



PRIVATE RESIDENCES

*All information contained in this package is preliminary and estimated and as such is subject to change. Information contained in this package shall not in any way become part of an Agreement of Purchase and Sale, a representation or warranty of the Vendor, nor an inducement to enter into an Agreement of Purchase and Sale with the Vendor and is therefore not legally binding. All relevant and legal information with respect to a potential purchase of any property shall be in accordance with an Agreement of Purchase and Sale in the Vendor's form, the Condominium Documents and all other rights and obligation under the Ontario Condominium Act, 1998, and all such relevant documentation should be reviewed with legal and professional counsel.

630 PRIVATE RESIDENCES



FAMILY & FRIENDS PRICING

Suite Type	Layout	Total Sq. Ft.	Leaseback	Price	PSF
3A	3 Bedroom	1137	\$2,400.00	\$419,900	\$369
4A	4 Bedroom	1461	\$2,900.00	\$479,900	\$328
4B	4 Bedroom	1398	\$3,000.00	\$494,900	\$354
4C	4 Bedroom	1443	\$3,000.00	\$494,900	\$342

DEPOSIT STRUCTURE

Total **15%** by Occupancy

\$5,000 on Signing

Balance of 5% due in 30 Days

5% due on June 1st, 2018

5% due on September 1, 2018

PROJECT SPECIFICATIONS

Estimated Occupancy: September 1, 2018

Parking: \$20,000

Maintenance Fees: Approximately \$0.20/Sq.ft., includes heat, central air, common area maintenance and water

Excludes: Electricity

Property Tax: Approximately 1.36% of purchase price

THE BUILDING

STREET ADDRESS	630 PRINCESS STREET, KINGSTON ON K7L 1E3
NUMBER OF FLOORS	5 STOREYS
NUMBER OF SUITES	31 SUITES
PARKING	UNDERGROUND & AVAILABLE FOR UNITS 2b, 2d, AND ALL 3br & 4br SUITES
AMENITIES	STATE OF THE ART FULL SIZE FITNESS CENTRE, ROOFTOP PATIO (CABANAS & BBQ's, COMMON LOUNGE AREA, GARDEN), BICYCLE PARKING

20 MONTH **RENTAL GUARANTEE**
& PROPERTY MANAGEMENT

+

FREE **ASSIGNMENT CLAUSE**

+

CAPPED DEVELOPMENT CHARGES



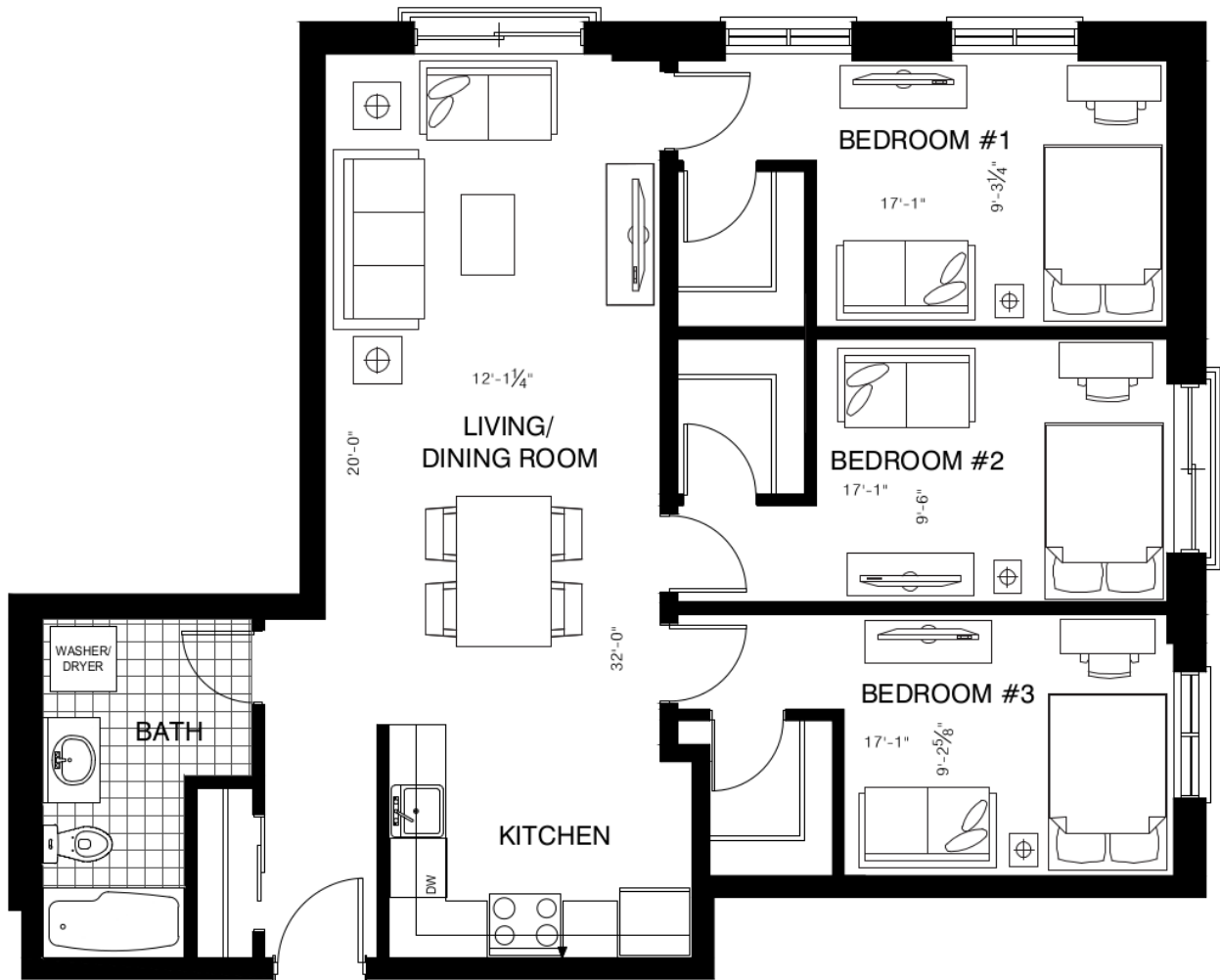
SUITE 3C & Parking



3 BEDROOM – 1 BATHROOM

1,137 Interior Square Feet

Floors: 2-6



**Dimensions are approximate. Actual usable floor space may vary from stated floor area. Materials, specifications, and floor plans are subject to change without notice. All renderings are the artist's concept. E. & O.E

Purchase Price: \$439,900
Deposit: \$87,980

Square Feet: 1,037
Price per Sq. Ft.: \$424.20

Year 1. Investor Financials			
Rental Guarantee	\$2,500.00 monthly	\$30,000.00	34% ROI
Mortgage	\$1,483.71 monthly	\$17,804.52	
Property taxes Approx. (1.36%)	\$498.55 monthly	\$5,982.60	
Condo Fees	\$227.24 monthly	\$2,726.88	
Net Cash Return	\$290.5 monthly	\$3,486	3.96% ROI
Reduction in Debt	\$614.18 monthly	\$7,370.11	8.38% ROI
ROI & Debt Reduction	\$904.68 monthly	\$10,856.16	12.34% ROI
Cash Flow W/O Mortgage	\$1,774.21 monthly	\$21,290.52	24.19% ROI

CAP RATE WITHOUT MORTGAGE: 4.84%

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SUITE 4B

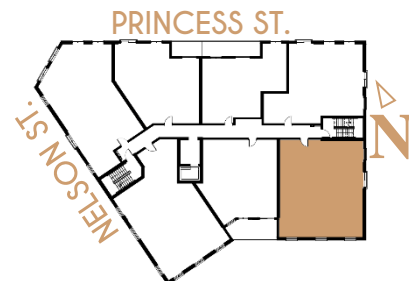
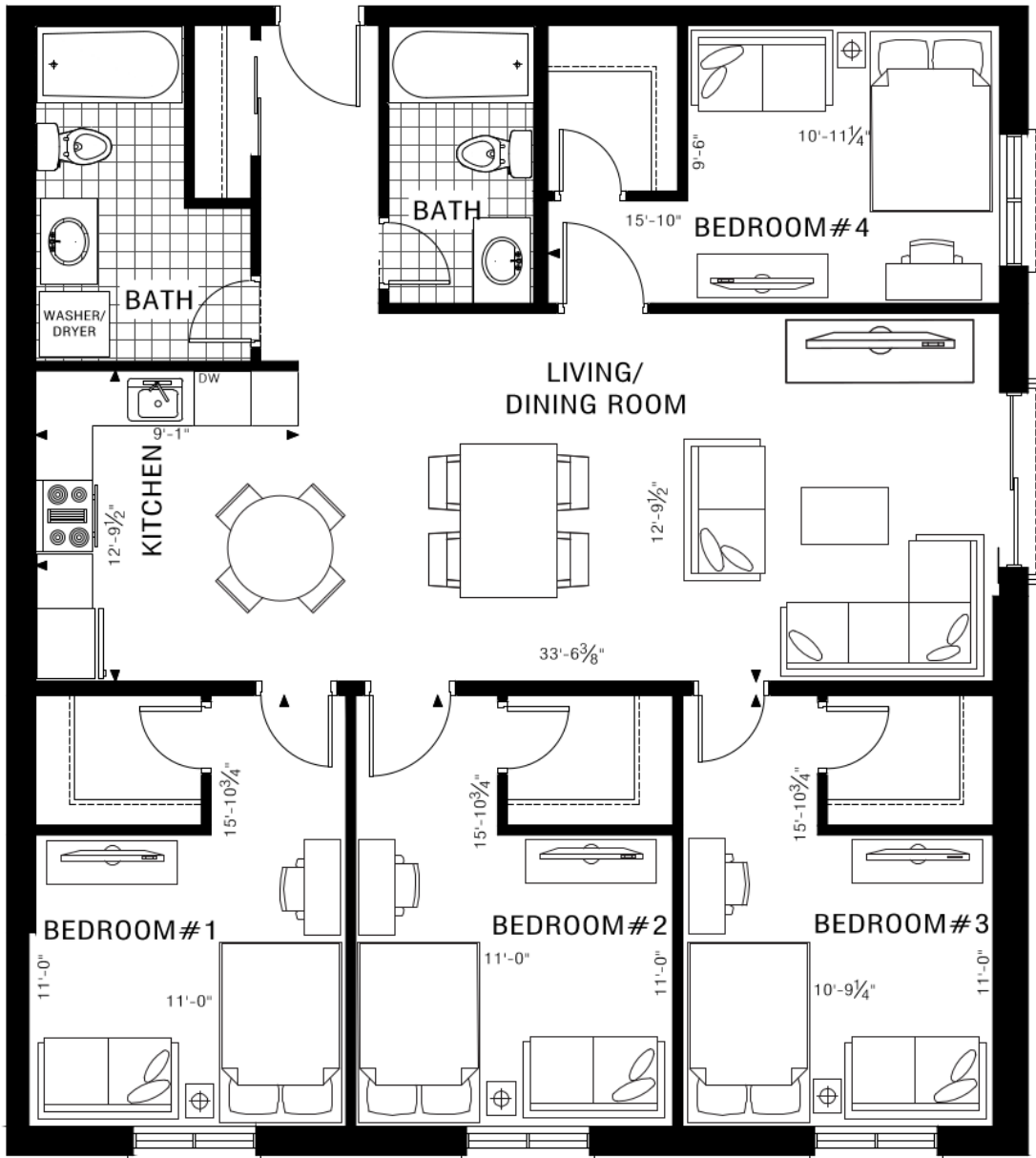


PRIVATE RESIDENCES

4 BEDROOM – 2 BATHROOM

1,443 Interior Square Feet

Floors: 1-6



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Purchase Price: \$494,900
Deposit: \$98,980

Square Feet: 1,443
Price per Sq. Ft.: \$342.97

Year 1. Investor Financials			
Rental Guarantee	\$3,000.00 monthly	\$36,000.00	36.37%
Mortgage	\$1,669.21 monthly	\$20,030.52	
Property taxes Approx. (1.36%)	\$560.89 monthly	\$6,730.68	
Condo Fees	\$288.6 monthly	\$3,463.2	
Net Cash Return	\$481.3 monthly	\$5,775.6	5.84%
Reduction in Debt	\$690.97 monthly	\$8,291.64	8.34%
ROI & Debt Reduction	\$1,172.27 monthly	\$14,067.24	14.21%
Cash Flow W/O Mortgage	\$2,150.51 monthly	\$25,806.12	26.07%

CAP RATE WITHOUT MORTGAGE: 5.21%

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