



BLOOR YORKVILLE
RESIDENCES



OUR TOP 3 INVESTOR PICKS FOR 55C

08A - 1 BEDROOM 537 SQ. FT

07B - 1 BEDROOM & DEN 609 SQ. FT

05B - 2 BEDROOM 722 SQ. FT

The Condo Store
Realty Inc.
BROKERAGE

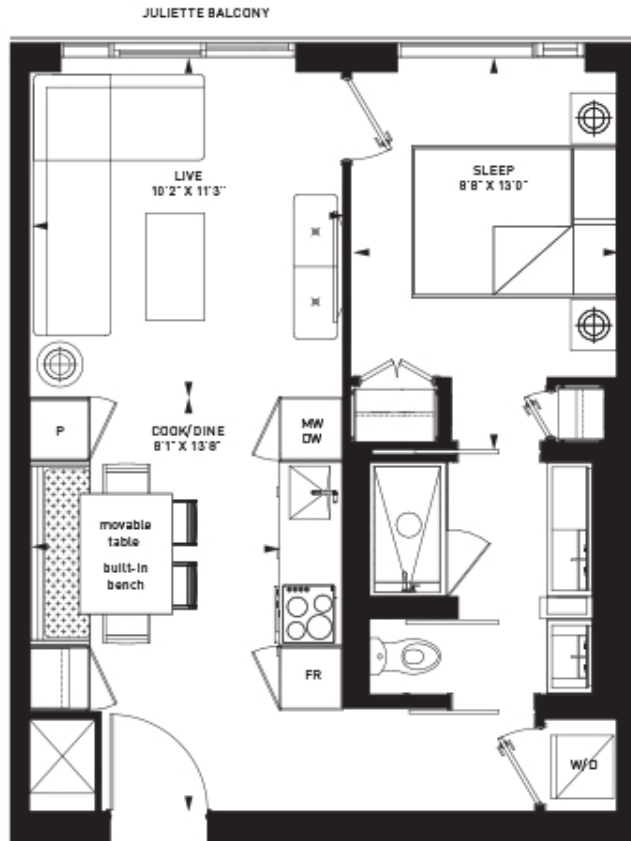
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BLOOR YORKVILLE
RESIDENCES



NOTE 1 - Projected price is based on 6% appreciation (Toronto has averaged 6.6% compounded annual growth over the past 45 years according to TREB)

NOTE 2 - The monthly future rental income used in YEAR 1 is based on today's rent of \$3,500/mo. Future rent is based on 4% annual rental increase.

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



08A FLOOR PLAN

1 BEDROOM 537 SQ. FT

SUMMARY	YEAR 1 (Final Close)
Purchase Price	\$756,900
Projected Price at Completion - estimated completion date is early 2024 (see note 1)	\$983,818
Monthly Rental Income (see note 2)	\$4,176
MONTHLY EXPENSES	
Maintenance Fee (67¢ per SF)	\$360
Insurance, cable, internet, and utilities	\$250
Property Tax	\$504
Executive/Furnished Property Management	FREE
Down Payment 21.00 %	\$158,949
Mortgage Amount	\$597,951
Monthly Mortgage Payment (see note 3) \$597,951 @ 3.00% for 30 Years / 1 year term	\$2,515.00
Total Monthly Carrying Costs (\$2,515 + 504 + 359.79 + 250)	\$3,628.79
TOTAL INCOME	
Year One Monthly Positive Cash Flow	\$547
Monthly Principal Portion of Mortgage Payment	\$1,044
ACTUAL MONTHLY INCOME	\$1,590
ANNUAL ROI (income/rent return not including your capital appreciation)	12%
ROI ON YOUR DEPOSIT (if you flip/assign your unit before close)	146.9%



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1 BEDROOM 537 SQ. FT

SUMMARY

	YEAR 5	YEAR 10	YEAR 25
Condo Value	\$1,242,048	\$1,662,140	\$3,983,416
Capital Gain	\$485,148	\$905,240	\$3,226,516
Rent - Monthly	\$4,885	\$5,943	\$10,703
Taxes - Monthly	\$ 636	\$852	\$2,041
Condo Fees - Monthly	\$421	\$512	\$922
Insurance, cable, internet, and utilities	\$271	\$299	\$402
Mortgage Pmt - Monthly	\$2,311	\$2,079	\$1,513
Net Income - Annual	\$14,954	\$26,424	\$69,899
Cumulative Cash Flow	\$53,595	\$162,297	\$886,917
Equity Portion of Mortgage	\$60,045	\$114,061	\$245,687
Cumulative Net Profit	\$113,640	\$276,358	\$1,132,605

SELLING PROFIT

(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$485,148	\$905,240	\$3,226,516
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TOTAL PROFIT

(Cash Flow + Selling Profit)	\$538,742	\$1,067,537	\$4,113,433
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Return On Invested Capital	338.9%	671.6%	2587.9%
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ASSUMPTIONS

PRICE INCREASE

6% (Toronto has averaged 6.6% compounded annual growth over the 45 years according to TREB)

RENT INCREASE

4% annually used for pro-forma (rent in 2018 went up 9.3%)



NOTE 1 - Projected price is based on 6% appreciation (Toronto has averaged 6.6% compounded annual growth over the past 45 years according to TREB)

NOTE 2 - The monthly future rental income used in YEAR 1 is based on today's rent of \$2,650/mo. Future rent is based on 4% annual rental increase

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

07B FLOOR PLAN

1 BEDROOM + DEN 609 SQ. FT

SUMMARY

YEAR 1 (Final Close)

Purchase Price	\$834,900
Projected Price at Completion - estimated completion date is early 2024 (see note 1)	\$1,085,203
Monthly Rental Income (see note 2)	\$5,011

MONTHLY EXPENSES

Maintenance Fee (67¢ per SF)	\$408
Insurance, cable, internet, and utilities	\$250
Property Tax	\$556
Executive/Furnished Property Management	FREE
Down Payment 21.00 %	\$175,329
Mortgage Amount	\$659,571
Monthly Mortgage Payment (see note 3) \$659,571 @ 3.00% for 30 Years / 1 year term	\$2,774.17
Total Monthly Carrying Costs (\$2,774 + 556 + 408.03 + 250)	\$3,988.20

TOTAL INCOME

Year One Monthly Positive Cash Flow	\$1,023
Monthly Principal Portion of Mortgage Payment	\$1,151

ACTUAL MONTHLY INCOME

\$2,174

ANNUAL ROI

14.9%
 (income/rent return not including your capital appreciation)

ROI ON YOUR DEPOSIT

142.8%
 (if you flip/assign your unit before close)



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1 BEDROOM + DEN 609 SQ. FT

SUMMARY	YEAR 5	YEAR 10	YEAR 25
Condo Value	\$1,370,043	\$1,833,427	\$4,393,915
Capital Gain	\$535,143	\$998,527	\$3,559,015
Rent - Monthly	\$5,862	\$7,132	\$12,844
Taxes - Monthly	\$702	\$939	\$2,251
Condo Fees - Monthly	\$477	\$581	\$1,046
Insurance, cables, internet, and utilities	\$271	\$299	\$402
Mortgage Pmt - Monthly	\$2,549	\$2,293	\$1,669
Net Income - Annual	\$22,356	\$36,240	\$89,708
Cumulative Cash Flow	\$86,312	\$239,122	\$1,184,946
Equity Portion of Mortgage	\$66,233	\$125,815	\$271,006
Cumulative Net Profit	\$152,545	\$364,937	\$1,455,952
SELLING PROFIT			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$535,143	\$998,527	\$3,559,015
TOTAL PROFIT			
(Cash Flow + Selling Profit)	\$621,456	\$1,237,649	\$4,743,961
Return On Invested Capital	354.5%	705.9%	2705.7%

ASSUMPTIONS

PRICE INCREASE

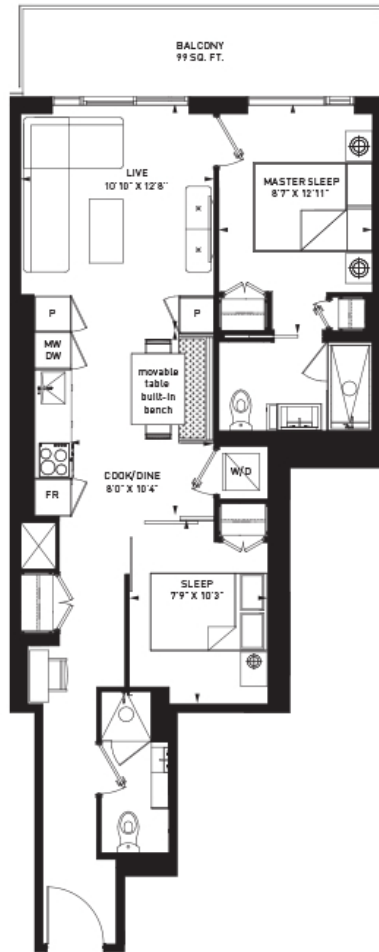
6% (Toronto has averaged 6.6% annual growth over the 30 years)

RENT INCREASE

4% annually used for pro-forma (rent in 2018 went up 9.3%)



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NOTE 1 - Projected price is based on 6% appreciation (Toronto has averaged 6.6% annual growth over the past 45 years according to TREB)

NOTE 2 - The monthly future rental income used in YEAR 1 is based on today's rent of \$4,800/mo. Future rent is based on 4% annual rental increase.

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



05B FLOOR PLAN

2 BEDROOM 722 SQ. FT

SUMMARY	YEAR 1 (Final Close)
Purchase Price	\$957,900
Projected Price at Completion - estimated completion date is early 2024 (see note 1)	\$1,245,078
Monthly Rental Income (see note 2)	\$5,727
MONTHLY EXPENSES	
Maintenance Fee (67¢ per SF)	\$484
Insurance, cable, internet, and utilities	\$250
Property Tax	\$638
Executive/Furnished Property Management	FREE
Down Payment 21.00 %	\$201,159
Mortgage Amount	\$756,741
Monthly Mortgage Payment (see note 3) \$756,741 @ 3.00% for 30 Years / 1 year term	\$3,182.87
Total Monthly Carrying Costs (\$3,183 + 638 + 483.74 + 250)	\$4,554.61
TOTAL INCOME	
Year One Monthly Positive Cash Flow	\$1,172
Monthly Principal Portion of Mortgage Payment	\$1,321
ACTUAL MONTHLY INCOME	\$2,493
ANNUAL ROI (income/rent return not including your capital appreciation)	14.9%
ROI ON YOUR DEPOSIT (if you flip/assign your unit before close)	142.8%



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2 BEDROOM 722 SQ. FT

SUMMARY	YEAR 5	YEAR 10	YEAR 25
Condo Value	\$1,571,882	\$2,103,533	\$5,041,240
Capital Gain	\$613,982	\$1,145,633	\$4,083,340
Rent - Monthly	\$6,699	\$8,151	\$14,679
Taxes - Monthly	\$805	\$1,078	\$2,583
Condo Fees - Monthly	\$566	\$689	\$1,240
Insurance, cable, internet, and utilities	\$271	\$299	\$402
Mortgage Pmt - Monthly	\$2,924	\$2,631	\$1,915
Net Income - Annual	\$25,595	\$41,458	\$102,467
Cumulative Cash Flow	\$98,860	\$273,718	\$1,354,694
Equity Portion of Mortgage	\$75,991	\$144,351	\$310,931
Cumulative Net Profit	\$174,851	\$418,069	\$1,665,626
SELLING PROFIT			
(Condo Value Less Down Payment Less Remaining Mortgage Balance)	\$613,982	\$1,145,633	\$4,083,340
TOTAL PROFIT			
(Cash Flow + Selling Profit)	\$712,842	\$1,419,351	\$5,438,034
Return On Invested Capital	354.4%	705.6%	2703.4%

ASSUMPTIONS

PRICE INCREASE

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RENT INCREASE

4% annually used for pro-forma (rent in 2018 went up 9.3%)