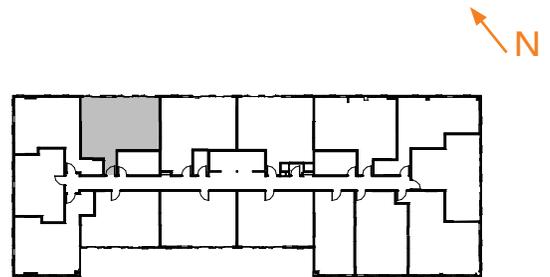




# Type D1

596 sq.ft  
Floors 3 - 7



Floors 3 - 7

255 Sunview Street, Waterloo, ON condominium floor plans. All floor plans and specifications are subject to change without notice. Actual usable floor area may vary from measurements stated on the floor plans. Illustrations are artists concepts only and may show optional features not included in the base price. E&OE.

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# INCOME MODEL

**596 Sq. Ft.  
1 Bed+Den  
Model D1**

**PRICE**

<b>Total Purchase Price:</b>	<b>\$333,990</b>
<b>Down Payment (20%):</b>	<b>\$66,798</b>

**\*EXPENSES**

<b>Annual Mortgage:</b>	<b>\$13,005</b>
<b>Monthly Mortgage:</b>	<b>\$1,084</b>
<b>Estimated Property Tax (1.13%):</b>	<b>\$3,588</b>
<b>Monthly Property Tax:</b>	<b>\$299</b>
<b>Annual Condo Fees:</b>	<b>\$2,288</b>
<b>Monthly Condo Fees:</b>	<b>\$191</b>

**GUARANTEED INCOME**

<b>Annual Vendor Leaseback:</b>	<b>\$20,040</b>
<b>Monthly Rental Income:</b>	<b>\$1,670</b>

**RETURN (1<sup>st</sup> Year)**

<b>Annual Cash Flow:</b>	<b>\$1,160</b>
<b>Monthly Cash Flow:</b>	<b>\$97</b>
<b>Principle Paid Down:</b>	<b>\$6,242</b>
<b>Net Income:</b>	<b>\$7,402</b>
<b>Cash on Cash Total:</b>	<b>1.7%</b>
<b>Annual Return:</b>	<b>11.08%</b>

**WITHOUT MORTGAGE**

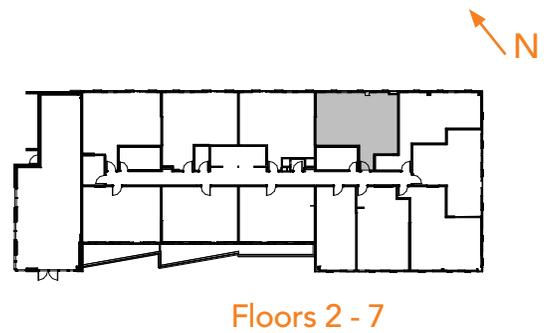
<b>Net Operating Income:</b>	<b>\$14,165</b>
<b>Cap Rate:</b>	<b>4.24%</b>

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# Type K

631 sq.ft  
Floors 2 - 7



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# INCOME MODEL

<b>630 Sq. Ft. 1 Bed+Den Model K</b>	
<b>PRICE</b>	
Total Purchase Price:	\$327,490
Down Payment (20%):	\$65,498
<b>*EXPENSES</b>	
Annual Mortgage:	\$12,752
Monthly Mortgage:	\$1,063
Estimated Property Tax (1.13%):	\$3,518
Monthly Property Tax:	\$293
Annual Condo Fees:	\$2,422
Monthly Condo Fees:	\$202
<b>GUARANTEED INCOME</b>	
Annual Vendor Leaseback:	\$19,680
Monthly Rental Income:	\$1,640
<b>RETURN (1<sup>st</sup> Year)</b>	
Annual Cash Flow:	\$989
Monthly Cash Flow:	\$82
Principle Paid Down:	\$6,121
Net Income:	\$7,110
Cash on Cash Total:	1.5%
Annual Return:	10.85%

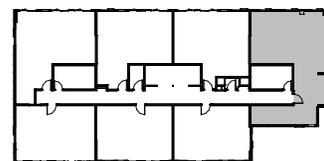
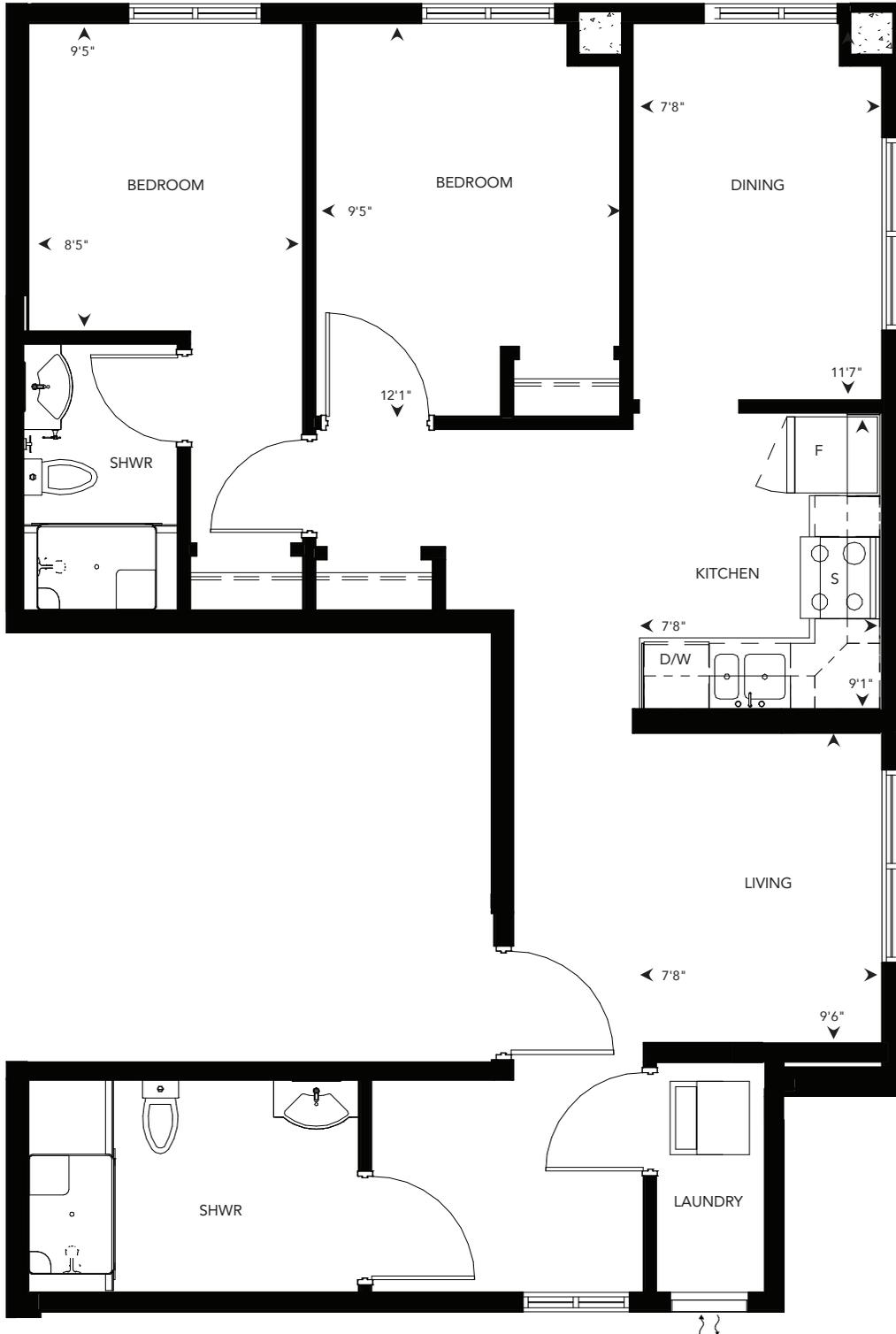
<b>WITHOUT MORTGAGE</b>	
Net Operating Income:	\$13,740
Cap Rate:	4.20%

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# Type R

884 sq.ft  
Floors 9 - 13



Floors 9-13

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# INCOME MODEL

<b>884 Sq. Ft. 2Bed+Den Model R</b>	
<b>PRICE</b>	
<b>Total Purchase Price:</b>	<b>\$441,990</b>
<b>Down Payment (20%):</b>	<b>\$88,398</b>
<b>*EXPENSES</b>	
<b>Annual Mortgage:</b>	<b>\$17,210</b>
<b>Monthly Mortgage:</b>	<b>\$1,434</b>
<b>Estimated Property Tax (1.13%):</b>	<b>\$4,682</b>
<b>Monthly Property Tax:</b>	<b>\$390</b>
<b>Annual Condo Fees:</b>	<b>\$3,395</b>
<b>Monthly Condo Fees:</b>	<b>\$283</b>
<b>GUARANTEED INCOME</b>	
<b>Annual Vendor Leaseback:</b>	<b>\$27,600</b>
<b>Monthly Rental Income:</b>	<b>\$2,300</b>
<b>RETURN (1<sup>st</sup> Year)</b>	
<b>Annual Cash Flow:</b>	<b>\$2,312</b>
<b>Monthly Cash Flow:</b>	<b>\$193</b>
<b>Principle Paid Down:</b>	<b>\$8,261</b>
<b>Net Income:</b>	<b>\$10,573</b>
<b>Cash on Cash Total:</b>	<b>2.6%</b>
<b>Annual Return:</b>	<b>11.96%</b>

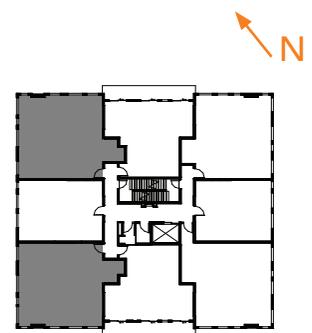
<b>WITHOUT MORTGAGE</b>	
<b>Net Operating Income:</b>	<b>\$19,522</b>
<b>Cap Rate:</b>	<b>4.42%</b>

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# Type V

961 sq.ft  
Floors 2 - 6



Floors 2 - 6

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# INCOME MODEL

<b>961 Sq. Ft. 2 Bed+Den Model V</b>	
<b>PRICE</b>	
Total Purchase Price:	\$438,990
Down Payment (20%):	\$87,798
<b>*EXPENSES</b>	
Annual Mortgage:	\$17,093
Monthly Mortgage:	\$1,424
Estimated Property Tax (1.13%):	\$4,654
Monthly Property Tax:	\$388
Annual Condo Fees:	\$3,691
Monthly Condo Fees:	\$308
<b>GUARANTEED INCOME</b>	
Annual Vendor Leaseback:	\$27,600
Monthly Rental Income:	\$2,300
<b>RETURN (1<sup>st</sup> Year)</b>	
Annual Cash Flow:	\$2,162
Monthly Cash Flow:	\$180
Principle Paid Down:	\$8,205
Net Income:	\$10,366
Cash on Cash Total:	2.5%
Annual Return:	11.81%

<b>WITHOUT MORTGAGE</b>	
Net Operating Income:	\$19,255
Cap Rate:	4.39%

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