

# Investor Suites Floor Plans & Financial Projections



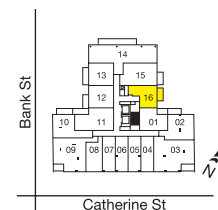
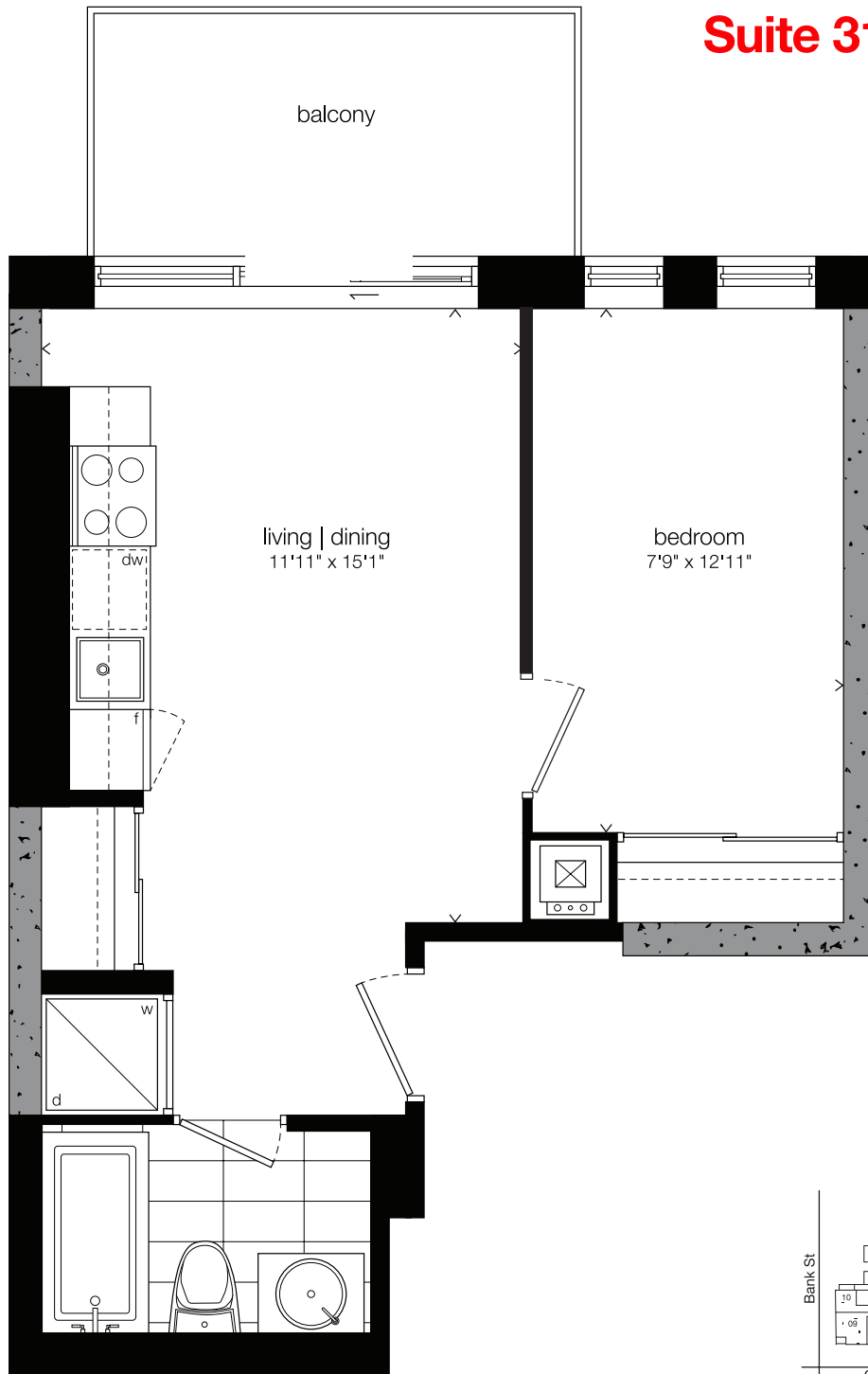
D

One  
Bedroom

470 SQ.  
FT.

Plus 75 sq.ft. Balcony

Suite 316 - \$262,900



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.

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# Return On Investment

One  
Bedroom

D

<b>Selling Price</b>	\$259,900.00*
<b>Mortgage Amount</b>	\$181,930.00
<b>Down Payment</b>	\$77,970.00**
<b>Amortization Period</b>	25 years

## ESTIMATED RENT

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

<b>Maintenance Fees</b>	\$225.60*
<b>Property Taxes</b>	\$211.76
<b>Mortgage</b>	\$908.32
<b>Total</b>	\$1,345.60

## ESTIMATED RETURN ON INVESTMENT

<b>Rental Profit (per year)</b>	\$591.84
<b>Principal Paid (year 1)</b>	\$4,651.85
<b>Accumulated Annual Rent Return</b>	\$5,243.69
<b>Annual Return From Rental Income</b>	6.7%

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

<b>Year 1</b>	21.7%
<b>Year 5</b>	122.7%
<b>Year 10</b>	285.2%
<b>Year 25</b>	1083.8%

Capital gain based on the following estimates: \*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. \*Purchase price and rental rates will vary based on suite floor within the building. \*\* Down payment based on 30%.

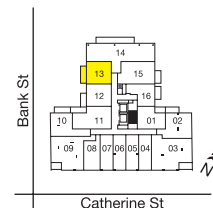
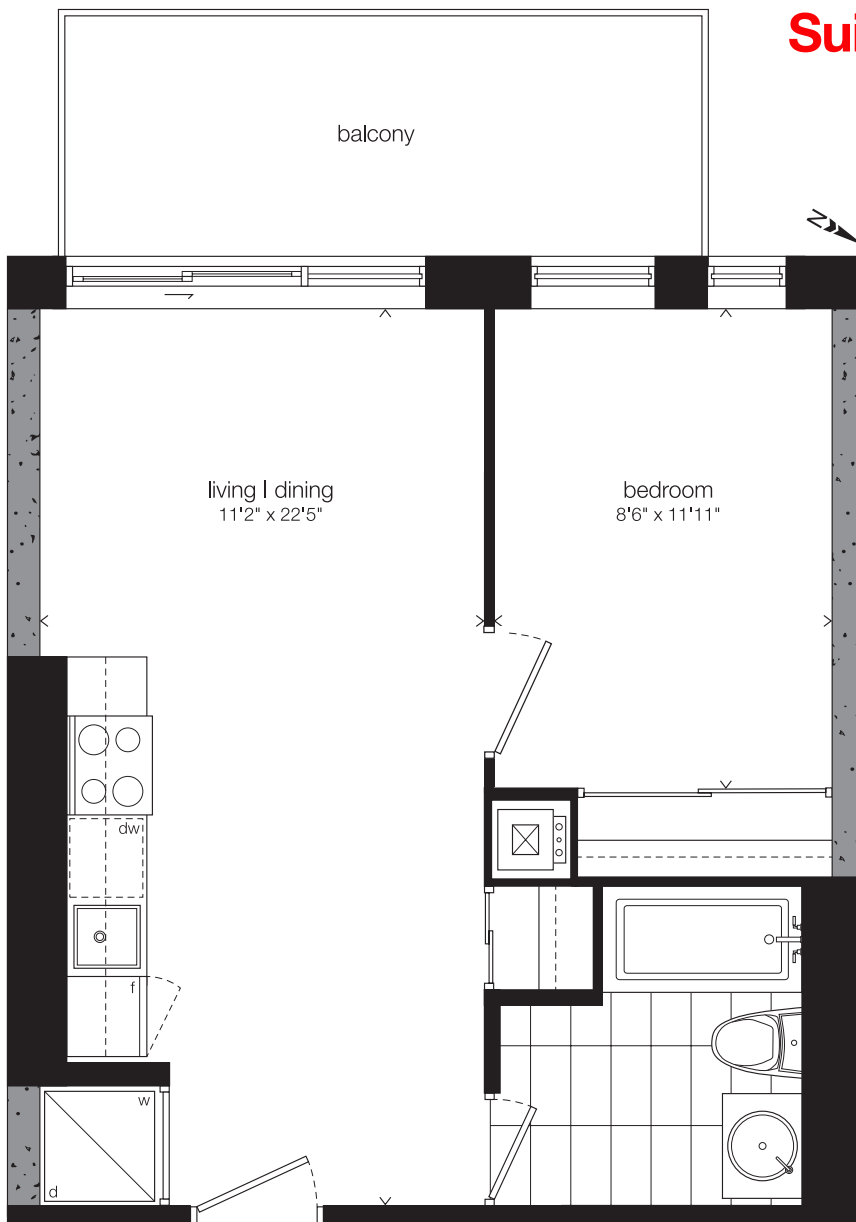
E

One  
Bedroom

514 SQ.  
FT.

Plus 99 sq.ft. Balcony

Suite 213 - \$297,900



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# Return On Investment

One  
Bedroom

E

<b>Selling Price</b>	\$286,900.00*
<b>Mortgage Amount</b>	\$200,830.00
<b>Down Payment</b>	\$86,070.00**
<b>Amortization Period</b>	25 years

## ESTIMATED RENT

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

<b>Maintenance Fees</b>	\$246.72*
<b>Property Taxes</b>	\$233.40
<b>Mortgage</b>	\$1,002.68
<b>Total</b>	\$1,482.80

## ESTIMATED RETURN ON INVESTMENT

<b>Rental Profit (per year)</b>	\$146.40
<b>Principal Paid (year 1)</b>	\$5,135.08
<b>Accumulated Annual Rent Return</b>	\$5,281.48
<b>Annual Return From Rental Income</b>	6.1%

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

<b>Year 1</b>	21.1%
<b>Year 5</b>	119.6%
<b>Year 10</b>	278.6%
<b>Year 25</b>	1067.0%

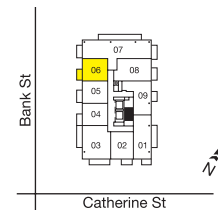
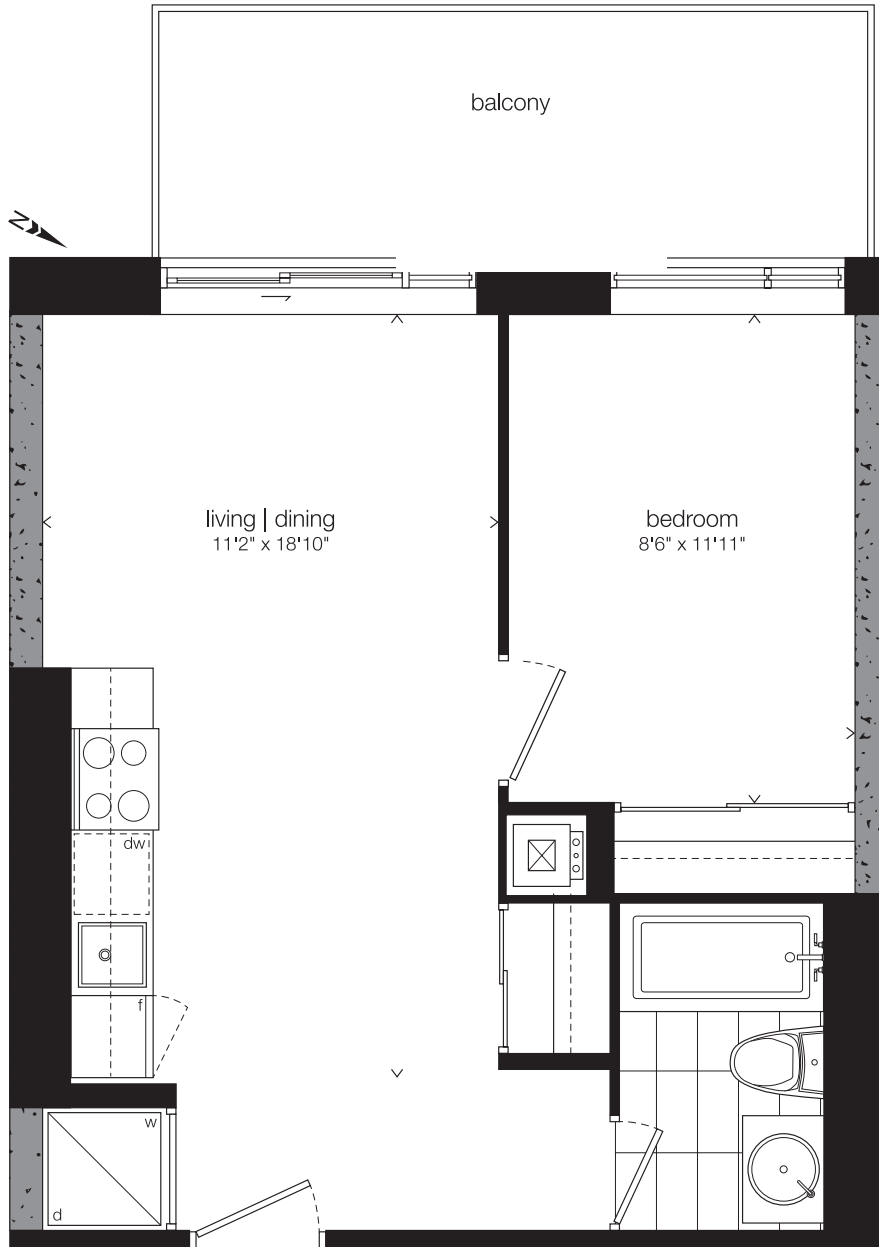
Capital gain based on the following estimates: \*Price increases of 4.5% annually. \*Rent increases of 3% annually. Mortgage rates calculated at 3.5% for 1-10 years and 4.5% for 11-25 years. Other Assumptions: Property tax increases 2%/year. Condo fees increase 3%/year. \*Purchase price and rental rates will vary based on suite floor within the building. \*\* Down payment based on 30%.

F

One  
Bedroom

514 SQ.  
FT.  
Plus 107 sq.ft. Balcony

Suite 1506 - \$299,900



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# Return On Investment

One  
Bedroom

F

<b>Selling Price</b>	\$286,900.00*
<b>Mortgage Amount</b>	\$200,830.00
<b>Down Payment</b>	\$86,070.00**
<b>Amortization Period</b>	25 years

## ESTIMATED RENT

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

<b>Maintenance Fees</b>	\$246.72*
<b>Property Taxes</b>	\$233.40
<b>Mortgage</b>	\$1,002.68
<b>Total</b>	\$1,482.80

## ESTIMATED RETURN ON INVESTMENT

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<b>Annual Return From Rental Income</b>	6.1%

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

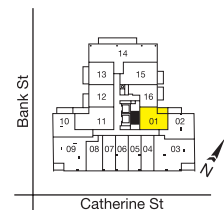
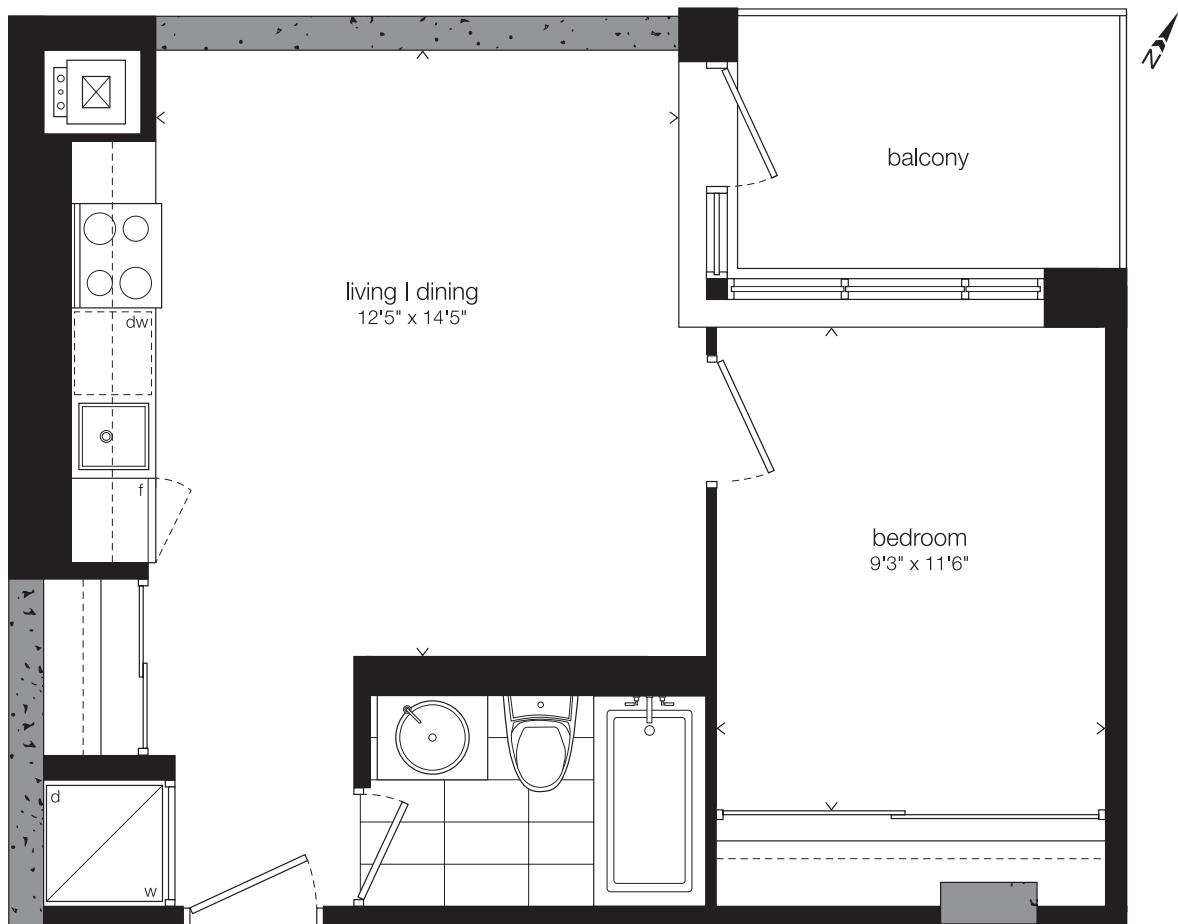
<b>Year 1</b>	21.1%
<b>Year 5</b>	119.6%
<b>Year 10</b>	278.6%
<b>Year 25</b>	1067.0%

Capital gain based on the following estimates: \*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. \*Purchase price and rental rates will vary based on suite floor within the building. \*\* Down payment based on 30%.

One  
Bedroom

**521** SQ.  
FT.  
Plus 56 sq.ft. Balcony

**Suite 201 - \$272,900**  
**Suite 501 - \$275,900**



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# Return On Investment

One  
Bedroom

I

<b>Selling Price</b>	\$269,900.00*
<b>Mortgage Amount</b>	\$188,930.00
<b>Down Payment</b>	\$80,970.00**
<b>Amortization Period</b>	25 years

## ESTIMATED RENT

<b>Year 1</b>	\$1,450.00*
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## ESTIMATED MONTHLY COSTS

<b>Maintenance Fees</b>	\$250.08*
<b>Property Taxes</b>	\$219.77
<b>Mortgage</b>	\$943.27
<b>Total</b>	\$1,413.12

## ESTIMATED RETURN ON INVESTMENT

<b>Rental Profit (per year)</b>	\$442.56
<b>Principal Paid (year 1)</b>	\$4,830.85
<b>Accumulated Annual Rent Return</b>	\$5,273.41
<b>Annual Return From Rental Income</b>	6.5%

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

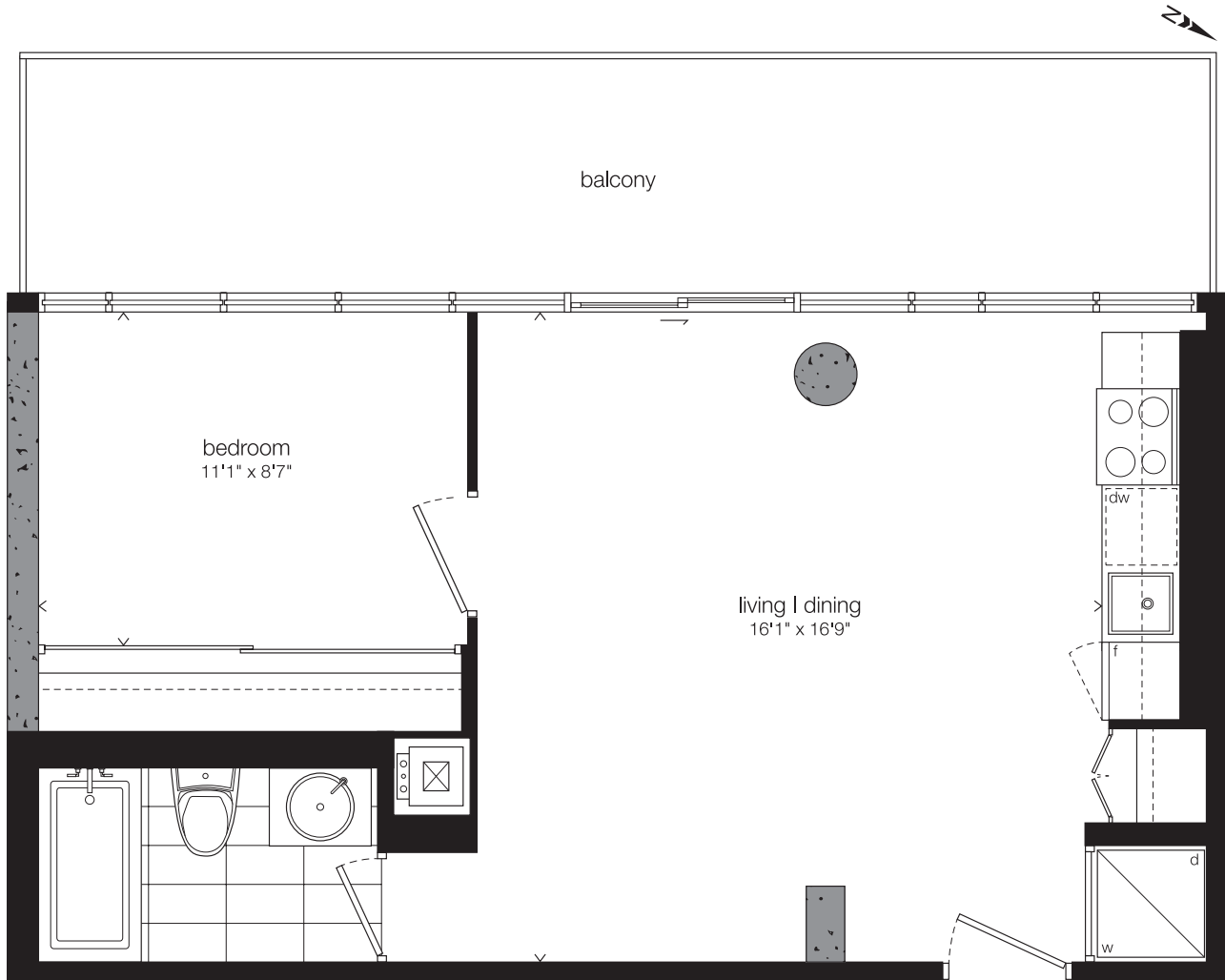
<b>Year 1</b>	21.5%
<b>Year 5</b>	121.6%
<b>Year 10</b>	283.0%
<b>Year 25</b>	1087.5%

Capital gain based on the following estimates: \*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. \*Purchase price and rental rates will vary based on suite floor within the building. \*\* Down payment based on 30%.

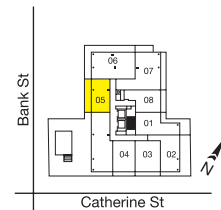
K

One  
Bedroom

561 SQ.  
FT.  
Plus 190 sq.ft. Balcony



**Suite 805 - \$312, 900**



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# Return On Investment

One  
Bedroom

K

<b>Selling Price</b>	\$312,900.00*
<b>Mortgage Amount</b>	\$219,030.00
<b>Down Payment</b>	\$93,870.00**
<b>Amortization Period</b>	25 years

## ESTIMATED RENT

<b>Year 1</b>	\$1,625.00*
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## ESTIMATED MONTHLY COSTS

<b>Maintenance Fees</b>	\$269.28*
<b>Property Taxes</b>	\$254.22
<b>Mortgage</b>	\$1,093.55
<b>Total</b>	\$1,617.05

## ESTIMATED RETURN ON INVESTMENT

<b>Rental Profit (per year)</b>	\$95.40
<b>Principal Paid (year 1)</b>	\$5,600.49
<b>Accumulated Annual Rent Return</b>	\$5,695.89
<b>Annual Return From Rental Income</b>	6.1%

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

<b>Year 1</b>	21.1%
<b>Year 5</b>	119.3%
<b>Year 10</b>	277.1%
<b>Year 25</b>	1059.6%

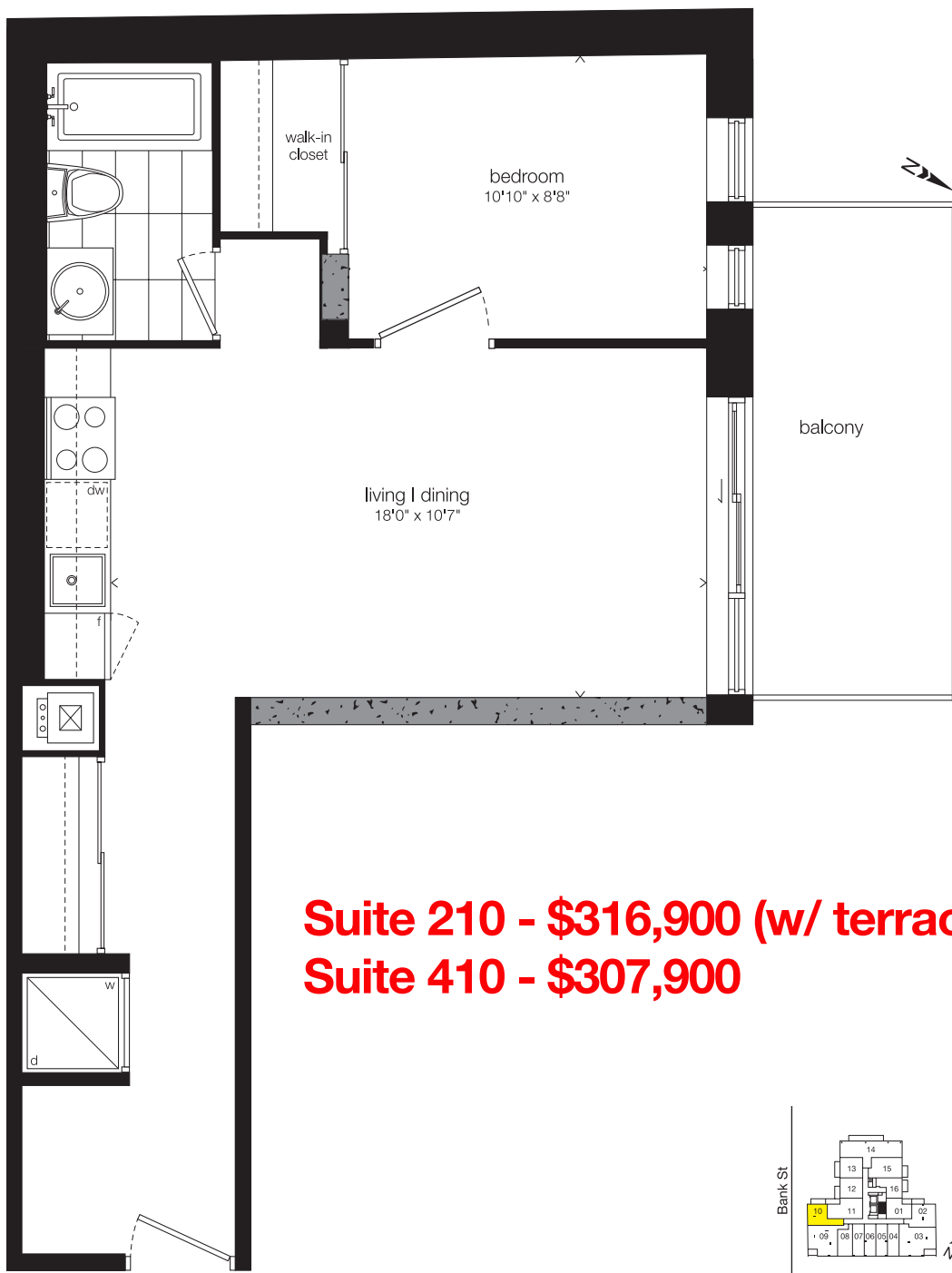
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L

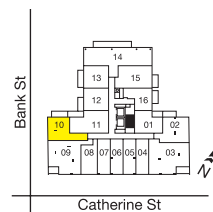
One  
Bedroom

604 SQ.  
FT.

Plus 93 sq.ft. Balcony



**Suite 210 - \$316,900 (w/ terrace)**  
**Suite 410 - \$307,900**



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# Return On Investment

One  
Bedroom

L

<b>Selling Price</b>	\$307,900.00*
<b>Mortgage Amount</b>	\$215,530.00
<b>Down Payment</b>	\$92,370.00**
<b>Amortization Period</b>	25 years

## ESTIMATED RENT

<b>Year 1</b>	\$1,595.00*
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## ESTIMATED MONTHLY COSTS

<b>Maintenance Fees</b>	\$289.92*
<b>Property Taxes</b>	\$250.22
<b>Mortgage</b>	\$1,076.08
<b>Total</b>	\$1,616.22

## ESTIMATED RETURN ON INVESTMENT

<b>Rental Profit (per year)</b>	-\$254.64
<b>Principal Paid (year 1)</b>	\$5,511.05
<b>Accumulated Annual Rent Return</b>	\$5,236.41
<b>Annual Return From Rental Income</b>	5.7%

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

<b>Year 1</b>	20.7%
<b>Year 5</b>	117.3%
<b>Year 10</b>	273.4%
<b>Year 25</b>	1045.9%

Capital gain based on the following estimates: \*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. \*Purchase price and rental rates will vary based on suite floor within the building. \*\* Down payment based on 30%.