

# The Woodsworth



---

## OUR TOP 6 INVESTOR PICKS FOR WOODSWORTH

---

**B** - 1 BEDROOM 442 SQ.FT

**C** - 1 BEDROOM 471 SQ.FT

**D** - 1 BEDROOM 471 SQ.FT.

**E** - 1 BEDROOM 511 SQ.FT.

**F** - 1 BEDROOM 519 SQ.FT.

**G** - 1 BEDROOM 526 SQ.FT.

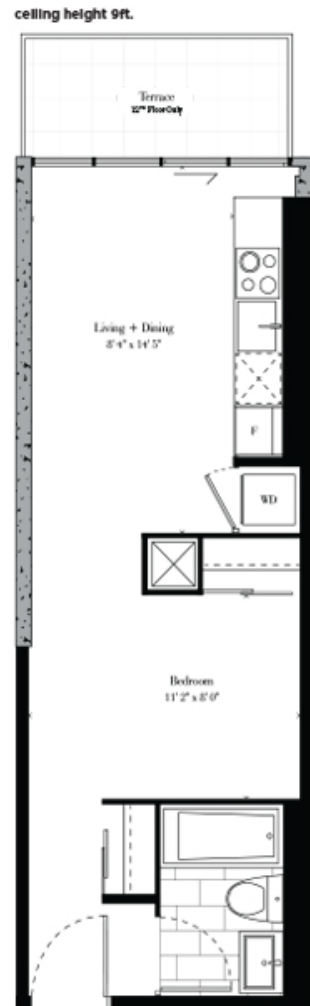
The Condo Store  
Realty Inc.  
BROKERAGE

**Ryan Coyle**  
Broker

t 416.800.9272 | f 416.533.5881  
ryan@connectassetmanagement.com

The Condo Store Realty Inc.  
Liberty Market Building  
171 East Liberty Street, Suite 101  
Toronto, Ontario M6K 3P6

# The Woodsworth



**NOTE 1** - Projected price is based on 5% appreciation (Toronto has averaged 5.76% annual growth over 30 years)

**NOTE 2** - The monthly rental income used in the YEAR 1 is the guaranteed rent of \$2,625. Future rent is based on 6% annual rental increase.

**NOTE 3** - Mortgage rate of 3% amortized over 30 years

## B FLOOR PLAN

1 BEDROOM 442 SQ.FT

### SUMMARY

YEAR 1 (Final Close)

Purchase Price:	\$539,900
Projected Price at Completion - estimated completion date is 2021 (see note 1):	\$609,939
Monthly Rental Income	\$2,625

### MONTHLY EXPENSES

Maintenance Fee (61¢ per SF)	\$270
Property Tax	\$286
Hydro	Tenant Pays
Down Payment 20.00 %	\$107,980
Mortgage Amount:	\$431,920
Monthly Mortgage Payment \$431,920 @ 3.00% for 30 Years / 1 year term	\$1,816.67
Total Monthly Carrying Costs (\$1,817 + 286 + 269.62 + 10)	\$2,382.29

### TOTAL INCOME

Year One Monthly Positive Cash Flow	\$243
Monthly Principal Portion of Mortgage Payment	\$754

### ACTUAL MONTHLY INCOME

\$997

### ANNUAL ROI

11.1%  
(income/rent return not including your capital appreciation)

### ROI ON YOUR DEPOSIT

67.6%  
(if you flip/assign your unit before close)

# The Woodsworth



1 BEDROOM 442 SQ.FT

<b>SUMMARY</b>	<b>YEAR 5</b>	<b>YEAR 10</b>	<b>YEAR 25</b>
Condo Value	\$741,385	\$946,216	\$1,967,115
Capital Gain	\$201,485	\$406,316	\$1,427,215
Rent - Monthly	\$3,314	\$4,435	\$10,628
Taxes - Monthly	\$393	\$501	\$1,042
Condo Fees - Monthly	\$340	\$456	\$1,092
Insurance	\$11	\$12	\$16
Mortgage Pmt - Monthly	\$1,669	\$1,502	\$1,093
Net Income - Annual	\$10,812	\$23,577	\$88,630
Cumulative Cash Flow	\$33,203	\$124,365	\$934,622
Equity Portion of Mortgage	\$43,373	\$82,390	\$177,468
Cumulative Net Profit	\$76,576	\$206,755	\$1,112,091
<b>SELLING PROFIT</b>			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$201,485	\$406,316	\$1,427,215
<b>TOTAL PROFIT</b>			
(Cash Flow + Selling Profit)	\$234,688	\$530,681	\$2,361,837
Return On Invested Capital	217.3%	491.5%	2187.3%

## ASSUMPTIONS

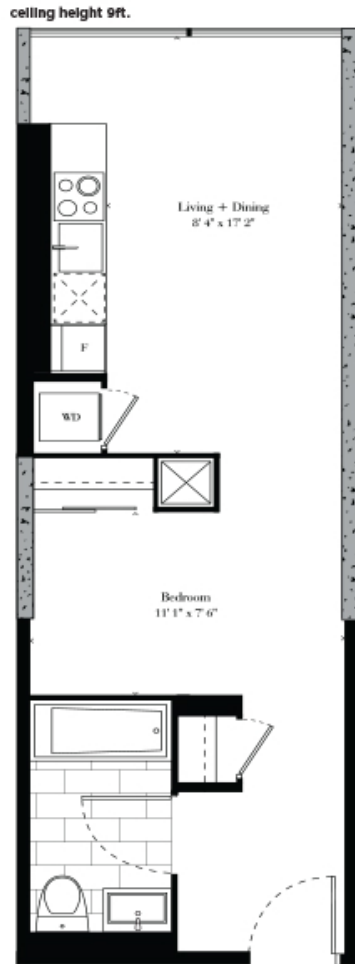
### PRICE INCREASE

5% (Toronto has averaged 5.76% annual growth over the 30 years)

### RENT INCREASE

6% annually used for pro-forma (rent in 2018 went up 9.3%)

# The Woodsworth



**NOTE 1** - Projected price is based on 5% appreciation (Toronto has averaged 5.76% annual growth over 30 years)

**NOTE 2** - The monthly rental income used in the YEAR 1 is the guaranteed rent of \$2,650. Future rent is based on 6% annual rental increase

**NOTE 3** - Mortgage rate of 3% amortized over 30 years

## C FLOOR PLAN

1 BEDROOM 471 SQ.FT

### SUMMARY

YEAR 1 (Final Close)

Purchase Price:	\$539,900
Projected Price at Completion - estimated completion date is 2021 (see note 1):	\$609,939
Monthly Rental Income	\$2,650

### MONTHLY EXPENSES

Maintenance Fee (61¢ per SF)	\$287
Property Tax	\$286
Hydro	Tenant Pays
Down Payment 20.00 %	\$107,980
Mortgage Amount:	\$431,920
Monthly Mortgage Payment \$431,920 @ 3.00% for 30 Years / 1 year term	\$1,816.67
Total Monthly Carrying Costs (\$1,817 + 286 + 287.31 + 10)	\$2,399.98

### TOTAL INCOME

Year One Monthly Positive Cash Flow	\$250
Monthly Principal Portion of Mortgage Payment	\$754

### ACTUAL MONTHLY INCOME

\$1,004

### ANNUAL ROI

11.2%  
(income/rent return not including your capital appreciation)

### ROI ON YOUR DEPOSIT

67.6%  
(if you flip/assign your unit before close)

# The Woodsworth



1 BEDROOM 471 SQ.FT



<b>SUMMARY</b>	<b>YEAR 5</b>	<b>YEAR 10</b>	<b>YEAR 25</b>
Condo Value	\$741,385	\$946,216	\$1,967,115
Capital Gain	\$201,485	\$406,316	\$1,427,215
Rent - Monthly	\$3,346	\$4,477	\$10,730
Taxes - Monthly	\$393	\$501	\$1,042
Condo Fees - Monthly	\$363	\$485	\$1,163
Insurance	\$11	\$12	\$16
Mortgage Pmt - Monthly	\$1,669	\$1,502	\$1,093
Net Income - Annual	\$10,922	\$23,725	\$88,985
Cumulative Cash Flow	\$33,698	\$125,521	\$939,435
Equity Portion of Mortgage	\$43,373	\$82,390	\$177,468
Cumulative Net Profit	\$77,070	\$207,911	\$1,116,903
<b>SELLING PROFIT</b>			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$201,485	\$406,316	\$1,427,215
<b>TOTAL PROFIT</b>			
(Cash Flow + Selling Profit)	\$235,182	\$531,837	\$2,366,650
Return On Invested Capital	217.8%	492.5%	2191.7%

## ASSUMPTIONS

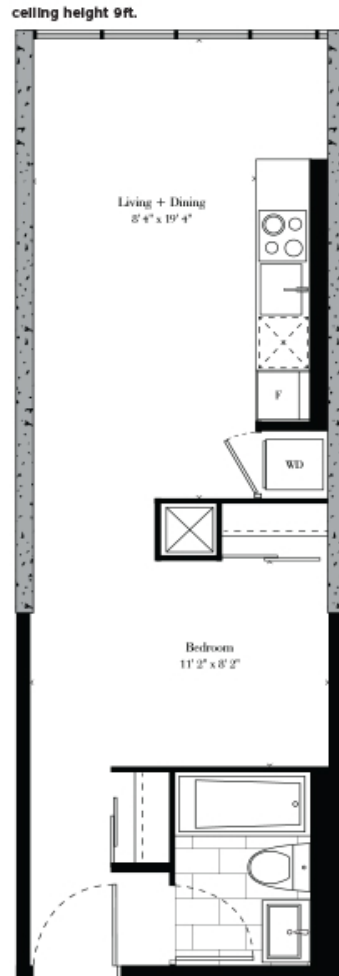
### PRICE INCREASE

5% (Toronto has averaged 5.76% annual growth over the 30 years)

### RENT INCREASE

6% annually used for pro-forma (rent in 2018 went up 9.3%)

# The Woodsworth



**NOTE 1** - Projected price is based on 5% appreciation (Toronto has averaged 5.76% annual growth over 30 years)

**NOTE 2** - The monthly rental income used in the YEAR 1 is the guaranteed rent of \$2,650. Future rent is based on 6% annual rental increase.

**NOTE 3** - Mortgage rate of 3% amortized over 30 years



## D FLOOR PLAN

### 1 BEDROOM 471 SQ.FT

SUMMARY	YEAR 1 (Final Close)
Purchase Price:	\$543,900
Projected Price at Completion - estimated completion date is 2021 (see note 1):	\$614,458
Monthly Rental Income	\$2,650
<b>MONTHLY EXPENSES</b>	
Maintenance Fee (61¢ per SF)	\$287
Property Tax	\$288
Hydro	Tenant Pays
Down Payment 20.00 %	\$108,780
Mortgage Amount:	\$435,120
Monthly Mortgage Payment \$435,120 @ 3.00% for 30 Years / 1 year term	\$1,830.13
Total Monthly Carrying Costs (\$1,830 + 288 + 287.31 + 10)	\$2,415.44
<b>TOTAL INCOME</b>	
Year One Monthly Positive Cash Flow	\$235
Monthly Principal Portion of Mortgage Payment	\$759
<b>ACTUAL MONTHLY INCOME</b>	
	\$994
<b>ANNUAL ROI</b>	
(income/rent return not including your capital appreciation)	11.0%
<b>ROI ON YOUR DEPOSIT</b>	
(if you flip/assign your unit before close)	67.5%

# The Woodsworth



1 BEDROOM 471 SQ.FT

<b>SUMMARY</b>	<b>YEAR 5</b>	<b>YEAR 10</b>	<b>YEAR 25</b>
Condo Value	\$746,878	\$953,226	\$1,981,689
Capital Gain	\$202,978	\$409,326	\$1,437,789
Rent - Monthly	\$3,346	\$4,477	\$10,730
Taxes - Monthly	\$396	\$505	\$1,049
Condo Fees - Monthly	\$363	\$485	\$1,163
Insurance	\$11	\$12	\$16
Mortgage Pmt - Monthly	\$1,682	\$1,513	\$1,101
Net Income - Annual	\$10,739	\$23,547	\$88,795
Cumulative Cash Flow	\$32,768	\$123,692	\$934,899
Equity Portion of Mortgage	\$43,694	\$83,001	\$178,783
Cumulative Net Profit	\$76,462	\$206,692	\$1,113,682
<b>SELLING PROFIT</b>			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$202,978	\$409,326	\$1,437,789
<b>TOTAL PROFIT</b>			
(Cash Flow + Selling Profit)	\$235,745	\$533,018	\$2,372,688
Return On Invested Capital	216.7%	490.0%	2181.2%

## ASSUMPTIONS

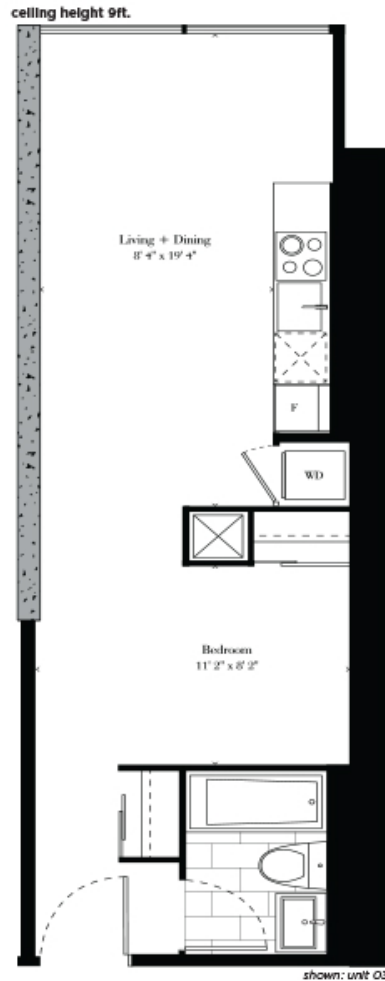
### PRICE INCREASE

5% (Toronto has averaged 5.76% annual growth over the 30 years)

### RENT INCREASE

6% annually used for pro-forma (rent in 2018 went up 9.3%)

# The Woodsworth



**NOTE 1** - Projected price is based on 5% appreciation (Toronto has averaged 5.76% annual growth over 30 years)

**NOTE 2** - The monthly rental income used in the YEAR 1 is the guaranteed rent of \$2,895. Future rent is based on 6% annual rental increase

**NOTE 3** - Mortgage rate of 3% amortized over 30 years



## E FLOOR PLAN

### 1 BEDROOM 511 SQ.FT

SUMMARY	YEAR 1 (Final Close)
Purchase Price:	\$594,900
Projected Price at Completion - estimated completion date is 2021 (see note 1):	\$672,074
Monthly Rental Income	\$2,895
<b>MONTHLY EXPENSES</b>	
Maintenance Fee (61¢ per SF)	\$312
Property Tax	\$315
Hydro	Tenant Pays
Down Payment 20.00 %	\$118,980
Mortgage Amount:	\$475,920
Monthly Mortgage Payment \$475,920 @ 3.00% for 30 Years / 1 year term	\$2,001.73
Total Monthly Carrying Costs (\$2,002 + 315 + 311.71 + 10)	\$2,638.44
<b>TOTAL INCOME</b>	
Year One Monthly Positive Cash Flow	\$257
Monthly Principal Portion of Mortgage Payment	\$831
<b>ACTUAL MONTHLY INCOME</b>	
	\$1,087
<b>ANNUAL ROI</b>	
(income/rent return not including your capital appreciation)	11.0%
<b>ROI ON YOUR DEPOSIT</b>	
(if you flip/assign your unit before close)	67.5%



# The Woodsworth



1 BEDROOM 511 SQ.FT

<b>SUMMARY</b>	<b>YEAR 5</b>	<b>YEAR 10</b>	<b>YEAR 25</b>
Condo Value	\$816,910	\$1,042,608	\$2,167,506
Capital Gain	\$222,010	\$447,708	\$1,572,606
Rent - Monthly	\$3,655	\$4,891	\$11,722
Taxes - Monthly	\$433	\$552	\$1,148
Condo Fees - Monthly	\$394	\$527	\$1,262
Insurance	\$11	\$12	\$16
Mortgage Pmt - Monthly	\$1,839	\$1,655	\$1,204
Net Income - Annual	\$11,744	\$25,749	\$97,093
Cumulative Cash Flow	\$35,835	\$135,264	\$1,022,301
Equity Portion of Mortgage	\$47,791	\$90,783	\$195,547
Cumulative Net Profit	\$83,626	\$226,047	\$1,217,849
<b>SELLING PROFIT</b>			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$222,010	\$447,708	\$1,572,606
<b>TOTAL PROFIT</b>			
(Cash Flow + Selling Profit)	\$257,845	\$582,972	\$2,594,908
Return On Invested Capital	216.7%	490.0%	2181.0%

## ASSUMPTIONS

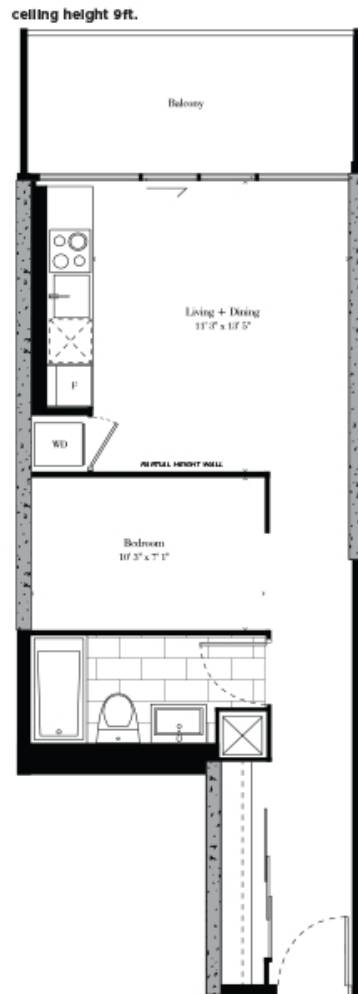
### PRICE INCREASE

5% (Toronto has averaged 5.76% annual growth over the 30 years)

### RENT INCREASE

6% annually used for pro-forma (rent in 2018 went up 9.3%)

# The Woodsworth



**NOTE 1** - Projected price is based on 5% appreciation (Toronto has averaged 5.76% annual growth over 30 years)

**NOTE 2** - The monthly rental income used in the YEAR 1 is the guaranteed rent of \$2,925. Future rent is based on 6% annual rental increase

**NOTE 3** - Mortgage rate of 3% amortized over 30 years

## F FLOOR PLAN

1 BEDROOM 519 SQ.FT

SUMMARY	YEAR 1 (Final Close)
Purchase Price:	\$604,900
Projected Price at Completion - estimated completion date is 2021 (see note 1):	\$683,371
Monthly Rental Income	\$2,925
<b>MONTHLY EXPENSES</b>	
Maintenance Fee (61¢ per SF)	\$317
Property Tax	\$320
Hydro	Tenant Pays
Down Payment 20.00 %	\$120,980
Mortgage Amount:	\$483,920
Monthly Mortgage Payment \$483,920 @ 3.00% for 30 Years / 1 year term	\$2,035.38
Total Monthly Carrying Costs (\$2,035 + 320 + 316.59+ 10)	\$2,681.97
<b>TOTAL INCOME</b>	
Year One Monthly Positive Cash Flow	\$243
Monthly Principal Portion of Mortgage Payment	\$845
<b>ACTUAL MONTHLY INCOME</b>	\$1,088
<b>ANNUAL ROI</b> (income/rent return not including your capital appreciation)	10.8%
<b>ROI ON YOUR DEPOSIT</b> (if you flip/assign your unit before close)	67.3%

# The Woodsworth



1 BEDROOM 519 SQ.FT

<b>SUMMARY</b>	<b>YEAR 5</b>	<b>YEAR 10</b>	<b>YEAR 25</b>
Condo Value	\$830,642	\$1,160,133	\$2,203,941
Capital Gain	\$225,742	\$455,233	\$1,599,041
Rent - Monthly	\$3,693	\$4,942	\$11,843
Taxes - Monthly	\$440	\$561	\$1,167
Condo Fees - Monthly	\$400	\$535	\$1,282
Insurance	\$11	\$12	\$16
Mortgage Pmt - Monthly	\$1,870	\$1,682	\$1,225
Net Income - Annual	\$11,666	\$25,813	\$97,839
Cumulative Cash Flow	\$35,210	\$134,665	\$1,027,500
Equity Portion of Mortgage	\$48,595	\$92,309	\$198,834
Cumulative Net Profit	\$83,804	\$226,974	\$1,226,334
<b>SELLING PROFIT</b>			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$225,742	\$455,233	\$1,599,041
<b>TOTAL PROFIT</b>			
(Cash Flow + Selling Profit)	\$260,952	\$509,898	\$2,626,542
Return On Invested Capital	215.7%	487.6%	2171.1%

## ASSUMPTIONS

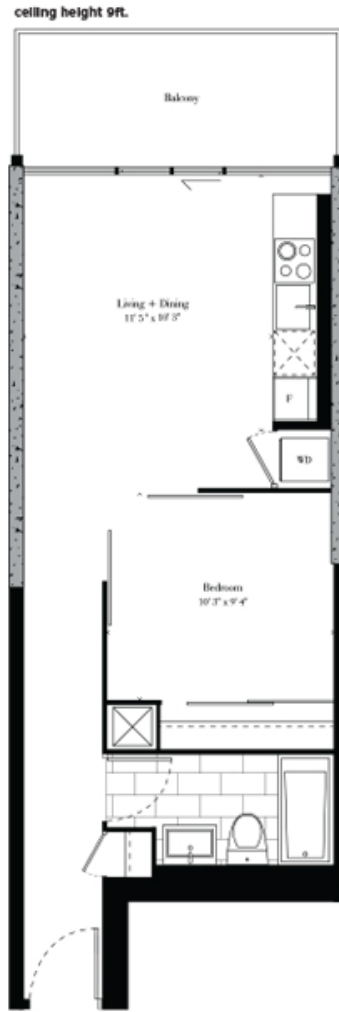
### PRICE INCREASE

5% (Toronto has averaged 5.76% annual growth over the 30 years)

### RENT INCREASE

6% annually used for pro-forma (rent in 2018 went up 9.3%)

# The Woodsworth



**NOTE 1** - Projected price is based on 5% appreciation (Toronto has averaged 5.76% annual growth over 30 years)

**NOTE 2** - The monthly rental income used in the YEAR 1 is the guaranteed rent of \$2,950. Future rent is based on 6% annual rental increase

**NOTE 3** - Mortgage rate of 3% amortized over 30 years



## G FLOOR PLAN

### 1 BEDROOM 526 SQ.FT

SUMMARY	YEAR 1 (Final Close)
Purchase Price:	\$611,900
Projected Price at Completion - estimated completion date is 2021 (see note 1):	\$691,280
Monthly Rental Income	\$2,950
<b>MONTHLY EXPENSES</b>	
Maintenance Fee (61¢ per SF)	\$321
Property Tax	\$324
Hydro	Tenant Pays
Down Payment 20.00 %	\$122,380
Mortgage Amount:	\$489,520
Monthly Mortgage Payment \$489,520 @ 3.00% for 30 Years / 1 year term	\$2,058.93
Total Monthly Carrying Costs (\$2,059 + 324 + 320.86 + 10)	\$2,713.70
<b>TOTAL INCOME</b>	
Year One Monthly Positive Cash Flow	\$236
Monthly Principal Portion of Mortgage Payment	\$854
<b>ACTUAL MONTHLY INCOME</b>	\$1,091
<b>ANNUAL ROI</b> (income/rent return not including your capital appreciation)	10.7%
<b>ROI ON YOUR DEPOSIT</b> (if you flip/assign your unit before close)	67.2%

# The Woodsworth



1 BEDROOM 526 SQ.FT

<b>SUMMARY</b>	<b>YEAR 5</b>	<b>YEAR 10</b>	<b>YEAR 25</b>
Condo Value	\$840,255	\$1,072,401	\$2,229,446
Capital Gain	\$228,355	\$460,501	\$1,617,546
Rent - Monthly	\$3,724	\$4,984	\$11,944
Taxes - Monthly	\$445	\$568	\$1,181
Condo Fees - Monthly	\$405	\$542	\$1,299
Insurance	\$11	\$12	\$16
Mortgage Pmt - Monthly	\$1,892	\$1,702	\$1,239
Net Income - Annual	\$11,659	\$25,922	\$98,515
Cumulative Cash Flow	\$34,985	\$134,743	\$1,033,135
Equity Portion of Mortgage	\$49,157	\$93,378	\$201,135
Cumulative Net Profit	\$84,142	\$228,120	\$1,234,345
<b>SELLING PROFIT</b>			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$228,355	\$460,501	\$1,617,546
<b>TOTAL PROFIT</b>			
(Cash Flow + Selling Profit)	\$263,339	\$595,244	\$2,650,755
Return On Invested Capital	215.2%	486.4%	2166.0%

## ASSUMPTIONS

### PRICE INCREASE

5% (Toronto has averaged 5.76% annual growth over the 30 years)

### RENT INCREASE

6% annually used for pro-forma (rent in 2018 went up 9.3%)