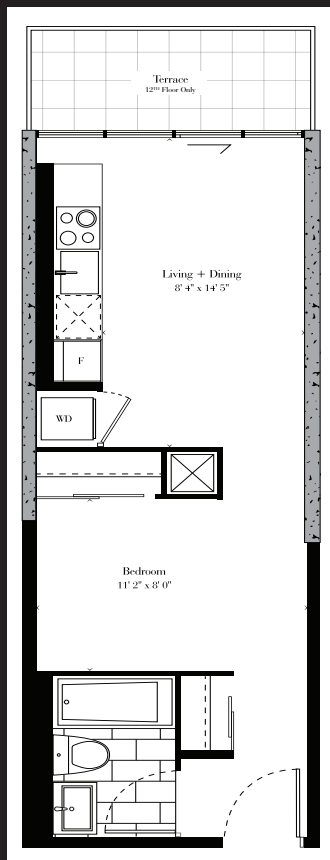


*The Woodsworth*

THEWOODSWORTH.COM

# A



Window(s), balcony and balcony door may shift. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E&O.E.

## JR. ONE BEDROOM 406 SQ.FT.

<b>Selling Price</b>	\$492,900.00
<b>Mortgage Amount</b>	\$345,030.00
<b>Down Payment</b>	\$147,870.00**
<b>Amortization Period</b>	25 years

### RENT

<b>Year 1</b>	\$2,295.00*
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### MONTHLY COSTS

<b>Maintenance Fees</b>	\$246.44
<b>Property Taxes</b>	\$156.62
<b>Mortgage</b>	\$1,722.63
<b>Total</b>	\$2,125.69

### RETURN ON INVESTMENT

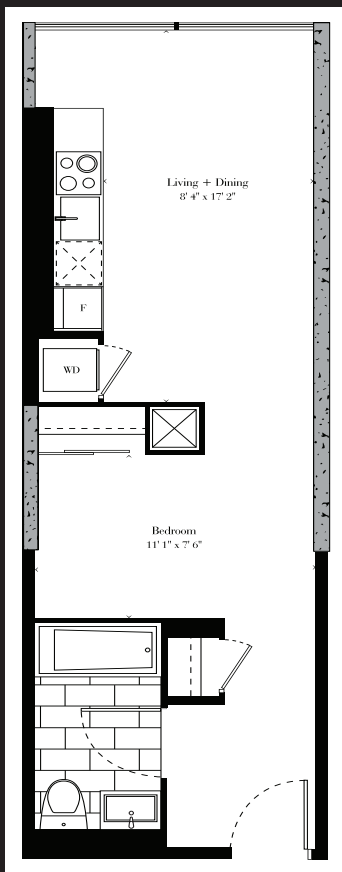
<b>Rental Profit</b> (per year)	\$2,031.72
<b>Principal Paid</b> (year 1)	\$8,822.72
<b>Accumulated Annual Rent Return</b>	\$10,853.99
<b>Annual Return From Rental Income</b> (year 1)	7.3%

### ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

<b>Year 1</b>	22.3%
<b>Year 5</b>	125.8%
<b>Year 10</b>	291.2%
<b>Year 25</b>	1055.5%

\*Price increases of 4.5% annually. \*Rent increases of 3% annually. Mortgage rates calculated at 3.5% for 1-10 years and 4.5% for 11-25 years.  
Other Assumptions: Property tax increases 2%/year. Condo fees increase 3%/year.  
\*\* Down payment based on 30%. Rates are based on probable 2021 rental rates.

C



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## JR. ONE BEDROOM 471 SQ.FT.

<b>Selling Price</b>	\$534,900.00
<b>Mortgage Amount</b>	\$374,430.00
<b>Down Payment</b>	\$160,470.00**
<b>Amortization Period</b>	25 years

### RENT

<b>Year 1</b>	\$2,395.00*
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### MONTHLY COSTS

<b>Maintenance Fees</b>	\$287.31
<b>Property Taxes</b>	\$169.97
<b>Mortgage</b>	\$1,869.42
<b>Total</b>	\$2,326.70

### RETURN ON INVESTMENT

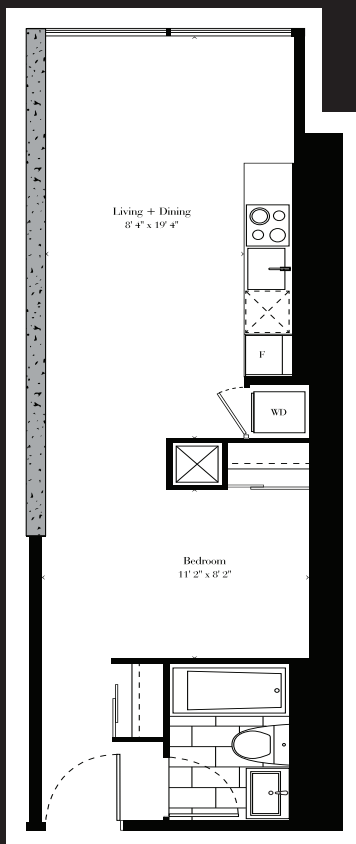
<b>Rental Profit</b> (per year)	\$819.60
<b>Principal Paid</b> (year 1)	\$9,574.08
<b>Accumulated Annual Rent Return</b>	\$10,393.60
<b>Annual Return From Rental Income</b> (year 1)	6.5%

### ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

<b>Year 1</b>	21.4%
<b>Year 5</b>	121.2%
<b>Year 10</b>	281.3%
<b>Year 25</b>	1024.0%

\*Price increases of 4.5% annually. \*Rent increases of 3% annually. Mortgage rates calculated at 3.5% for 1-10 years and 4.5% for 11-25 years.  
Other Assumptions: Property tax increases 2%/year. Condo fees increase 3%/year.  
\*\* Down payment based on 30%. Rates are based on probable 2021 rental rates.

E



Window(s), balcony and balcony door may shift. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E&O.E.

## ONE BEDROOM 511 SQ.FT.

<b>Selling Price</b>	\$589,900.00
<b>Mortgage Amount</b>	\$412,930.00
<b>Down Payment</b>	\$176,970.00**
<b>Amortization Period</b>	25 years

### RENT

<b>Year 1</b>	\$2,495.00*
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### MONTHLY COSTS

<b>Maintenance Fees</b>	\$311.71
<b>Property Taxes</b>	\$187.44
<b>Mortgage</b>	\$2,061.64
<b>Total</b>	\$2,560.79

### RETURN ON INVESTMENT

<b>Rental Profit</b> (per year)	-\$789.48
<b>Principal Paid</b> (year 1)	\$10,558.48
<b>Accumulated Annual Rent Return</b>	\$9,769.00
<b>Annual Return From Rental Income</b> (year1)	5.5%

### ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

<b>Year 1</b>	20.5%
<b>Year 5</b>	116.1%
<b>Year 10</b>	270.4%
<b>Year 25</b>	989.2%

\*Price increases of 4.5% annually. \*Rent increases of 3% annually. Mortgage rates calculated at 3.5% for 1-10 years and 4.5% for 11-25 years.

Other Assumptions: Property tax increases 2%/year. Condo fees increase 3%/year.

\*\* Down payment based on 30%. Rates are based on probable 2021 rental rates.

The Woodsworth, Toronto

