

# THEATRE DISTRICT



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## FINANCIAL PROFORMA FOR SELECTED UNITS

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**MODEL B5** -1 BEDROOM 412 SQ.FT

**MODEL 2D** -2 BEDROOM 635 SQ.FT

**MODEL 2J** -2 BEDROOM 691 SQ.FT.

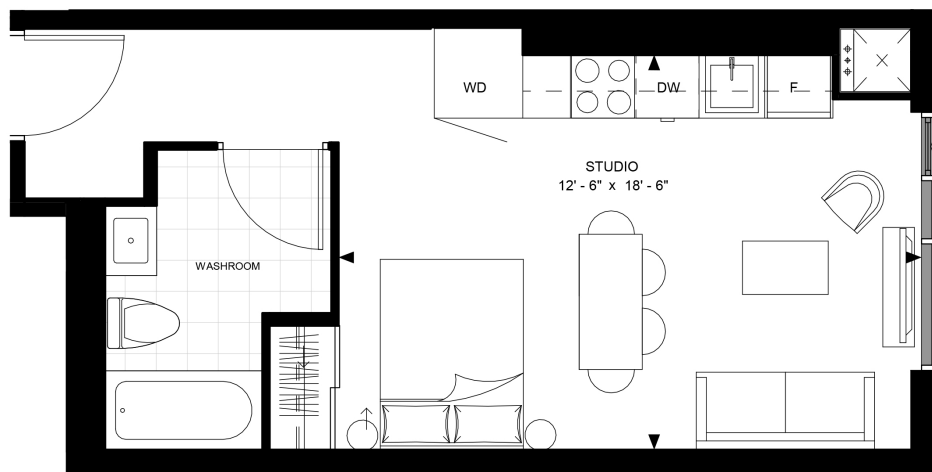
**MODEL 3A** - 3 BEDROOM 795 SQ.FT.

The Condo Store  
Realty Inc.  
BROKERAGE

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**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 \$2,223. This number is based on today's rent of \$1,900 with a conservative yearly increase of 4.00% per year.

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

**NOTE 4** - Maintenance fees have not yet been assessed by the developer. We've estimated them at .59/SF based on other new development in the neighbourhood.

#### SUMMARY

YEAR 1 (Final Close)

Purchase Price:	\$368,000
Projected Price at Completion - estimated completion date is 2021 (see note 1):	\$447,306
Monthly Rental Income (See Note 2)	\$2,223

#### MONTHLY EXPENSES

Maintenance Fee (59¢ per SF) (See Note 4)	\$243
Property Tax	\$253
Yearly Insurance	\$120
Hydro	Tenant Pays
Down Payment 21.00 %	\$77,280
Mortgage Amount:	\$290,720
Monthly Mortgage Payment \$290,720 @ 2.89% for 30 Years / 1 year term	\$1,205.83
Total Monthly Carrying Costs (\$1,206 + 253 + 243.08 + 10)	\$1,711.91

#### TOTAL INCOME

Year One Monthly Positive Cash Flow	\$511
Monthly Principal Portion of Mortgage Payment	\$517

#### ACTUAL MONTHLY INCOME

\$1,027

#### ANNUAL ROI

16.0%  
(income/rent return not including your capital appreciation)

#### ROI ON YOUR DEPOSIT

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



**B5**

412 SQ.FT



<b>SUMMARY</b>	<b>YEAR 5</b>	<b>YEAR 10</b>	<b>YEAR 25</b>
Condo Value	\$543,704	\$693,919	\$1,442,608
Capital Gain	\$175,704	\$325,919	\$1,074,608
Rent - Monthly	\$2,600	\$3,164	\$5,698
Taxes - Monthly	\$308	\$393	\$816
Condo Fees - Monthly	\$284	\$346	\$623
Insurance	\$11	\$12	\$16
Mortgage Pmt - Monthly	\$1,106	\$993	\$719
Net Income - Annual	\$10,695	\$17,039	\$42,279
Cumulative Cash Flow	\$41,933	\$114,125	\$557,846
Equity Portion of Mortgage	\$29,703	\$56,372	\$121,113
Cumulative Net Profit	\$71,636	\$170,496	\$678,959
<b>SELLING PROFIT</b>			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$175,704	\$325,919	\$1,074,608
<b>TOTAL PROFIT</b>			
(Cash Flow + Selling Profit)	\$217,637	\$440,043	\$1,632,453
Return On Invested Capital	281.6%	569.4%	2112.4%

**ASSUMPTIONS**

**PRICE INCREASE**

5% (Toronto has averaged 5.76% annual growth over the 30 years)

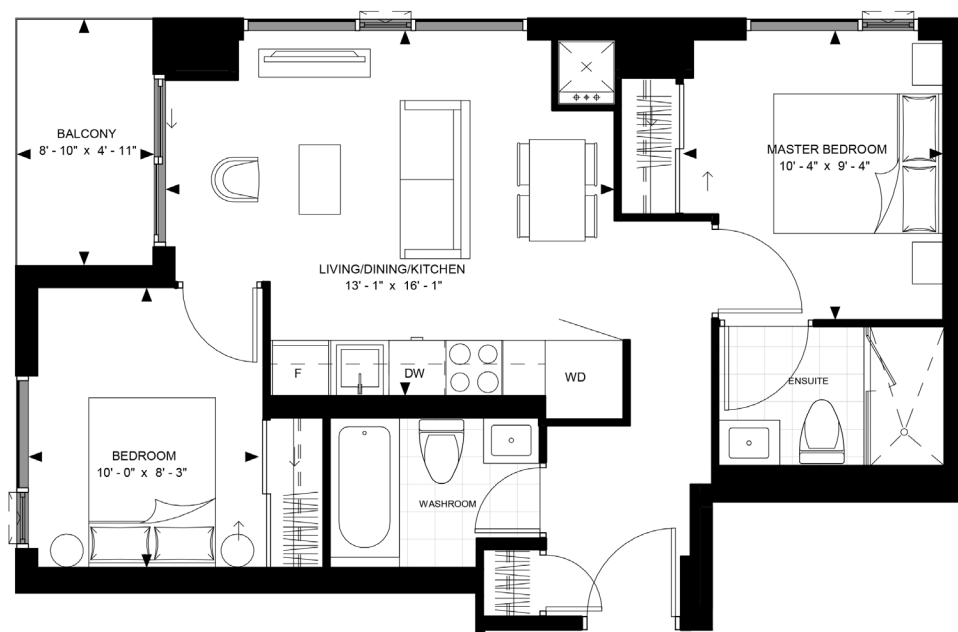
**RENT INCREASE**

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.**



**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 \$2,223. This number is based on today's rent of \$1,900 with a conservative yearly increase of 4.00% per year.

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

**NOTE 4** - Maintenance fees have not yet been assessed by the developer. We've estimated them at .59/SF based on other new development in the neighbourhood.

**SUMMARY**

**YEAR 1** (Final Close)

Purchase Price:	\$607,000
Projected Price at Completion - estimated completion date is 2021 (see note 1):	\$737,812
Monthly Rental Income (See Note 2)	\$3,159

**MONTHLY EXPENSES**

Maintenance Fee (59¢ per SF) (See Note 4)	\$375
Property Tax	\$417
Yearly Insurance	\$120
Hydro	Tenant Pays
Down Payment 21.00 %	\$127,470
Mortgage Amount:	\$479,530
Monthly Mortgage Payment \$479,530 @ 2.8% for 30 Years / 1 year term	\$1,988.96
Total Monthly Carrying Costs (\$1,989 + 417 + 374.65 + 10)	\$2,790.61

**TOTAL INCOME**

Year One Monthly Positive Cash Flow	\$368
Monthly Principal Portion of Mortgage Payment	\$852

**ACTUAL MONTHLY INCOME**

\$1,220

**ANNUAL ROI**

11.5%  
(income/rent return not including your capital appreciation)

**ROI ON YOUR DEPOSIT**

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



**2D**  
635 SQ.FT



<b>SUMMARY</b>	<b>YEAR 5</b>	<b>YEAR 10</b>	<b>YEAR 25</b>
Condo Value	\$896,815	\$1,144,589	\$2,379,518
Capital Gain	\$289,815	\$537,589	\$1,772,518
Rent - Monthly	\$3,695	\$4,496	\$8,096
Taxes - Monthly	\$507	\$648	\$1,346
Condo Fees - Monthly	\$438	\$533	\$960
Insurance	\$11	\$12	\$16
Mortgage Pmt - Monthly	\$1,825	\$1,638	\$1,186
Net Income - Annual	\$10,967	\$19,976	\$55,056
Cumulative Cash Flow	\$38,285	\$119,743	\$682,068
Equity Portion of Mortgage	\$48,994	\$92,982	\$199,771
Cumulative Net Profit	\$87,279	\$212,725	\$881,839
<b>SELLING PROFIT</b> (Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$289,815	\$537,589	\$1,772,518
<b>TOTAL PROFIT</b> (Cash Flow + Selling Profit)	\$328,100	\$657,332	\$2,454,586
Return On Invested Capital	257.4%	515.7%	1925.6%

**ASSUMPTIONS**

**PRICE INCREASE**

5% (Toronto has averaged 5.76% annual growth over the 30 years)

**RENT INCREASE**

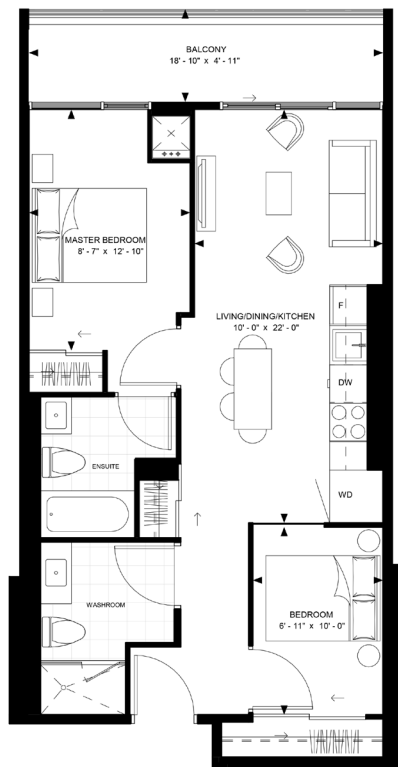
4% annually used for pro-forma (we expect rents to increase 4-6% per year based on historical data)

**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.**

2 BEDROOM 601 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 \$2,223. This number is based on today's rent of \$1,900 with a conservative yearly increase of 4.00% per year.

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

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**SUMMARY**

**YEAR 1 (Final Close)**

Purchase Price:	\$592,500
Projected Price at Completion - estimated completion date is 2021 (see note 1):	\$720,187
Monthly Rental Income (See Note 2)	\$3,276

**MONTHLY EXPENSES**

Maintenance Fee (59¢ per SF) (See Note 4)	\$408
Property Tax	\$408
Yearly Insurance	\$120
Hydro	Tenant Pays
Down Payment 21.00 %	\$124,425
Mortgage Amount:	\$468,075
Monthly Mortgage Payment \$468,075 @ 2.8% for 30 Years / 1 year term	\$1,941.45
Total Monthly Carrying Costs (\$1,941 + 408 + 407.69 + 10)	\$2,767.14

**TOTAL INCOME**

Year One Monthly Positive Cash Flow	\$508
Monthly Principal Portion of Mortgage Payment	\$832

**ACTUAL MONTHLY INCOME**

\$1,340

**ANNUAL ROI**

12.9%  
(income/rent return not including your capital appreciation)

**ROI ON YOUR DEPOSIT**

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



2J

691 SQ.FT



SUMMARY	YEAR 5	YEAR 10	YEAR 25
Condo Value	\$875,392	\$1,117,247	\$2,322,677
Capital Gain	\$282,892	\$524,747	\$1,730,177
Rent - Monthly	\$3,832	\$4,662	\$8,396
Taxes - Monthly	\$495	\$632	\$1,314
Condo Fees - Monthly	\$477	\$580	\$1,045
Insurance	\$11	\$12	\$16
Mortgage Pmt - Monthly	\$1,781	\$1,599	\$1,157
Net Income - Annual	\$12,814	\$22,065	\$58,364
Cumulative Cash Flow	\$47,134	\$138,527	\$740,870
Equity Portion of Mortgage	\$47,824	\$90,761	\$194,999
Cumulative Net Profit	\$94,958	\$229,288	\$935,869
<b>SELLING PROFIT</b>			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$282,892	\$524,747	\$1,730,177
<b>TOTAL PROFIT</b>			
(Cash Flow + Selling Profit)	\$330,026	\$663,274	\$2,471,047
Return On Invested Capital	265.2%	533.1%	1986%

### ASSUMPTIONS

#### PRICE INCREASE

5% (Toronto has averaged 5.76% annual growth over the 30 years)

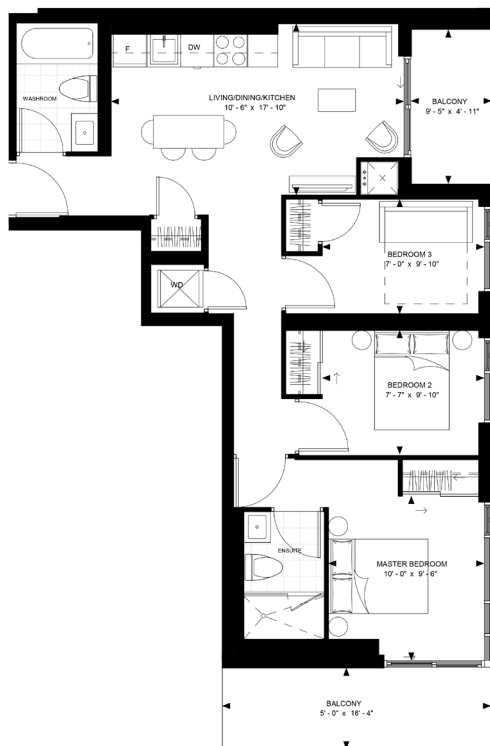
#### RENT INCREASE

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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**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 \$2,223. This number is based on today's rent of \$1,900 with a conservative yearly increase of 4.00% per year.

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3A

3 BEDROOM 795 SQ.FT

**SUMMARY**

**YEAR 1** (Final Close)

Purchase Price:	\$709,000
Projected Price at Completion - estimated completion date is 2021 (see note 1):	\$861,794
Monthly Rental Income (See Note 2)	\$3,744

**MONTHLY EXPENSES**

Maintenance Fee (59¢ per SF) (See Note 4)	\$469
Property Tax	\$488
Yearly Insurance	\$120
Hydro	Tenant Pays
Down Payment 21.00 %	\$148,890
Mortgage Amount:	\$560,110
Monthly Mortgage Payment \$560,110 @ 2.8% for 30 Years / 1 year term	\$2,323.18
Total Monthly Carrying Costs (\$2,323 + 488 + 469.05 + 10)	\$3,290.23

**TOTAL INCOME**

Year One Monthly Positive Cash Flow	\$453
Monthly Principal Portion of Mortgage Payment	\$995

**ACTUAL MONTHLY INCOME**

\$1,449

**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)





**3A**  
795 SQ.FT



<b>SUMMARY</b>	<b>YEAR 5</b>	<b>YEAR 10</b>	<b>YEAR 25</b>
Condo Value	\$1,047,516	\$1,336,925	\$2,779,372
Capital Gain	\$338,516	\$627,925	\$2,070,372
Rent - Monthly	\$4,379	\$5,328	\$9,596
Taxes - Monthly	\$593	\$756	\$1,573
Condo Fees - Monthly	\$549	\$668	\$1,202
Insurance	\$11	\$12	\$16
Mortgage Pmt - Monthly	\$2,131	\$1,914	\$1,385
Net Income - Annual	\$13,151	\$23,744	\$65,039
Cumulative Cash Flow	\$46,299	\$143,357	\$808,679
Equity Portion of Mortgage	\$57,227	\$108,607	\$233,341
Cumulative Net Profit	\$103,526	\$251,964	\$1,042,019
<b>SELLING PROFIT</b>			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$338,516	\$627,925	\$2,070,372
<b>TOTAL PROFIT</b>			
(Cash Flow + Selling Profit)	\$384,815	\$771,283	\$2,879,050
Return On Invested Capital	258.5%	518.0%	1933.7%

**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)

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