ 3,103.27
Property Management	\$ -	\$ 1,794.56	\$ 2,142.80
Total Income	\$ 26,890.96	\$ 27,703.98	\$ 32,719.76
Cap Rate	5.28%	4.83%	4.92%
Annual Mortgage	\$ 20,030.58	\$ 20,030.58	\$ 20,030.58
Net Cash Flow	\$ 6,860.38	\$ 7,673.40	\$ 12,689.18
Accumulated Cash Flow	\$ 6,860.38	\$ 40,044.17	\$ 106,202.01
Principal Paid down	\$ 8,266.02	\$ 9,318.52	\$ 10,824.94
Accumulated Principal	\$ 8,266.02	\$ 43,921.93	\$ 94,942.37
Net Income	\$ 15,126.40	\$ 16,991.92	\$ 23,514.12
Accumulated Net Income	\$ 15,126.40	\$ 83,966.10	\$ 201,144.38
Annual Return	15.28%	17.17%	23.76%
Capital Appreciation	\$ 14,847.00	\$ 78,824.74	\$ 170,204.22
Total ROI	\$ 29,973.40	\$ 162,790.84	\$ 371,348.60





# UNBEATABLE PRICE

Priced from the mid \$300's per square foot with cash flow positive rental guarantees, 6Thirty was designed to maximize ROI. Similar projects in comparable university towns have now crossed the \$500.00 per square foot threshold.

	Cash Flow Comparison		
	6Thirty	Waterloo	Toronto
2br Size (Sq. Ft.)	861	861	861
Price Per Sq. Ft.	\$383.16	\$525.00	\$1,000.00
Purchase Price	\$329,900.00	\$452,025.00	\$861,000.00
Monthly Mortgage	\$1,112.70	\$1,524.60	\$2,904.01
Maintenance Fees	\$0.20	\$0.27	\$0.65
Monthly Maintenance	\$172.20	\$232.47	\$559.65
Monthly Property Taxes	\$373.89	\$425.66	\$717.50
Vacancy Rate	0.7%	1.9%	1.1%
Rent for a 2br Condo	\$1,995.00	\$1,700.00	\$2,750.00
<b>Monthly Return</b>	<b>\$336.21</b>	<b>-\$482.73</b>	<b>-\$1,431.16</b>
<b>Annual Return</b>	<b>\$4,034.56</b>	<b>-\$5,792.76</b>	<b>-\$17,173.92</b>

# UNIMAGINABLE SPACE

Designed specifically to maximize comfortable, relaxed living, 6Thirty is bucking the trend of the ever shrinking micro condo. At 6Thirty you get all the space you deserve. No micro living and no compromising here.

## AVERAGE SIZES OF NEW 2 BEDROOM CONDOS:

**6Thirty Private Residences**  
981 square feet



**Waterloo**  
780 square feet



**Toronto**  
675 square feet



\*Prices, specifications, features and offerings are subject to change without notice. Mortgage payments calculated using 30 year amortization and 3.0% mortgage rate. The inflation rate is factored in only to demonstrate pre-construction appreciation. This model, etc., is based on industry trends, circumstances involving clients and other factors, and they involve risks, variables and uncertainties. 6Thirty's actual performance results may differ from those projected in this Income Model. Consequently, no guarantee is presented or implied as to the accuracy of specific forecasts, projections or predictive statements contained herein. Please see a 6Thirty sales representative for more details.

THE FINISHERS

NOT ALL  
INVESTMENT  
CONDOS ARE  
CREATED EQUALLY





## SUITES

- 10' high ceilings as per plan.
- Oversized double glazed windows.
- Double glazed balcony door(s).
- Engineered hardwood flooring throughout suite.
- Balcony or Terrace as per plan with stainless steel railing.
- Oversize 3' x 7' wood solid core entry door.
- Low VOC latex paint finishes.

## KITCHEN

- Open concept kitchen layouts.
- Designer European cabinetry.
- Slow close cabinets and drawers.
- Black galaxy granite counter tops.
- Stainless steel sink.
- Single handle faucet.

## APPLIANCES

- Stainless steel appliances.
- 18 cu.ft. frost-free fridge.
- 30" range.
- Built-in microwave and hood fan.
- Multi-cycle built-in dishwasher.
- Stacked washer and dryer vented to exterior.

## WASHROOMS

- Ceramic tile floor.
- Ceramic tiles for: tub/showers and walk-in showers as per plan.
- Single sink bathroom cabinetry as per plan.
- White porcelain undermount sink with chrome single lever faucet.
- Pressure balanced tub-shower faucet.
- White High Efficiency Toilets (HET).
- Bathroom fan vented to exterior.

Coming 09.18

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