



FEATURED FINANCIALS

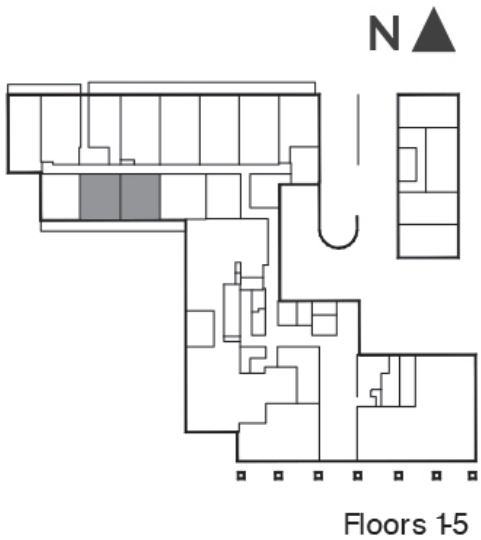
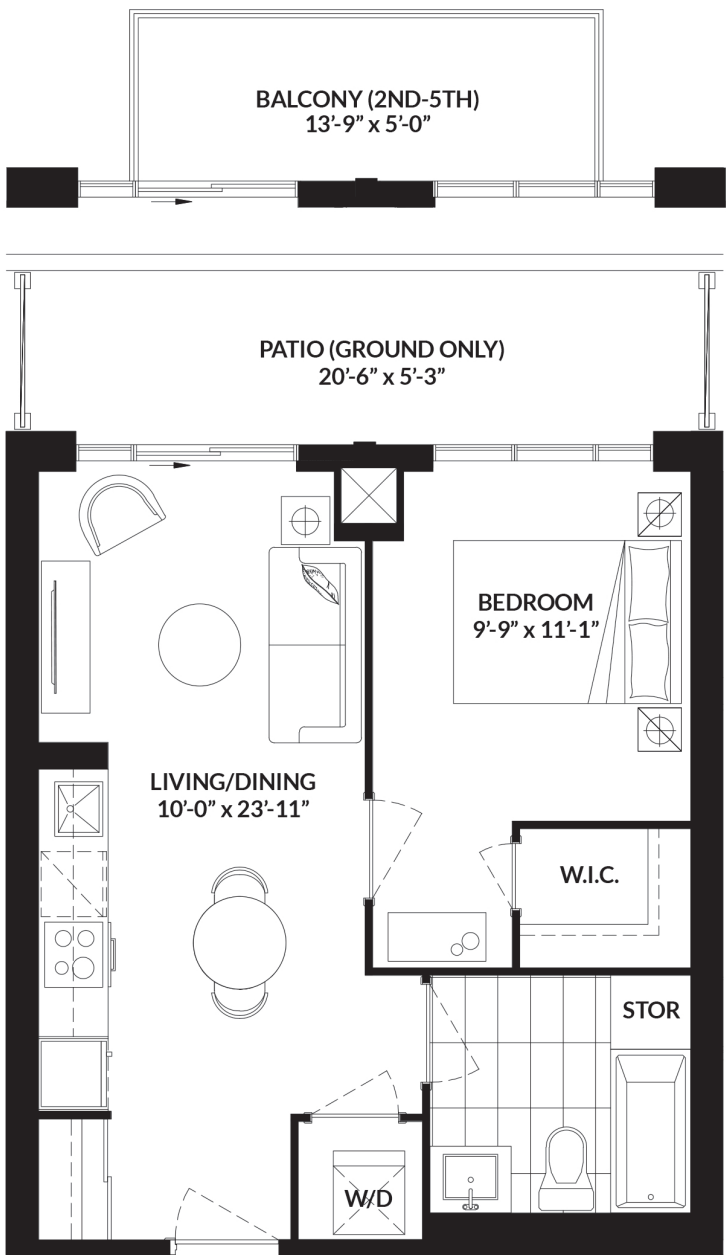
ST. CLAIR 1 BEDROOM

SUITE: 522 SQ.FT. | OUTDOOR: 69-108 SQ.FT.*



EST. 2017

STOCKYARDS DISTRICT RESIDENCES



INSIDER INCENTIVES

- \$20,000 DISCOUNT
- FREE 2 YEARS PROPERTY MANAGEMENT
- FREE ASSIGNMENT
- ONLY 15% DEPOSIT

ASSUMPTIONS

Projected rent of \$1,850/month based on comparable W02 TREB data. Annual rent increase of 6% based on W02 TREB growth of 8.09% per year average over the past 5 years. Projected annual capital appreciation of 5% based on W02 TREB growth of 13.18% per year average over the past 5 years. Mortgage payment information based on a 3.5% interest rate and a 30 year amortization rate. Current Toronto property tax rate of 0.6355054%. Projected annual expense increase based on Bank of Canada Inflation Control Target.

	Year 1	Year 5	Year 10	Year 25
Initial Purchase Price	\$455,900	-	-	-
Value at Completion	\$554,149	-	-	-
Down Payment	\$91,180	-	-	-
Square Footage	522	-	-	-
Future Price per SF	\$1,062	-	-	-
Rent - per year	\$28,027	\$35,383	\$47,351	\$113,479
Rent - per month	\$2,336	\$2,949	\$3,946	\$9,457
Property Taxes - per year	\$3,522	\$4,281	\$5,463	\$11,358
Insurance - per year	\$120	\$130	\$143	\$193
Condo Fees - per year	\$3,696	\$4,666	\$6,244	\$14,964
Property Management Fee - per year	FREE	-	-	-
Annual Income Less Expenses	\$20,690	\$26,307	\$35,500	\$86,965
Annual Mortgage Payments	\$19,591	\$18,124	\$16,444	\$12,280
Net Cash Flow	\$1,098	\$8,183	\$19,057	\$74,684
Principle Paid Down	\$7,030	\$6,503	\$5,900	\$4,406
Net Income	\$8,128	\$14,686	\$24,957	\$79,091
Annual Return	8.9%	16.1%	27.4%	86.7%
Capital Appreciation	\$27,707	\$33,679	\$42,983	\$89,359
Total Annual ROI	39.3%	53.0%	74.5%	184.7%

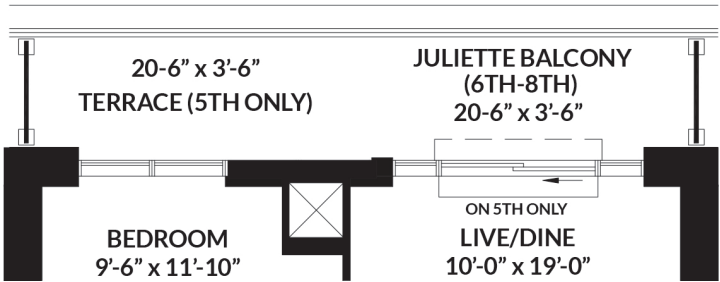
Property management and leasing after year 2 and vacancy assumptions not included. Suites vary in purchase price. All figures are estimated projections based on comparable residences in the area. Condo fees are estimated at 0.59/ square foot. Subject to change without notice E&O.E.". Not intended to solicit buyer(s) currently under contract with another Brokerage. It is recommended that buyers, sellers or renters of real estate products/services consult appropriate professionals for legal and/or other professional advice. All data is based on historical assumptions and for informational purposes only. Insider Condo Club Ltd., and its Realtor members make no warranty to the accuracy of these assumptions.

All figures provided are estimates only and none of the figures are guaranteed

Financial forecasts are based on tenant taking occupancy in 4 years of purchase and if tenant occupies the unit earlier or later that will reflect on forecasted returns.

UNION
1 BEDROOM + DEN

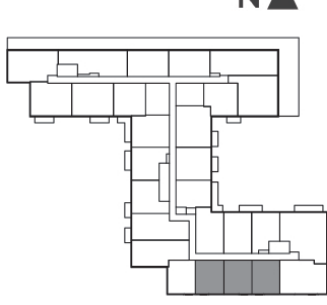
SUITE: 526-553 SQ.FT.* | OUTDOOR: 4-108 SQ.FT.*



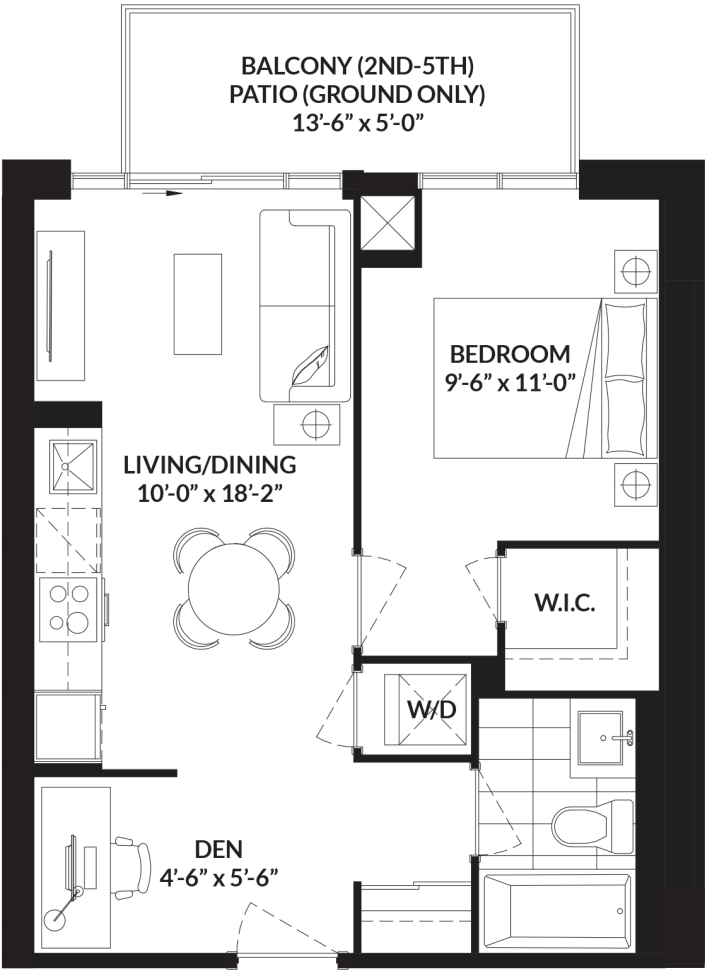
Floors 1-4



Floors 5



Floors 6-8



INSIDER INCENTIVES

- \$20,000 DISCOUNT
- FREE 2 YEARS PROPERTY MANAGEMENT
- FREE ASSIGNMENT
- ONLY 15% DEPOSIT

ASSUMPTIONS

Projected rent of \$1,900/month based on comparable W02 TREB data. Annual rent increase of 6% based on W02 TREB growth of 8.09% per year average over the past 5 years. Projected annual capital appreciation of 5% based on W02 TREB growth of 13.18% per year average over the past 5 years. Mortgage payment information based on a 3.5% interest rate and a 30 year amortization rate. Current Toronto property tax rate of 0.6355054%. Projected annual expense increase based on Bank of Canada Inflation Control Target.

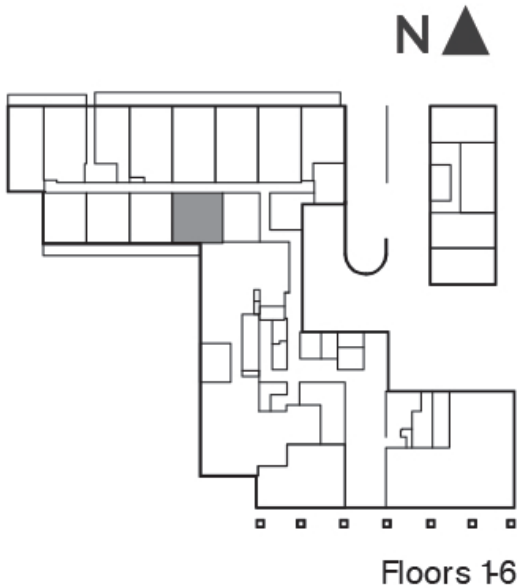
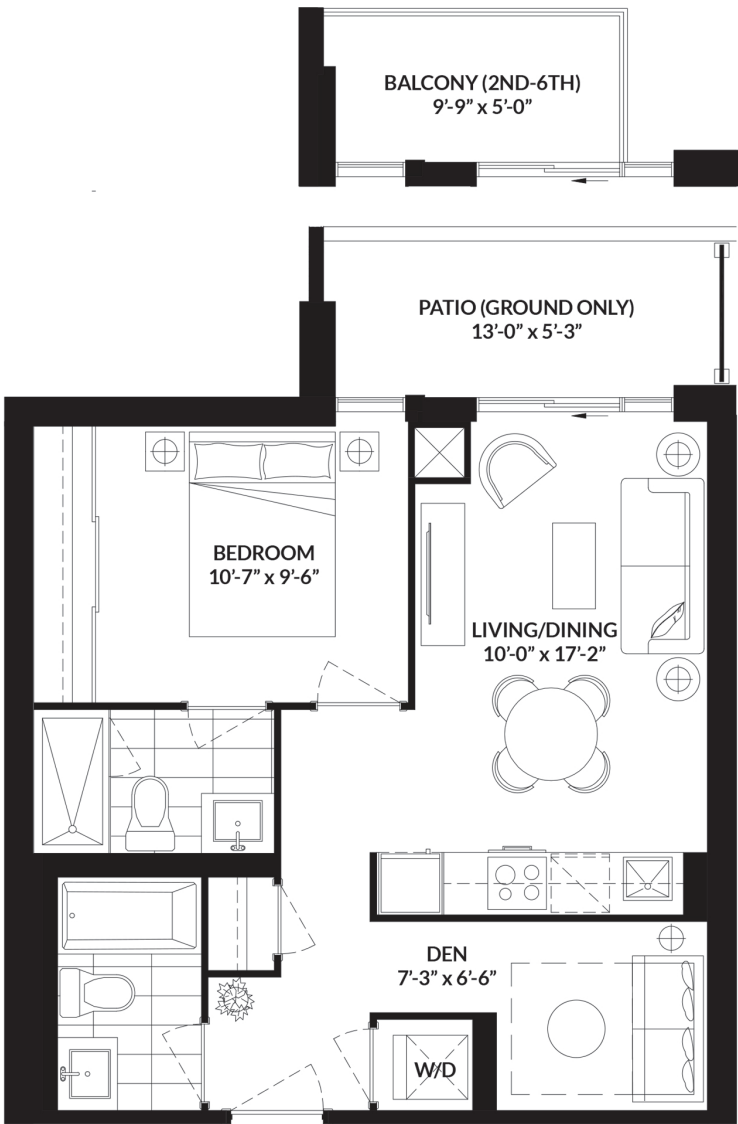
	Year 1	Year 5	Year 10	Year 25
Initial Purchase Price	\$455,990	-	-	-
Value at Completion	\$554,259	-	-	-
Down Payment	\$91,198	-	-	-
Square Footage	526	-	-	-
Future Price per SF	\$1,054	-	-	-
Rent - per year	\$28,784	\$36,340	\$48,631	\$116,546
Rent - per month	\$2,399	\$3,028	\$4,053	\$9,712
Property Taxes - per year	\$3,522	\$4,281	\$5,464	\$11,360
Insurance - per year	\$120	\$130	\$143	\$193
Condo Fees - per year	\$3,724	\$4,702	\$6,292	\$15,079
Property Management Fee - per year	FREE	-	-	-
Annual Income Less Expenses	\$21,418	\$27,227	\$36,731	\$89,915
Annual Mortgage Payments	\$19,595	\$18,128	\$16,447	\$12,283
Net Cash Flow	\$1,823	\$9,099	\$20,284	\$77,632
Principle Paid Down	\$7,031	\$6,504	\$5,901	\$4,407
Net Income	\$8,854	\$15,604	\$26,186	\$82,039
Annual Return	9.7%	17.1%	28.7%	90.0%
Capital Appreciation	\$27,713	\$33,685	\$42,992	\$89,377
otal Annual ROI	40.1%	54.0%	75.9%	188.0%

Property management and leasing after year 2 and vacancy assumptions not included. Suites vary in purchase price. All figures are estimated projections based on comparable residences in the area. Condo fees are estimated at 0.59/ square foot. Subject to change without notice E&O.E.". Not intended to solicit buyer(s) currently under contract with another Brokerage. It is recommended that buyers, sellers or renters of real estate products/services consult appropriate professionals for legal and/or other professional advice. All data is based on historical assumptions and for informational purposes only. Insider Condo Club Ltd., and its Realtor members make no warranty to the accuracy of these assumptions. **All figures provided are estimates only and none of the figures are guaranteed** Financial forecasts are based on tenant taking occupancy in 4 years of purchase and if tenant occupies the unit earlier or later that will reflect on forecasted returns.

WESTMOUNT

1 BEDROOM + DEN

SUITE: 605 SQ.FT. | OUTDOOR: 49-68 SQ.FT.*



INSIDER INCENTIVES

- \$20,000 DISCOUNT
- FREE 2 YEARS PROPERTY MANAGEMENT
- FREE ASSIGNMENT
- ONLY 15% DEPOSIT

ASSUMPTIONS

Projected rent of \$2,050/month based on comparable W02 TREB data. Annual rent increase of 6% based on W02 TREB growth of 8.09% per year average over the past 5 years. Projected annual capital appreciation of 5% based on W02 TREB growth of 13.18% per year average over the past 5 years. Mortgage payment information based on a 3.5% interest rate and a 30 year amortization rate. Current Toronto property tax rate of 0.6355054%. Projected annual expense increase based on Bank of Canada Inflation Control Target.

	Year 1	Year 5	Year 10	Year 25
Initial Purchase Price	\$507,900	-	-	-
Value at Completion	\$617,356	-	-	-
Down Payment	\$101,580	-	-	-
Square Footage	605	-	-	-
Future Price per SF	\$1,020	-	-	-
Rent - per year	\$31,057	\$39,209	\$52,470	\$125,747
Rent - per month	\$2,588	\$3,267	\$4,373	\$10,479
Property Taxes - per year	\$3,923	\$4,769	\$6,086	\$12,653
Insurance - per year	\$120	\$130	\$143	\$193
Condo Fees - per year	\$4,283	\$5,408	\$7,237	\$17,343
Property Management Fee - per year	FREE	-	-	-
Annual Income Less Expenses	\$22,730	\$28,902	\$39,004	\$95,558
Annual Mortgage Payments	\$21,826	\$20,191	\$18,319	\$13,681
Net Cash Flow	\$904	\$8,711	\$20,684	\$81,877
Principle Paid Down	\$7,831	\$7,245	\$6,573	\$4,909
Net Income	\$8,736	\$15,956	\$27,257	\$86,786
Annual Return	8.6%	15.7%	26.8%	85.4%
Capital Appreciation	\$30,868	\$37,520	\$47,886	\$99,552
Total Annual ROI	39.0%	52.6%	74.0%	183.4%

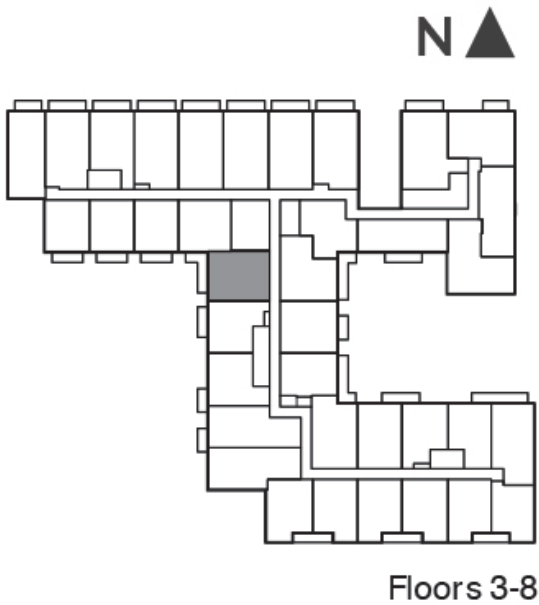
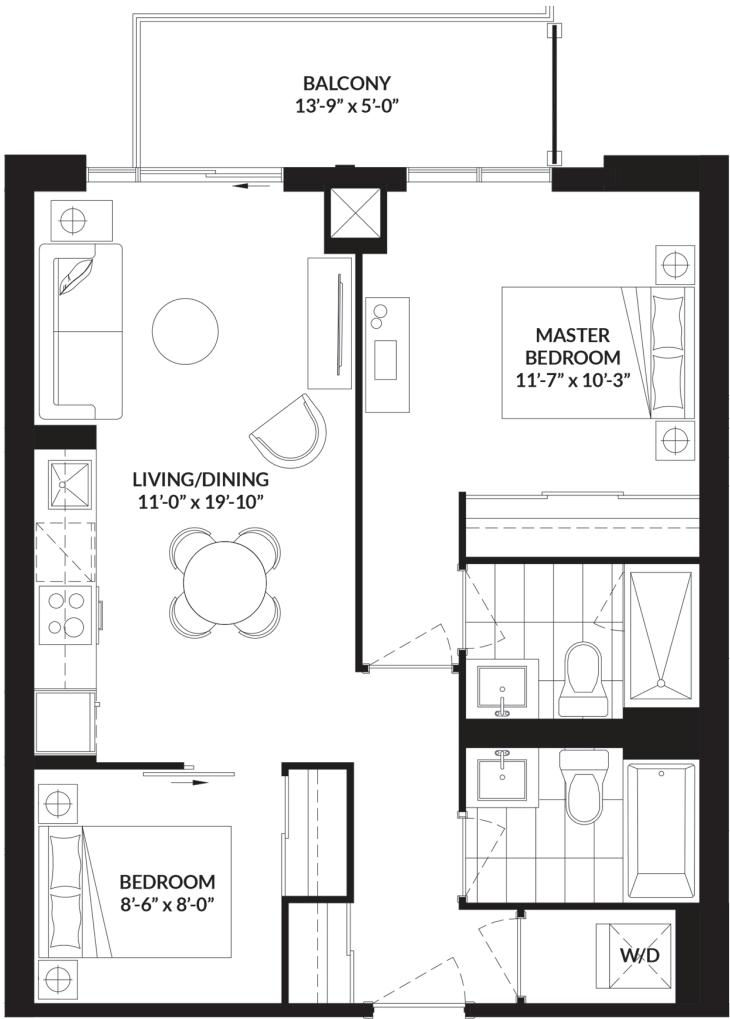
Property management and leasing after year 2 and vacancy assumptions not included. Suites vary in purchase price. All figures are estimated projections based on comparable residences in the area. Condo fees are estimated at 0.59/ square foot. Subject to change without notice E&O.E.". Not intended to solicit buyer(s) currently under contract with another Brokerage. It is recommended that buyers, sellers or renters of real estate products/services consult appropriate professionals for legal and/or other professional advice. All data is based on historical assumptions and for informational purposes only. Insider Condo Club Ltd., and its Realtor members make no warranty to the accuracy of these assumptions.

All figures provided are estimates only and none of the figures are guaranteed

Financial forecasts are based on tenant taking occupancy in 4 years of purchase and if tenant occupies the unit earlier or later that will reflect on forecasted returns.

EXPRESS 2 BEDROOM

SUITE: 691-706 SQ.FT.* | OUTDOOR: 69 SQ.FT.*



INSIDER INCENTIVES

- \$20,000 DISCOUNT
- FREE 2 YEARS PROPERTY MANAGEMENT
- FREE ASSIGNMENT
- ONLY 15% DEPOSIT

ASSUMPTIONS

Projected rent of \$2,500/month based on comparable W02 TREB data. Annual rent increase of 6% based on W02 TREB growth of 8.09% per year average over the past 5 years. Projected annual capital appreciation of 5% based on W02 TREB growth of 13.18% per year average over the past 5 years. Mortgage payment information based on a 3.5% interest rate and a 30 year amortization rate. Current Toronto property tax rate of 0.6355054%. Projected annual expense increase based on Bank of Canada Inflation Control Target.

	Year 1	Year 5	Year 10	Year 25
Initial Purchase Price	\$591,990	-	-	-
Value at Completion	\$719,568	-	-	-
Down Payment	\$118,398	-	-	-
Square Footage	691	-	-	-
Future Price per SF	\$1,041	-	-	-
Rent - per year	\$37,874	\$47,815	\$63,988	\$153,351
Rent - per month	\$3,156	\$3,985	\$5,332	\$12,779
Property Taxes - per year	\$4,573	\$5,558	\$7,094	\$14,748
Insurance - per year	\$120	\$130	\$143	\$193
Condo Fees - per year	\$4,892	\$6,176	\$8,265	\$19,809
Property Management Fee - per year	FREE	-	-	-
Annual Income Less Expenses	\$28,289	\$35,951	\$48,485	\$118,601
Annual Mortgage Payments	\$25,440	\$23,534	\$21,352	\$15,946
Net Cash Flow	\$2,850	\$12,416	\$27,133	\$102,655
Principle Paid Down	\$9,128	\$8,444	\$7,661	\$5,722
Net Income	\$11,977	\$20,861	\$34,794	\$108,376
Annual Return	10.1%	17.6%	29.4%	91.5%
Capital Appreciation	\$35,978	\$43,732	\$55,814	\$116,034
Total Annual ROI	40.5%	54.6%	76.5%	189.5%

Property management and leasing after year 2 and vacancy assumptions not included. Suites vary in purchase price. All figures are estimated projections based on comparable residences in the area. Condo fees are estimated at 0.59/ square foot. Subject to change without notice E&O.E.". Not intended to solicit buyer(s) currently under contract with another Brokerage. It is recommended that buyers, sellers or renters of real estate products/services consult appropriate professionals for legal and/or other professional advice. All data is based on historical assumptions and for informational purposes only. Insider Condo Club Ltd., and its Realtor members make no warranty to the accuracy of these assumptions.

All figures provided are estimates only and none of the figures are guaranteed

Financial forecasts are based on tenant taking occupancy in 4 years of purchase and if tenant occupies the unit earlier or later that will reflect on forecasted returns.