

THE
PLATFORM
AT STATION PARK



OUR TOP 3 INVESTOR PICKS IN THE PLATFORM AT STATION PARK

MODEL L - 1 BEDROOM + DEN 503 SQ.FT

MODEL C - 2 BEDROOM 578 SQ.FT

MODEL M - 3 BEDROOM 803 SQ.FT.



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MODEL L

1 BED + DEN 503 SQ.FT

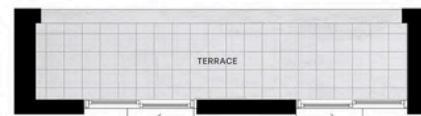
Tower

L 11

1 Bed | Total*: 593 SF - 614 SF
1 Den | Interior: 503 SF
1 Bath | Balcony/ Terrace*: 90 SF - 111 SF



TYPICAL FLOOR (LVL 05 - 43)



TERRACE AT LEVEL 05

NOTE 1 - Projected price is based on 5% appreciation

NOTE 2 - The monthly rental income used in the YEAR 1 pro-forma is \$2,613.00. This number is based on today's rent of \$2,150.00 with a conservative yearly increase of 5% per year.

SUMMARY

YEAR 1 (Final Close)

Purchase Price:	\$519,900
Projected Price at Completion - estimated completion date is 2018 (see note 1):	\$631,942
Monthly Rental Income (see note 2):	\$2,613

MONTHLY EXPENSES

Maintenance Fee (0¢ per SF for first two years)	\$0
Property Tax	\$263
Hydro	Tenant Pays
Insurance	30
Down Payment 20.00 %	\$103,980
Mortgage Amount:	\$415,920
Monthly Mortgage Payment	\$1,861.81
\$415,920 @ 3.50% for 30 Years / 1 year term	
Total Carrying Costs (\$1,862 + 263 + 0 + 30)	\$2,154.81

TOTAL INCOME

Year One Monthly Positive Cash Flow Monthly	\$459
Principal Portion of Mortgage Payment	\$668

ACTUAL MONTHLY INCOME

\$1,127

ANNUAL ROI

13%

(Income/rent return not including your capital appreciation)

ROI ON YOUR DEPOSIT

108%

if you flip/assign your unit before close

MODEL L

1 BED + DEN 503 SQ.FT

SUMMARY

	YEAR 5	YEAR 10	YEAR 25
Condo Value	\$768,129	\$980,349	\$2,038,075
Capital Gain	\$248,229	\$460,449	\$1,518,175
Rent Monthly	\$3,177	\$4,054	\$8,428
Taxes Monthly	\$320	\$408	\$849
Condo Fees Monthly	\$367	\$468	\$973
Insurance Monthly	\$32	\$36	\$48
Mortgage Pmt Monthly	\$1,722	\$1,563	\$1,167
Net Income - <u>Annual</u>	\$8,818	\$18,948	\$64,686
Annual Cumulative Cash Flow	\$26,455	\$100,204	\$714,963
Equity Portion of Mortgage	\$38,566	\$73,557	\$160,236
Cumulative Net Profit	\$65,021	\$173,761	\$875,200

SELLING PROFIT

(Condo Value Less Down Payment & Less Remaining Mortgage Balance)

	\$248,229	\$460,449	\$1,518,175
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TOTAL PROFIT

(Cash Flow + Selling Profit)

	\$ 274,684	\$560,653	\$2,233,138
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Return On Invested Capital

	264.2%	539.2%	2147.7%
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ASSUMPTIONS

PRICE INCREASE

5% (Based on historical data)

RENT INCREASE

5% annually used for pro-forma (we expect rents to increase 4-6% per year based on historical data)

MORTGAGE

We are using 3.5% interest rate and 30 year amortization.

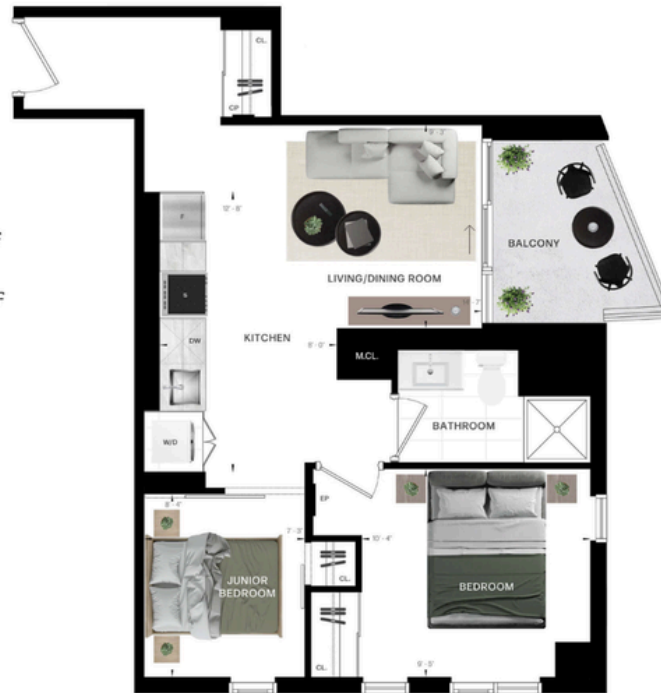
Tower

C 06

Junior 2 Bed 1 Bath
Total*: 613 SF - 632 SF
Interior: 578 SF
Terrace*: 35 SF - 54 SF



TYPICAL FLOOR (LVL 05 - 43)



MODEL C

2 BEDS 578 SQ.FT

SUMMARY

YEAR 1 (Final Close)

Purchase Price:	\$609,900
Projected Price at Completion - estimated completion date is 2018 (see note 1):	\$741,337
Monthly Rental Income (see note 2):	\$2,917

MONTHLY EXPENSES

Maintenance Fee (0¢ per SF for first two years)	\$0
Property Tax	\$309
Hydro	Tenant Pays
Insurance	30
Down Payment 20.00 %	\$121,980
Mortgage Amount:	\$487,920
Monthly Mortgage Payment	\$2,184.11
\$487,920 @ 3.50% for 30 Years / 1 year term	
Total Carrying Costs (\$2,184 + 309 + 0 + 30)	\$2,523.11

TOTAL INCOME

Year One Monthly Positive Cash Flow Monthly	\$394
Principal Portion of Mortgage Payment	\$784

ACTUAL MONTHLY INCOME

\$1,178

ANNUAL ROI

11.6%

(Income/rent return not including your capital appreciation)

ROI ON YOUR DEPOSIT

108%

if you flip/assign your unit before close

NOTE 1 - Projected price is based on 5% appreciation

NOTE 2 - The monthly rental income used in the YEAR 1 pro-forma is \$2,917.00 This number is based on today's rent of \$2,400.00 with a conservative yearly increase of 5% per year.

MODEL C

2 BEDS 578 SQ.FT

SUMMARY

	YEAR 5	YEAR 10	YEAR 25
Condo Value	\$901,100	\$1,150,057	\$2,390,887
Capital Gain	\$291,200	\$540,157	\$1,780,987
Rent Monthly	\$3,546	\$4,526	\$9,408
Taxes Monthly	\$375	\$479	\$996
Condo Fees Monthly	\$422	\$538	\$1,118
Insurance Monthly	\$32	\$36	\$48
Mortgage Pmt Monthly	\$2,021	\$1,833	\$1,369
Net Income	\$8,351	\$19,672	\$70,516
Annual Cumulative Cash Flow	\$21,991	\$96,910	\$759,815
Equity Portion of Mortgage	\$45,243	\$86,290	\$187,975
Cumulative Net Profit	\$67,234	\$183,200	\$947,790

SELLING PROFIT

(Condo Value Less Down Payment & Less Remaining Mortgage Balance)

	\$291,200	\$540,157	\$1,780,987
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TOTAL PROFIT

(Cash Flow + Selling Profit)

	\$313,192	\$637,067	\$2,540,802
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Return On Invested Capital

	256.8%	522.3%	2083%
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ASSUMPTIONS

PRICE INCREASE

5% (Based on historical data)

RENT INCREASE

5% annually used for pro-forma (we expect rents to increase 4-6% per year based on historical data)

MORTGAGE

We are using 3.5% interest rate and 30 year amortization.

Tower

M 10

3 Bed
2 Bath
Total*: 848 SF - 859 SF
Interior: 803 SF
Balcony*: 45 SF - 56 SF



NOTE 1 - Projected price is based on 5% appreciation

NOTE 2 - The monthly rental income used in the YEAR 1 pro-forma is \$3,707.00. This number is based on today's rent of \$3,050.00 with a conservative yearly increase of 5% per year.

SUMMARY

YEAR 1 (Final Close)

Purchase Price:	\$779,900
Projected Price at Completion - estimated completion date is 2018 (see note 1):	\$947,973
Monthly Rental Income (see note 2):	\$3,707

MONTHLY EXPENSES

Maintenance Fee (0¢ per SF for first two years)	\$0
Property Tax	\$395
Hydro	Tenant Pays
Insurance	30
Down Payment 20.00 %	\$155,980
Mortgage Amount:	\$623,920
Monthly Mortgage Payment	\$2,792.89
\$623,920 @ 3.50% for 30 Years / 1 year term	
Total Carrying Costs (\$2,793 + 395 + 0 + 30)	\$3217.89

TOTAL INCOME

Year One Monthly Positive Cash Flow Monthly	\$489
Principal Portion of Mortgage Payment	\$1,002

ACTUAL MONTHLY INCOME

\$1,492

ANNUAL ROI

11.5%

(Income/rent return not including your capital appreciation)

ROI ON YOUR DEPOSIT

108%

if you flip/assign your unit before close

Model M

3 BEDS 803 SQ.FT

SUMMARY	YEAR 5	YEAR 10	YEAR 25
Condo Value	\$1,152,268	\$1,470,618	\$3,057,309
Capital Gain	\$372,368	\$690,718	\$2,277,409
Rent Monthly	\$4,506	\$5,751	\$11,956
Taxes Monthly	\$480	\$613	\$1,274
Condo Fees Monthly	\$586	\$747	\$1,554
Insurance Monthly	\$32	\$36	\$48
Mortgage Pmt Monthly	\$2,584	\$2,344	\$1,751
Net Income	\$9,892	\$24,133	\$87,957
Annual Cumulative Cash Flow	\$24,573	\$115,756	\$939,660
Equity Portion of Mortgage	\$57,853	\$110,342	\$240,370
Cumulative Net Profit	\$82,427	\$226,098	\$1,180,030
SELLING PROFIT			
(Condo Value Less Down Payment & Less Remaining Mortgage Balance)	\$372,368	\$690,718	\$2,277,409
TOTAL PROFIT			
(Cash Flow + Selling Profit)	\$396,941	\$806,474	\$3,217,069
Return On Invested Capital	254.5%	517.0%	2062.5%

ASSUMPTIONS

PRICE INCREASE

5% (Based on historical data)

RENT INCREASE

5% annually used for pro-forma (we expect rents to increase 4-6% per year based on historical data)

MORTGAGE

We are using 3.5% interest rate and 30 year amortization.

Get in Touch



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Reserve A Unit

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