

CONDOMINIUM PROJECTED CAP. RATES, PRICE APPRECIATION & RETURN ON INVESTMENT (ROI)

CITY OF TORONTO - Liberty Village & King West

Project and Address	Completion Date	Opening Price (psf)*	Current Price (psf)*	ROI	Maint./M(psf)	Avg. Rent (psf)	Cap Rate*
Battery Park I - 50 Lynn Williams St	March 2007	\$276	\$785	922%	\$0.39	\$3.22	12.30%
Bliss Condominiums - 55 East Liberty St	September 2011	\$357	\$850	690%	\$0.45	\$3.23	9.34%
King West Condominiums - Ph I - 85 East Liberty St	July 2013	\$430	\$764	388%	\$0.45	\$3.10	7.40%
King West Condominiums - Ph II - 75 East Liberty St	July 2013	\$435	\$823	446%	\$0.47	\$3.21	7.56%
King West Condominiums - Ph III - 65 East Liberty St	July 2013	\$438	\$826	443%	\$0.47	\$3.33	7.84%
Liberty Central By The Lake - 51 East Liberty St	November 2015	\$480	\$753	284%	\$0.61	\$3.34	6.83%
Liberty Market Lofts - 5 Hanna Ave	May 2013	\$442	\$841	451%	\$0.46	\$3.32	7.76%
Liberty on the Park - 69 Lynn Williams St	July 2013	\$408	\$756	426%	\$0.49	\$3.70	9.44%
Liberty Place - 150 East Liberty St	April 2014	\$464	\$815	378%	\$0.50	\$3.38	7.45%
The Tower - 125 Western Battery Rd	December 2013	\$417	\$819	482%	\$0.43	\$3.10	7.68%
Toy Factory Lofts - 43 Hanna Ave	January 2009	\$300	\$846	910%	\$0.38	\$3.05	10.68%
Vibe at Liberty Village - 100 Western Battery Rd	December 2010	\$360	\$817	635%	\$0.43	\$3.60	10.57%
Zip at Liberty Village - 80 Western Battery Rd	January 2009	\$311	\$862	886%	\$0.45	\$3.42	11.46%
DNA 3 - 1030 King St W	January 2015	\$528	\$931	382%	\$0.55	\$3.87	7.55%
DNA II - 1005 King St W	September 2006	\$274	\$854	1058%	\$0.29	\$3.44	13.80%
Electra Lofts 1029 King St W	September 2002	\$184	\$817	1720%	\$0.34	\$3.19	18.59%
Parc Lofts - 25 Stafford St	April 2012	\$520	\$1,068	527%	\$0.55	\$3.25	6.23%
Thompson Residences - 629 King St W/38 Stewart St	July 2016	\$663	\$916	191%	\$0.55	\$4.03	6.30%

*Original price is avg. selling price throughout active development, avg. resale price and rent are based on Q4-2017 transaction, cap rate includes maint. Fees and taxes.

Return on investment (ROI) of 20%, factoring in capital appreciation, net rental revenue and mortgage repayment

Source: Urbanation Inc., Toronto Real Estate Board

1) Pull comp buildings							
2) Completion Date = Registration Date							