



REAL ESTATE SOLUTIONS FOR THE
SAVVY INVESTOR

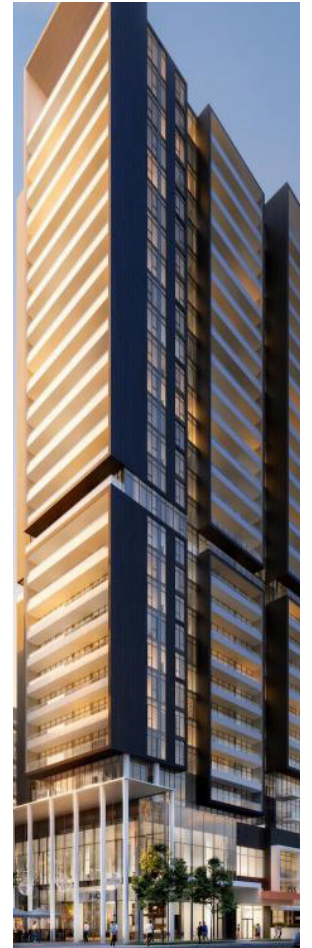


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ABOUT US



CONNECT asset management is a company built on an investment philosophy that everyone can retire wealthy with the right real estate investment strategy. Our experience and success has led us to develop the Multiplier Effect (ME) investment strategy to accumulate massive wealth through real estate investment.

Real estate is one of the safest and most predictable long-term investments. By investing in the right properties and taking advantage of traditional refinancing techniques, investors can leverage the cost of a single condo purchase into multiple condos. We help real estate investors get a Multiplier Effect on their investments - transforming a single condo purchase into 7 or more condos over time.

We believe that investing in real estate can be as easy as owning a mutual fund. We help with every part of the process and offer CONNECT Turnkey Property Management so our clients don't have to worry about the challenges of investing in real estate.

CONNECT asset management is made up of a team of award-winning condo investors/Realtors who negotiate directly with the industry's leading developers to secure discounts and incentives for clients by promising a high volume of sales in a short period of time therefore securing best access to units at the lowest possible prices.

The Condo Store

Realty Inc
BROKERAGE

The Condo Store Realty Inc is a progressive, integrated property sales, marketing and development company. Our activity in all three areas provides us with unique market insights that we share with our investors. As one of the country's fastest growing real estate firms we are involved in over 10% of all pre-construction sales in Toronto giving us the ability to purchase in bulk and pass the savings on to our investors and increase their return.



RYAN COYLE

- Managing Director and Partner, CONNECT asset management
- Partner, Insider Condo Club
- Broker, The Condo Store Realty Inc.
- Broker since 2004
- Investing in real estate for over 20 years
- Personal portfolio of over 30 condos
- Over \$1 Billion in real estate transaction made



MATT ELKIND

- Managing Director and Partner, Insider Condo Club
- Partner, CONNECT asset management
- Canadian Real Estate Wealth Investor of the Year 2015
- Sales Representative, The Condo Store Realty Inc.
- Invested in all types of real estate from commercial, development, pre-construction condos to multi-unit residential with a portfolio over 20 properties
- Over \$1 Billion in real estate transaction made

WHY INVEST IN DUEAST CONDOS?

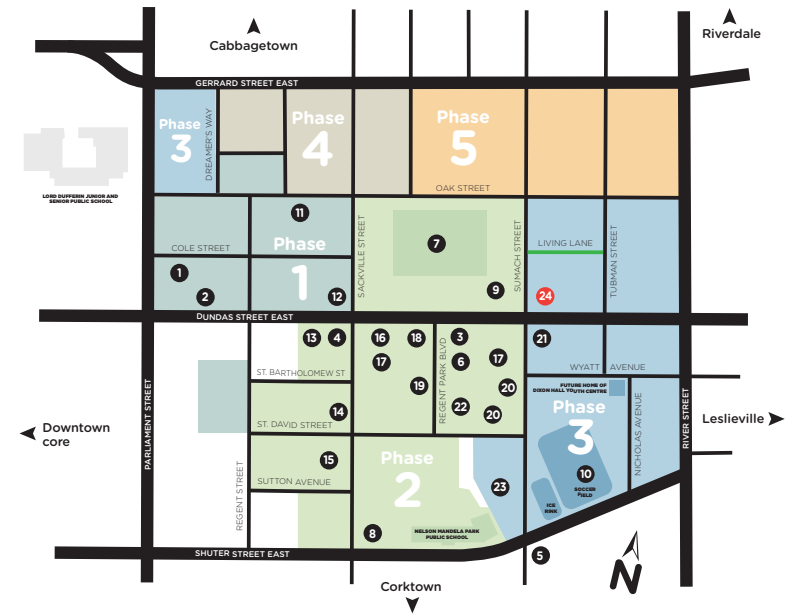
Because getting the most out of your money matters...

- Low deposit structure only 10% Down
- Great VIP Incentives; Cap on Closing Costs
- Free property management for 1yr. (provided by **CONNECT**)

WHY INVEST IN DUEAST CONDOS?

BECAUSE "WALK, TRANSIT, AND BIKE SCORES" MATTER...

DuEast condos is located in east downtown at the heart of the Regent Park Revitalization at the corner of Dundas Street East and Sumach Street. . This gives it top ranking walk, transit, and bike scores. When given the opportunity to reduce a daily commute to minutes, people who work and play downtown are willing to pay a premium to have the option to bus, bike or even walk to any where they desire.



- 1 OneCole Condominiums
- 2 National Brand Retailers
* Shoppers Drug Mart * Subway * Wendy's
- 3 National Brand Retailers
* Safeway * Tim Hortons * KFC * Rogers
- 4 DundasEast Dental
- 5 Sumach Espresso
- 6 Sumac Creek Health Centre
- 7 Regent Park Six-Acre Park
- 8 City of Toronto Community Centre
- 9 Regent Park Aquatic Centre
- 10 Regent Park Athletic Grounds
- 11 One Park West Boutique Condominiums and Townhomes
- 12 TD Centre of Learning
- 13 Toronto Birth Centre
- 14 The Bartholomew Condominiums and Townhomes
- 15 The Sutton Collection
- 16 Paintbox Bistro
- 17 Paintbox Condominiums
- 18 Daniels Spectrum
- 19 The Urban Mews on Regent Park Boulevard
- 20 One Park Place Condominiums North & South
- 21 The Wyatt Condominiums
- 22 George Brown College Fashion Exchange
- 23 The Sumach by Chartwell
- 24 DuEast Condominiums

 WALK SCORE 94	 TRANSIT SCORE 100	 BIKE SCORE 100
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Daniels
love where you live™

Map is for illustration purposes only and is not to scale. Illustration is artist's concept. E. & O. E.

WHY INVEST IN DUEAST CONDOS?

BECAUSE DESIGN AND PLANNING MATTER...

DuEast Condos is a 11-storey building just minutes away from the pulse of the downtown core. Located in one of Toronto's most desirable and fastest growing neighbourhoods, DuEast is located in the award-winning Regent Park Revitalization at Dundas Street East and Sumach. Surrounded by a 6-acre park, aquatic centre and 2.8-acre athletics grounds, DuEast is the 3rd Phase of Revitalization and with more to

come. Surrounded by shopping, dining and easy Transit options DuEast Condos is a well-planned, sought-after residence for end-users and investors alike. DuEast is the place to meet, explore, play, create and embrace life. Upon completion, DuEast will be part of a revitalization decades in the making, spanning over 69 acres, housing over 12,500 people speaking over 57 languages.

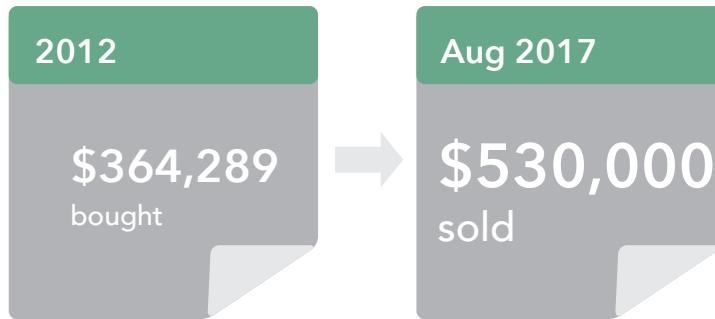


Developer:	DANIELS CORPORATION
Development Name:	DUEAST BOUTIQUE
Architect:	DANIELS CORPORATION
Location:	TUBMAN AND DUNDAS ST E
Total Number of Units:	119
Number of Storeys:	11
Occupancy:	SPRING 2020
Project Website:	DUEASTTORONTO.COM
Sale Prices:	FROM THE MID \$300,000'S

WHY INVEST IN DUEAST CONDOS?

BECAUSE COMPARABLES MATTER...

Daniels 170 Sumach 2B



profit

\$165,702

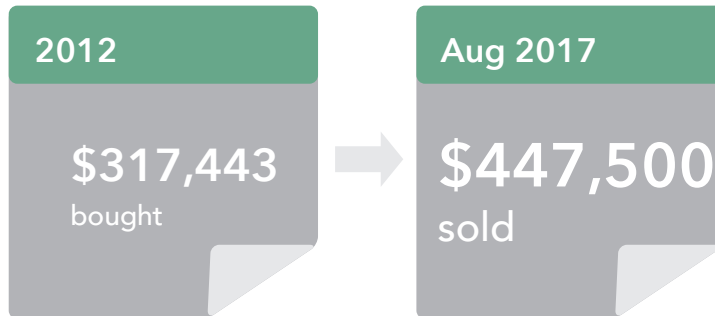
over 5 years

454%

annually

40.98%

Daniels 170 Sumach 1BED + DEN



profit

\$130,057

over 5 years

409%

annually

38.5%

*10% deposit

Real estate fees and closing costs have not been included

Notes: Numbers based on past sales listed on Toronto MLS through The Condo Store Realty Inc., Brokerage.



THE BACK STORY OF
TORONTO'S BRIGHT FUTURE



WHY INVEST IN TORONTO?

BECAUSE TORONTO IS...

A world-beater in many categories, from quality of life to investment opportunity. The rankings of Toronto speak to a vibrant city in which to live, play and work.

Toronto ranks

**4TH OF
140 MOST
LIVEABLE CITIES**

Since 2011, Toronto has placed 4th on the Economist's Livability Survey.

Toronto ranks

**16 OUT OF 450
TORONTO IS
ONE OF THE
BEST CITIES
TO LIVE.**

QUALITY OF LIVING CITY RANKINGS

Toronto ranks

**TORONTO IS
ONE OF THE
TOP FINANCIAL
CENTRES OF
THE WORLD.**

GLOBAL FINTECH CENTRES OF THE FUTURE

Toronto ranks

**8 OF 16
GREENEST CITIES
IN THE WORLD.**

TREEPEDIA

Toronto-Waterloo corridor

**RANKED AS ONE OF
THE BEST START-UP
ECOSYSTEMS IN THE
WORLD.**

WORLD'S TOP CITIES FOR START-UPS

Toronto ranks

**10 OF 100
TORONTO HAS
ONE OF THE
WORLD'S BEST
CITY BRANDS.**

WORLD'S BEST CITY BRANDS

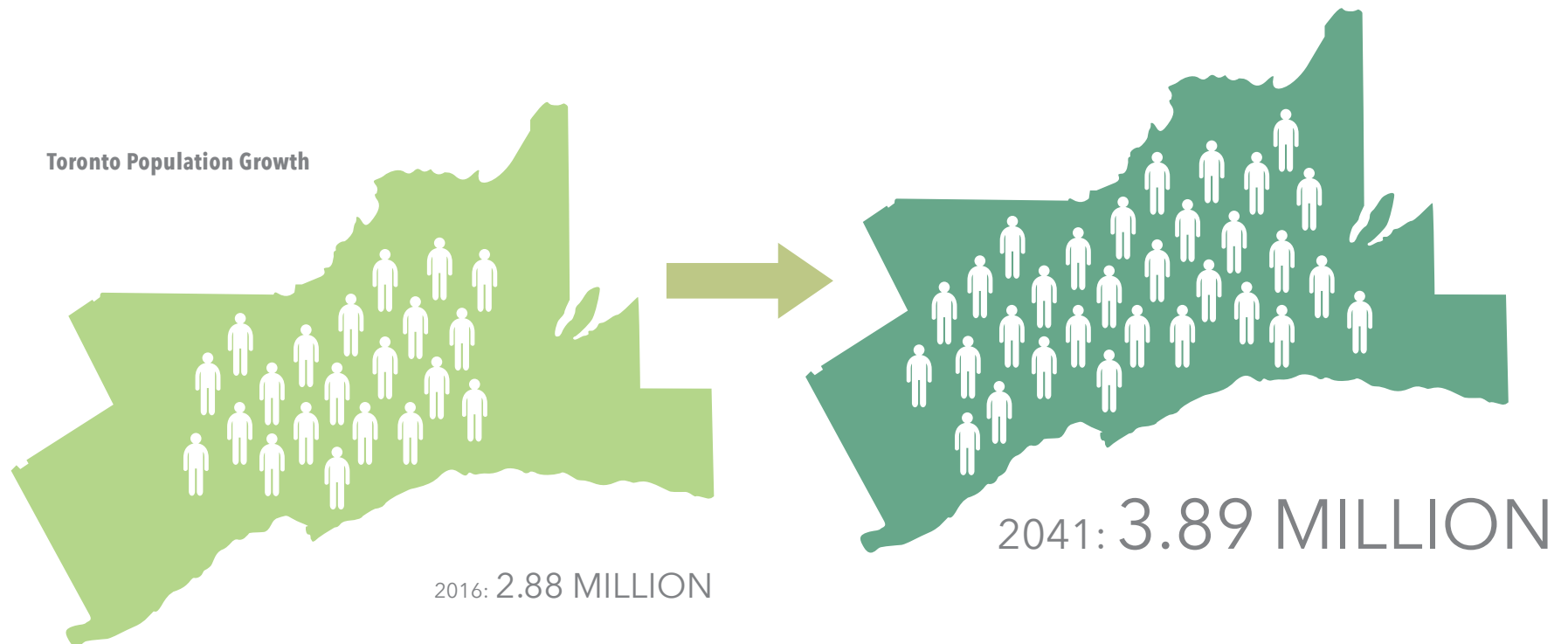
Toronto ranks

**IN THE TOP 10 MOST HIGH
TECH CITIES IN THE WORLD.**

BUSINESS INSIDER: MOST HIGH TECH CITIES

Why Invest in Toronto?

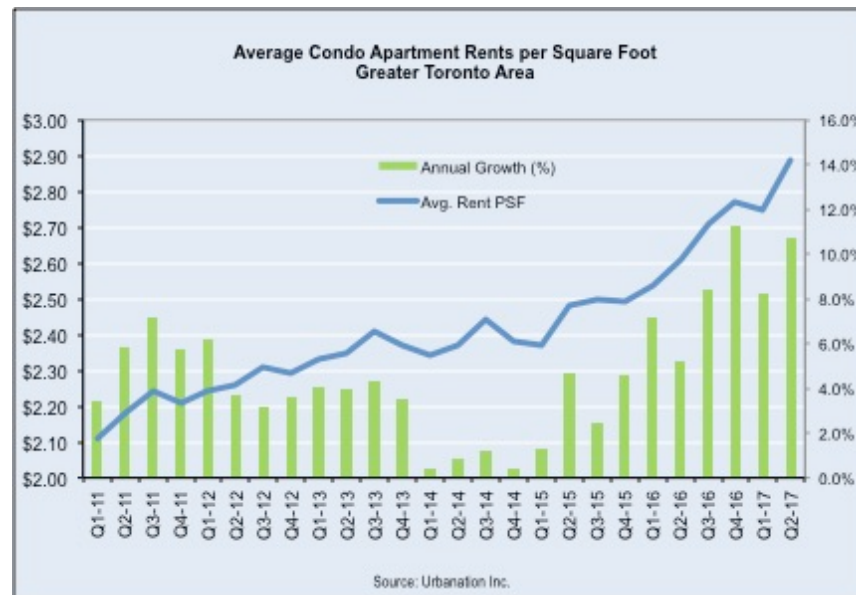
TORONTO IS CANADA'S ECONOMIC ENGINE. IT IS PROJECTED TO GROW FASTER THAN ANY OTHER REGION IN ONTARIO AS MORE JOBS ARE CREATED AND WILL BOAST THE YOUNGEST DEMOGRAPHIC. ACCORDING TO URBANATION, ONTARIO REACHED IT'S HIGHEST LEVEL OF IMMIGRATION IN 2016 WITH AN ESTIMATED 110,000 IMMIGRATING INTO ONTARIO, 81% OF THOSE COMING TO THE GTA. TO PUT THIS INTO PERSPECTIVE, THAT IS 30% OF THE NATIONAL TOTAL IMMIGRATING INTO THE GTA.



Excerpt from: "Condos - The New Rental Solution", by Monika Warzecha, BuzzBuzz.com

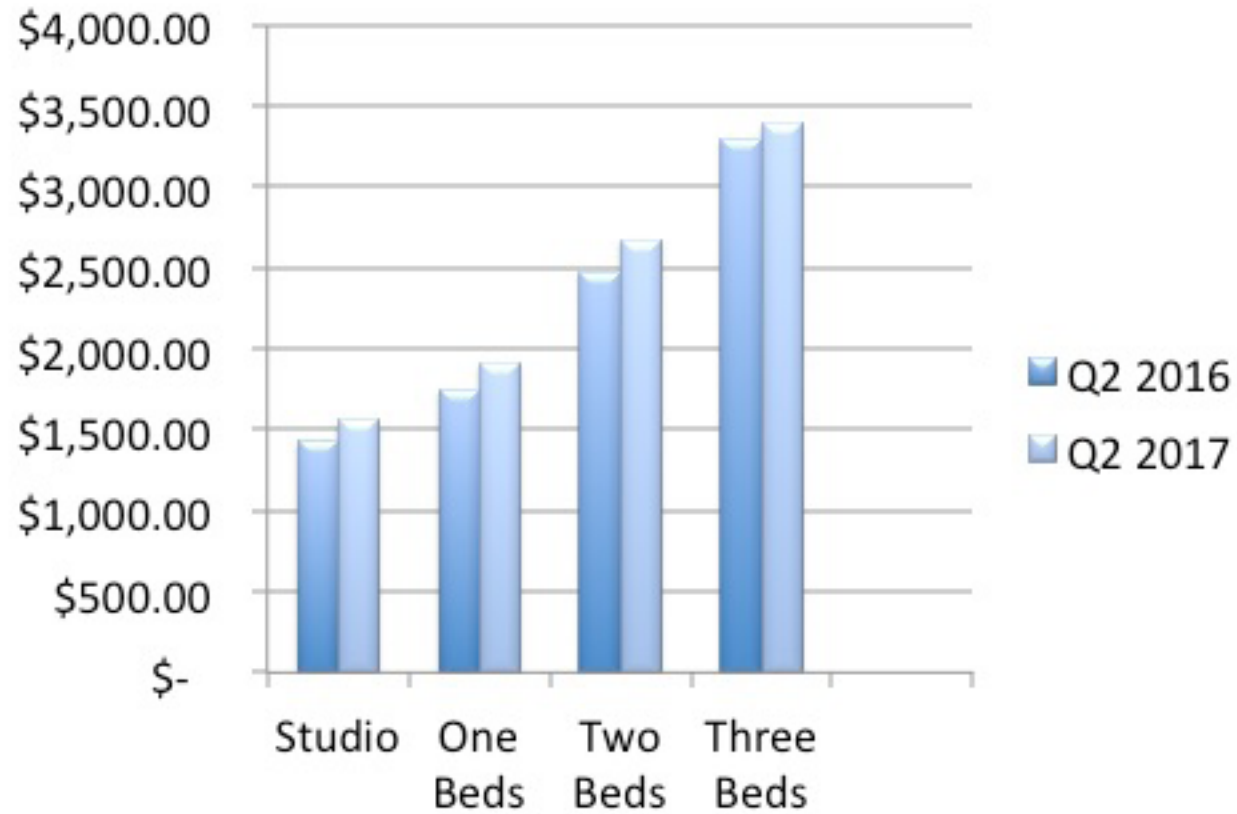
Population Growth Drives Rental Rates

GROWING CITIES MEAN GROWING MARKETS. GROWING POPULATIONS REQUIRE A GROWING STOCK OF HOUSING. EVERY YEAR, A POPULATION THE SIZE OF BARRIE MOVES TO TORONTO. IN LESS THAN TEN YEARS, TORONTO WILL SWALLOW UP A POPULATION THE SIZE OF VANCOUVER'S.



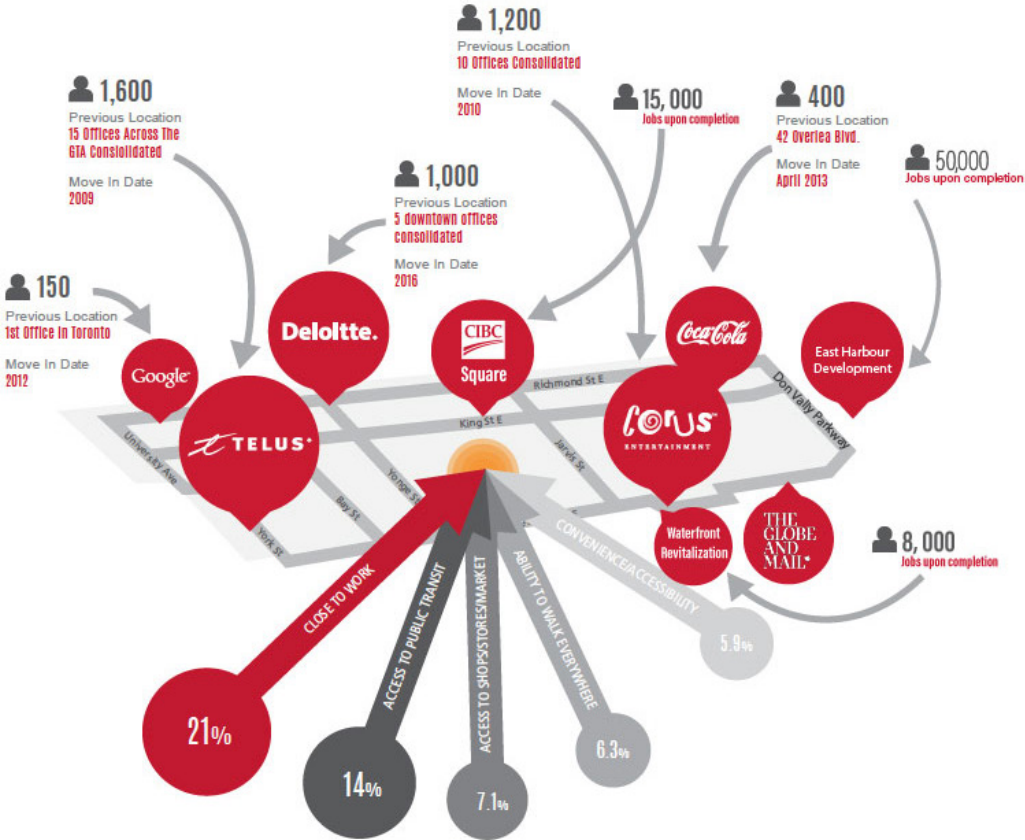
Strengthening rental market conditions have led to rising rent levels, now at an average of \$2.89 PSF for condo apartments in the GTA, up 14% year-over-year. Rents in central locations of the city have averaged over \$3.30 PSF.

TREB Rental Market Report



Where Companies Go, People Follow

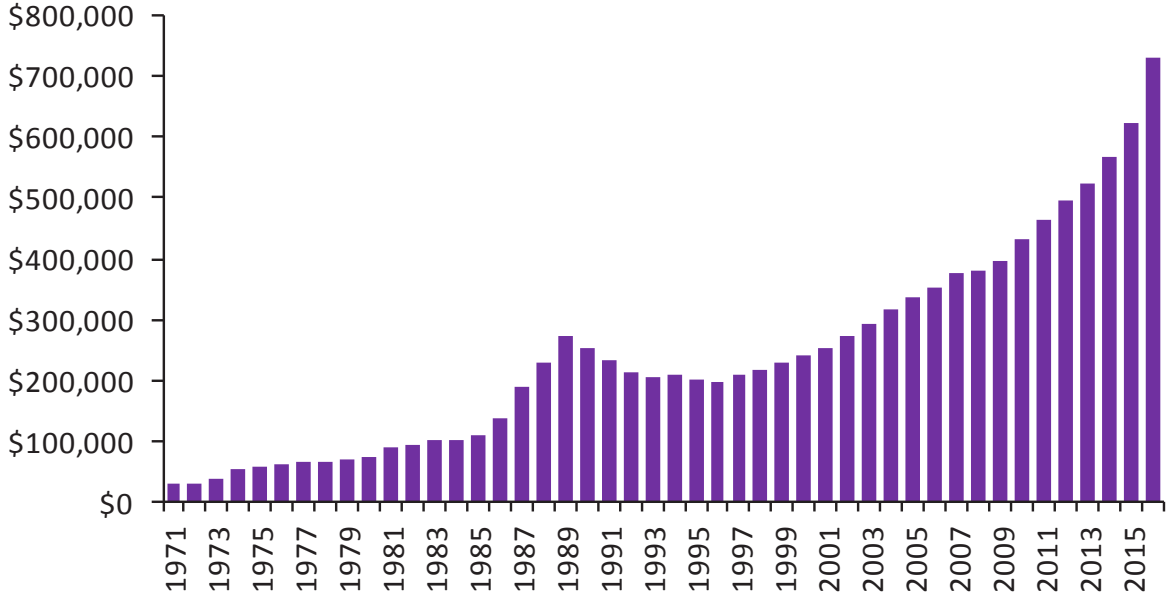
FROM MULTINATIONALS TO TECH START-UPS, COMPANIES ARE CARVING OUT THEIR COMMERCIAL SPACE DOWNTOWN. THEY SEE THE LIFESTYLE SHIFT AMONG THE PEOPLE THEY WANT TO ATTRACT, AND LIVING CLOSE TO WORK IS THE NO. 1 REASON PEOPLE GIVE FOR BEING DOWNTOWN.



Annual Average Toronto MLS Sale Price

THE TORONTO REAL ESTATE MARKET REMAINS RESILIENT. OVER THE PAST 35 YEARS AND TWO MAJOR RECESSIONS, TORONTO HAS SEEN AN AVERAGE COMPOUNDED ANNUAL RETURN OF 5.82%. REAL ESTATE ALWAYS PROVES TO BE THE SAFEST AND MOST LUCRATIVE INVESTMENT YOU CAN MAKE, IF YOU ARE IN IT FOR THE LONG-TERM.

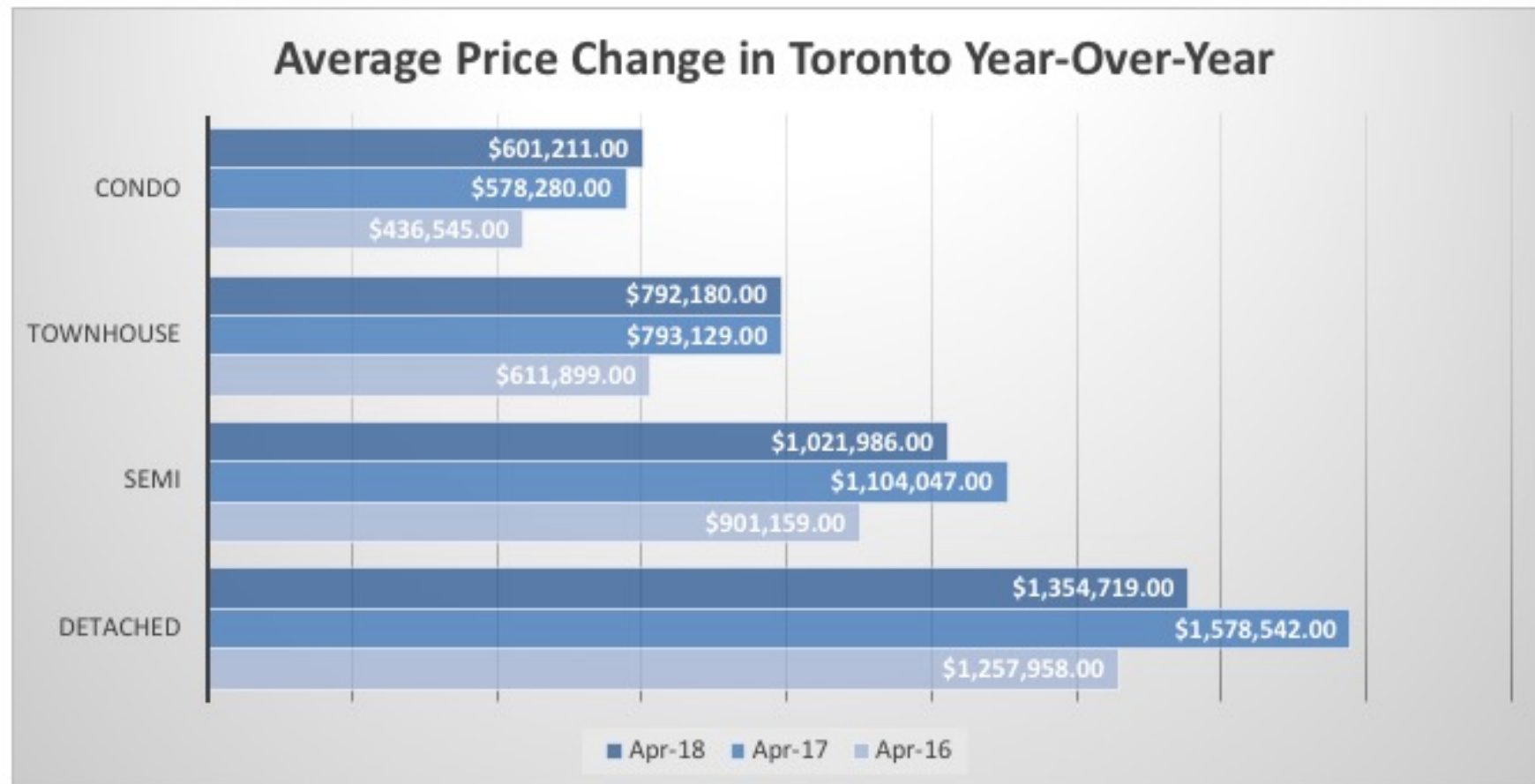
Annual Average TorontoMLS Sale Price



Source: Toronto Real Estate Board

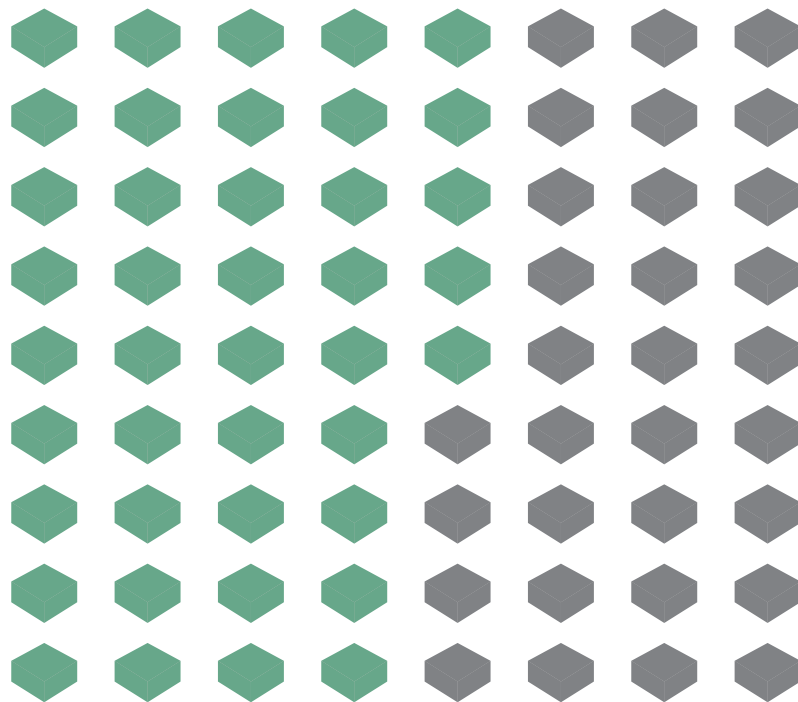
Condos- The New Affordability Solution

WITH THE PRICE OF CONDOS LESS THAN HALF OF DETACHED HOMES, CONDOS PROVIDE AN AFFORDABLE SOLUTION FOR HOME OWNERS AND INVESTORS.



Condos - The New Rental Solution

THE GTA NEW CONDOMINIUM APARTMENT MARKET SMASHED PREVIOUS RECORDS WITH 12,138 SALES IN Q2-2017, A 62% YEAR-OVER-YEAR INCREASE AND 42% HIGHER THAN THE PRIOR Q2 HIGH OF 8,525 SALES IN 2011.



116,688

condo units rented in 2016

32.6%

of new condos were rented

1%

vacancy Rate

Excerpt from: "Condos - The New Rental Solution", by Monika Warzecha, BuzzBuzz.com

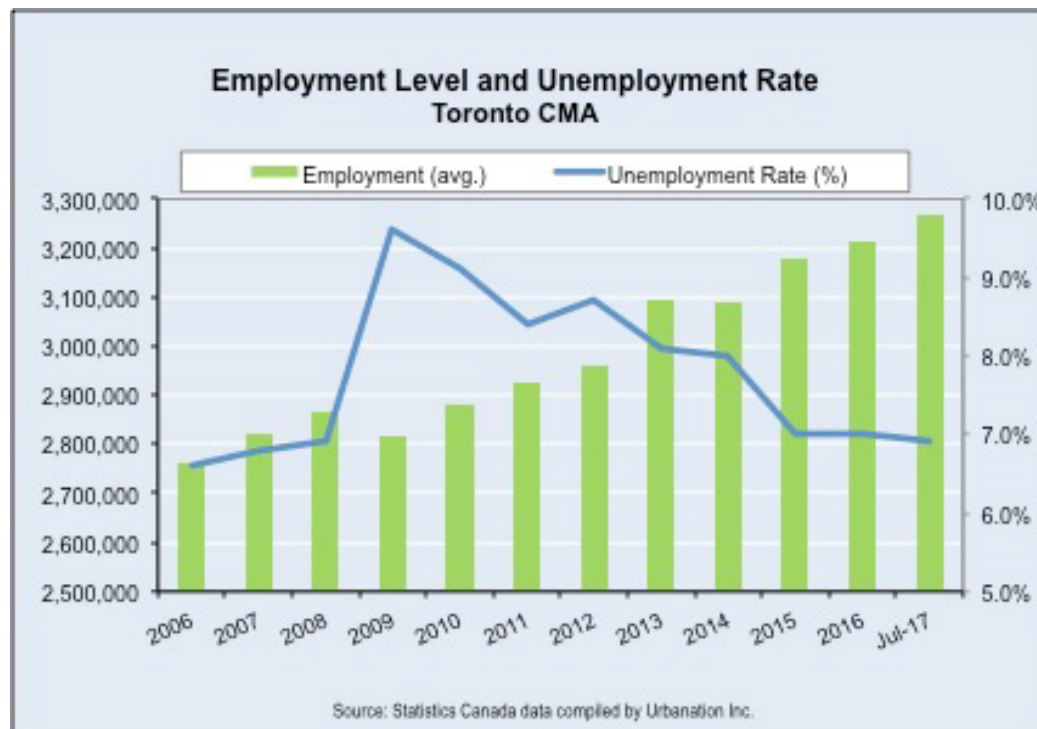
Average Apartment Vacancy Rates Toronto CMA

VACANCY RATES CONTINUE TO FALL IN TORONTO AS WE SEE HUGE POPULATION GROWTH FROM NEW IMMIGRANTS AND YOUNG PROFESSIONALS WANTING TO LIVE CLOSE TO WHERE THEY WORK. AT THE CURRENT VACANCY RATE THAT MEANS THAT WITH A 1,000 UNITS AVAILABLE FOR RENT, AT THE END OF THE MONTH ONLY 10 WILL REMAIN VACANT. THOSE 10 WILL BE UNITS IN VERY OLD BUILDINGS WITH NO AMENITIES FOR TENANTS TO USE.



Rental Market Benefits from Low Unemployment Rate

UNEMPLOYMENT RATES WILL FALL, INCOMES WILL INCREASE, ACCORDING TO URBANATION RESEARCH. YOUNG PROFESSIONALS IN THE 25 TO 34 YEAR AGE GROUP WILL FORM THE LARGEST SEGMENT OF EMPLOYED PEOPLE MIGRATING TO DOWNTOWN TORONTO.



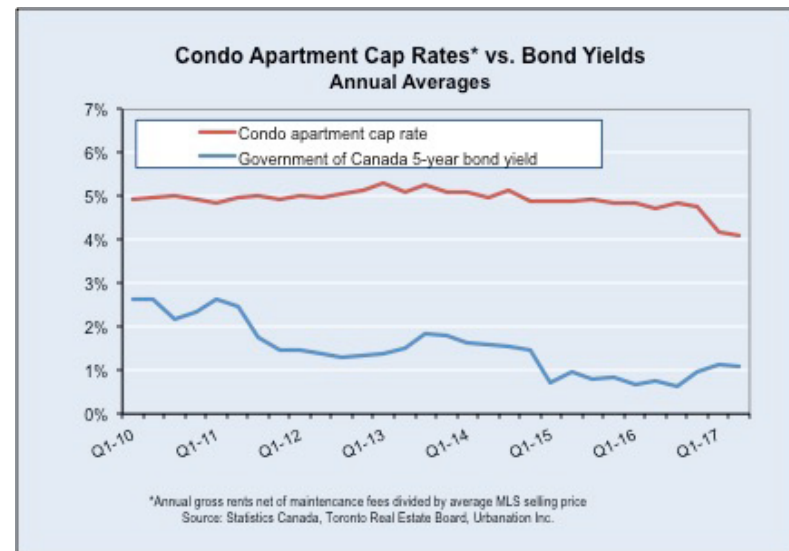
The Price-Inventory Equation

NEW CONDO PRICES CONTINUED TO BE SUPPORTED BY RELATIVELY LOW AMOUNTS OF UNSOLD INVENTORY. THE SHARE OF UNITS UNSOLD REMAINS BELOW THE 10-YEAR AVERAGE. FURTHERMORE, THE MAJORITY OF UNSOLD NEW UNITS RESIDE IN PRE-CONSTRUCTION PROJECTS, WHICH ARE TYPICALLY REQUIRED TO SELL 70% PRIOR TO STARTING CONSTRUCTION.



Stocks vs. Real Estate (The New Asset Class)

NOT ONLY HAS TORONTO HOUSING VASTLY OUTPERFORMED THE STOCK MARKET—AVERAGE HOUSE PRICES ARE UP BY 130% OVER THE PAST 10 YEARS, VERSUS ABOUT 10% FOR THE S&P/TSX COMPOSITE.



The Toronto condo market has experienced stability as it has shown resistance to volatility. When factoring in the impact of leverage from investing with twenty-percent, the ROI of condos dramatically out-performs stocks and bonds

For the investor, real estate is the antidote to low returns and volatility in the stock market, and negligible returns on government bonds and GICs. Healthy condo rental yields have encourage investors to broaden their investment time horizon. Although cap rates for condos have declines over time as prices have grown faster than rents, they have recently stabilized with faster rent growth and remain well above bond yields.

Regent Park - Projected Cap. Rates

AS REGENT PARK AND THE SURROUNDING NEIGHBOURHOODS GROW, RENTS AND RESALE PRICES CONTINUE TO GROW AT INCREDIBLE RATES. WITH PRICES AND RENTS MUCH LOWER THAN THE DOWNTOWN CORE WE EXPECT PRICES AND RENTS TO CONTINUE TO REMAIN STRONG AND GROW AT HIGH RATES

CONDOMINIUM PROJECTED CAP. RATES, PRICE APPRECIATION & RETURN ON INVESTMENT (ROI) CITY OF TORONTO - REGENT PARK AREA							
Project	Completion Date	Opening Price (psf)*	Current Price (psf)*	ROI	Maint. / Mo. (psf)	Avg. Rent	Cap Rate*
One Cole - East Bldg	Apr 2010	\$396	\$729	420%	\$0.75	\$2.95	6.7%
One Cole - West Bldg	Apr 2010	\$396	\$700	384%	\$0.75	\$2.73	6.0%
One Park Place North	Mar 2014	\$520	\$731	203%	\$0.72	\$3.03	5.3%
One Park Place South	Apr 2015	\$520	\$739	211%	\$0.65	\$3.27	6.0%
One Park West	Aug 2011	\$448	\$742	328%	\$0.74	\$3.56	7.6%
Paintbox	Oct 2012	\$519	\$743	216%	\$0.75	\$3.22	5.7%
River City - Phase I	Nov 2013	\$493	\$775	286%	\$0.51	\$3.09	6.3%
River City - Phase II	Jun 2015	\$554	\$909	320%	\$0.61	\$2.98	5.1%
Canary District	Oct 2016	\$555	\$866	280%	\$0.69	\$3.42	5.9%
Canary Park Condos	Oct 2016	\$563	\$833	240%	\$0.65	\$3.04	5.1%
Corktown District - 52 Sumach	May 2011	\$383	\$776	513%	\$0.64	\$3.42	8.7%
Corktown District - 549 King	May 2011	\$383	\$831	585%	\$0.73	\$3.11	7.5%
Corktown District - Phase II	Oct 2012	\$403	\$841	543%	\$0.65	\$2.77	6.3%

*Original price is avg. selling price throughout active development, avg. resale price and rent are based on Q2-2017 transaction, cap rate includes maintenance fee's 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



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