

## DEVELOPMENT: 316 JUNCTION

Assumptions:  
 Rent Appreciation: 5%  
 Price Appreciation: 6%



\*The GTA condo market has seen a price appreciation of 15% compounded annually over the past 10 years. We used 1/3 of the historical growth to conservatively forecast future growth.

SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
608	1B	B1	457	East	<del>\$629,990</del>	<del>\$649,990</del>	\$599,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$599,990			
<b>Future Purchase Price</b>	\$757,474	\$956,293	\$1,279,736	\$3,066,961
<b>Future Price Per Sq. Ft.</b>	\$1,657	\$2,093	\$2,800	\$6,711
<b>Rent Per Year</b>	\$35,736	\$43,437	\$55,438	\$115,252
<b>Rent Per Month</b>	\$2,978	\$3,620	\$4,620	\$9,604
<b>Property Taxes</b>	\$4,814	\$6,077	\$8,133	\$19,491
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$4,058	\$4,933	\$6,296	\$13,088
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$26,664	\$32,206	\$40,771	\$82,351
<b>Annual Mortgage Pmts</b>	\$25,783	\$25,783	\$25,783	\$25,783
<b>Net Cash Flow</b>	\$881	\$6,423	\$14,987	\$56,568
<b>Principal Paid Down</b>	\$9,298	\$10,670	\$12,672	\$21,231
<b>Net Income</b>	\$10,179	\$17,093	\$27,660	\$77,799
<b>Annual Appreciation</b>	\$45,448	\$57,378	\$76,784	\$184,018
<b>Total Annual ROI</b>	46.4%	62.1%	87.0%	218.2%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$159,365	\$375,249	\$755,712	\$3,064,760
<b>Return On Invested Capital</b>	133%	313%	630%	2,554%

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SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
806	1B	B3	461	East	<del>\$646,990</del>	<del>\$636,990</del>	\$616,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$616,990			
<b>Future Purchase Price</b>	\$778,936	\$983,388	\$1,315,995	\$3,153,860
<b>Future Price Per Sq. Ft.</b>	\$1,558	\$1,967	\$2,632	\$6,308
<b>Rent Per Year</b>	\$37,194	\$45,210	\$57,701	\$119,956
<b>Rent Per Month</b>	\$3,100	\$3,768	\$4,808	\$9,996
<b>Property Taxes</b>	\$4,950	\$6,249	\$8,363	\$20,043
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$4,440	\$5,397	\$6,888	\$14,319
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$27,604	\$33,343	\$42,211	\$85,272
<b>Annual Mortgage Pmts</b>	\$26,514	\$26,514	\$26,514	\$26,514
<b>Net Cash Flow</b>	\$1,090	\$6,829	\$15,697	\$58,758
<b>Principal Paid Down</b>	\$9,562	\$10,972	\$13,031	\$21,832
<b>Net Income</b>	\$10,652	\$17,801	\$28,728	\$80,590
<b>Annual Appreciation</b>	\$46,736	\$59,003	\$78,960	\$189,232
<b>Total Annual ROI</b>	46.5%	62.2%	87.3%	218.7%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$163,938	\$386,774	\$779,313	\$3,160,204
<b>Return On Invested Capital</b>	133%	313%	632%	2,561%

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SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
1003	1B	B12	582	North	<del>\$665,990</del>	<del>\$655,990</del>	\$635,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$635,990			
<b>Future Purchase Price</b>	\$802,923	\$1,013,671	\$1,356,521	\$3,250,982
<b>Future Price Per Sq. Ft.</b>	\$1,380	\$1,742	\$2,331	\$5,586
<b>Rent Per Year</b>	\$38,653	\$46,983	\$59,964	\$124,660
<b>Rent Per Month</b>	\$3,221	\$3,915	\$4,997	\$10,388
<b>Property Taxes</b>	\$5,103	\$6,442	\$8,621	\$20,660
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$5,168	\$6,282	\$8,018	\$16,668
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$28,182	\$34,038	\$43,086	\$87,010
<b>Annual Mortgage Pmts</b>	\$27,330	\$27,330	\$27,330	\$27,330
<b>Net Cash Flow</b>	\$852	\$6,708	\$15,756	\$59,680
<b>Principal Paid Down</b>	\$9,856	\$11,310	\$13,433	\$22,504
<b>Net Income</b>	\$10,708	\$18,018	\$29,189	\$82,184
<b>Annual Appreciation</b>	\$48,175	\$60,820	\$81,391	\$195,059
<b>Total Annual ROI</b>	46.3%	62.0%	86.9%	218.0%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$168,845	\$397,311	\$800,011	\$3,244,571
<b>Return On Invested Capital</b>	133%	312%	629%	2,551%

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SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
603	1B	B12	528	North	<del>\$657,990</del>	<del>\$647,990</del>	\$627,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$627,990			
<b>Future Purchase Price</b>	\$792,823	\$1,000,921	\$1,339,458	\$3,210,088
<b>Future Price Per Sq. Ft.</b>	\$1,502	\$1,896	\$2,537	\$6,080
<b>Rent Per Year</b>	\$37,924	\$46,097	\$58,832	\$122,308
<b>Rent Per Month</b>	\$3,160	\$3,841	\$4,903	\$10,192
<b>Property Taxes</b>	\$5,038	\$6,361	\$8,512	\$20,400
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$4,689	\$5,699	\$7,274	\$15,121
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$27,997	\$33,816	\$42,807	\$86,465
<b>Annual Mortgage Pmts</b>	\$26,987	\$26,987	\$26,987	\$26,987
<b>Net Cash Flow</b>	\$1,010	\$6,829	\$15,821	\$59,478
<b>Principal Paid Down</b>	\$9,732	\$11,168	\$13,264	\$22,221
<b>Net Income</b>	\$10,742	\$17,997	\$29,084	\$81,699
<b>Annual Appreciation</b>	\$47,569	\$60,055	\$80,367	\$192,605
<b>Total Annual ROI</b>	46.4%	62.1%	87.1%	218.4%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$166,890	\$393,247	\$792,076	\$3,211,859
<b>Return On Invested Capital</b>	133%	313%	631%	2,557%

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908	1B	B1	457	East	<del>\$635,990</del>	<del>\$625,990</del>	\$605,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$605,990			
<b>Future Purchase Price</b>	\$765,048	\$965,856	\$1,292,533	\$3,097,631
<b>Future Price Per Sq. Ft.</b>	\$1,674	\$2,113	\$2,828	\$6,778
<b>Rent Per Year</b>	\$36,101	\$43,880	\$56,004	\$116,428
<b>Rent Per Month</b>	\$3,008	\$3,657	\$4,667	\$9,702
<b>Property Taxes</b>	\$4,862	\$6,138	\$8,214	\$19,686
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$4,058	\$4,933	\$6,296	\$13,088
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$26,980	\$32,589	\$41,255	\$83,333
<b>Annual Mortgage Pmts</b>	\$26,041	\$26,041	\$26,041	\$26,041
<b>Net Cash Flow</b>	\$939	\$6,548	\$15,214	\$57,291
<b>Principal Paid Down</b>	\$9,391	\$10,776	\$12,799	\$21,443
<b>Net Income</b>	\$10,330	\$17,324	\$28,013	\$78,734
<b>Annual Appreciation</b>	\$45,903	\$57,951	\$77,552	\$185,858
<b>Total Annual ROI</b>	46.4%	62.1%	87.1%	218.3%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$161,008	\$379,277	\$763,893	\$3,097,757
<b>Return On Invested Capital</b>	133%	313%	630%	2,556%

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1006	1B	B3	461	East	<del>\$650,990</del>	<del>\$640,990</del>	\$620,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$620,990			
<b>Future Purchase Price</b>	\$783,986	\$989,764	\$1,324,527	\$3,174,306
<b>Future Price Per Sq. Ft.</b>	\$1,701	\$2,147	\$2,873	\$6,886
<b>Rent Per Year</b>	\$36,976	\$44,944	\$57,361	\$119,250
<b>Rent Per Month</b>	\$3,081	\$3,745	\$4,780	\$9,938
<b>Property Taxes</b>	\$4,982	\$6,290	\$8,417	\$20,173
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$4,094	\$4,976	\$6,351	\$13,203
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$27,700	\$33,457	\$42,354	\$85,553
<b>Annual Mortgage Pmts</b>	\$26,686	\$26,686	\$26,686	\$26,686
<b>Net Cash Flow</b>	\$1,014	\$6,772	\$15,668	\$58,867
<b>Principal Paid Down</b>	\$9,624	\$11,043	\$13,116	\$21,974
<b>Net Income</b>	\$10,637	\$17,815	\$28,784	\$80,841
<b>Annual Appreciation</b>	\$47,039	\$59,386	\$79,472	\$190,458
<b>Total Annual ROI</b>	46.4%	62.2%	87.2%	218.4%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$165,045	\$388,948	\$783,441	\$3,176,813
<b>Return On Invested Capital</b>	133%	313%	631%	2,558%

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1206	1B	B3	461	East	<del>\$654,990</del>	<del>\$644,990</del>	\$624,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$624,990			
<b>Future Purchase Price</b>	\$789,035	\$996,139	\$1,333,059	\$3,194,753
<b>Future Price Per Sq. Ft.</b>	\$1,712	\$2,161	\$2,892	\$6,930
<b>Rent Per Year</b>	\$37,559	\$45,653	\$58,267	\$121,132
<b>Rent Per Month</b>	\$3,130	\$3,804	\$4,856	\$10,094
<b>Property Taxes</b>	\$5,014	\$6,331	\$8,472	\$20,303
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$4,094	\$4,976	\$6,351	\$13,203
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$28,251	\$34,126	\$43,205	\$87,305
<b>Annual Mortgage Pmts</b>	\$26,858	\$26,858	\$26,858	\$26,858
<b>Net Cash Flow</b>	\$1,393	\$7,268	\$16,347	\$60,447
<b>Principal Paid Down</b>	\$9,686	\$11,114	\$13,200	\$22,115
<b>Net Income</b>	\$11,079	\$18,383	\$29,548	\$82,562
<b>Annual Appreciation</b>	\$47,342	\$59,768	\$79,984	\$191,685
<b>Total Annual ROI</b>	46.7%	62.5%	87.6%	219.4%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$166,481	\$393,513	\$793,176	\$3,215,055
<b>Return On Invested Capital</b>	133%	315%	635%	2,572%

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1208	1B	B1	457	East	<del>\$641,990</del>	<del>\$631,990</del>	\$611,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$611,990			
<b>Future Purchase Price</b>	\$772,623	\$975,419	\$1,305,331	\$3,128,301
<b>Future Price Per Sq. Ft.</b>	\$1,691	\$2,134	\$2,856	\$6,845
<b>Rent Per Year</b>	\$36,465	\$44,324	\$56,569	\$117,604
<b>Rent Per Month</b>	\$3,039	\$3,694	\$4,714	\$9,800
<b>Property Taxes</b>	\$4,910	\$6,199	\$8,295	\$19,881
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$4,058	\$4,933	\$6,296	\$13,088
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$27,297	\$32,971	\$41,739	\$84,314
<b>Annual Mortgage Pmts</b>	\$26,299	\$26,299	\$26,299	\$26,299
<b>Net Cash Flow</b>	\$998	\$6,672	\$15,440	\$58,015
<b>Principal Paid Down</b>	\$9,484	\$10,883	\$12,926	\$21,655
<b>Net Income</b>	\$10,482	\$17,555	\$28,366	\$79,670
<b>Annual Appreciation</b>	\$46,357	\$58,525	\$78,320	\$187,698
<b>Total Annual ROI</b>	46.4%	62.2%	87.2%	218.4%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$162,652	\$383,304	\$772,074	\$3,130,754
<b>Return On Invested Capital</b>	133%	313%	631%	2,558%

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1601	1+D	D4	524	West	<del>\$710,990</del>	<del>\$700,990</del>	\$680,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$680,990			
<b>Future Purchase Price</b>	\$859,734	\$1,085,395	\$1,452,503	\$3,481,008
<b>Future Price Per Sq. Ft.</b>	\$1,641	\$2,071	\$2,772	\$6,643
<b>Rent Per Year</b>	\$40,841	\$49,643	\$63,358	\$131,716
<b>Rent Per Month</b>	\$3,403	\$4,137	\$5,280	\$10,976
<b>Property Taxes</b>	\$5,464	\$6,898	\$9,231	\$22,122
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$4,653	\$5,656	\$7,219	\$15,007
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$30,524	\$36,868	\$46,670	\$94,266
<b>Annual Mortgage Pmts</b>	\$29,264	\$29,264	\$29,264	\$29,264
<b>Net Cash Flow</b>	\$1,260	\$7,604	\$17,405	\$65,002
<b>Principal Paid Down</b>	\$10,553	\$12,110	\$14,383	\$24,097
<b>Net Income</b>	\$11,813	\$19,714	\$31,788	\$89,098
<b>Annual Appreciation</b>	\$51,584	\$65,124	\$87,150	\$208,860
<b>Total Annual ROI</b>	46.5%	62.3%	87.3%	218.8%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$181,140	\$427,340	\$860,968	\$3,490,523
<b>Return On Invested Capital</b>	133%	314%	632%	2,563%

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1010	1+D	D6	536	South	<del>\$745,990</del>	<del>\$735,990</del>	\$715,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$715,990			
<b>Future Purchase Price</b>	\$959,495	\$1,166,272	\$1,488,492	\$3,094,468
<b>Future Price Per Sq. Ft.</b>	\$1,790	\$2,176	\$2,777	\$5,773
<b>Rent Per Year</b>	\$43,017	\$52,288	\$66,734	\$138,734
<b>Rent Per Month</b>	\$3,585	\$4,357	\$5,561	\$11,561
<b>Property Taxes</b>	\$6,098	\$7,412	\$9,459	\$19,666
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$4,760	\$5,785	\$7,384	\$15,350
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$31,960	\$38,870	\$49,651	\$103,397
<b>Annual Mortgage Pmts</b>	\$30,768	\$30,768	\$30,768	\$30,768
<b>Net Cash Flow</b>	\$1,191	\$8,101	\$18,883	\$72,628
<b>Principal Paid Down</b>	\$11,096	\$12,733	\$15,122	\$25,335
<b>Net Income</b>	\$12,287	\$20,834	\$34,005	\$97,964
<b>Annual Appreciation</b>	\$47,975	\$58,314	\$74,425	\$154,723
<b>Total Annual ROI</b>	42.1%	55.3%	75.7%	176.5%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$246,244	\$474,650	\$868,678	\$3,139,303
<b>Return On Invested Capital</b>	172%	331%	607%	2,192%

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## DEVELOPMENT: 316 JUNCTION

Assumptions:  
 Rent Appreciation: 5%  
 Price Appreciation: 6%



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SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
1210	1+D	D7	549	South	<del>\$728,990</del>	<del>\$748,990</del>	\$698,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$698,990			
<b>Future Purchase Price</b>	\$882,459	\$1,114,084	\$1,490,896	\$3,573,018
<b>Future Price Per Sq. Ft.</b>	\$1,607	\$2,029	\$2,716	\$6,508
<b>Rent Per Year</b>	\$41,935	\$50,972	\$65,055	\$135,244
<b>Rent Per Month</b>	\$3,495	\$4,248	\$5,421	\$11,270
<b>Property Taxes</b>	\$5,608	\$7,080	\$9,475	\$22,707
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$4,875	\$5,926	\$7,563	\$15,723
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$31,252	\$37,746	\$47,778	\$96,493
<b>Annual Mortgage Pmts</b>	\$30,038	\$30,038	\$30,038	\$30,038
<b>Net Cash Flow</b>	\$1,214	\$7,708	\$17,740	\$66,456
<b>Principal Paid Down</b>	\$10,832	\$12,430	\$14,763	\$24,734
<b>Net Income</b>	\$12,046	\$20,138	\$32,504	\$91,189
<b>Annual Appreciation</b>	\$52,948	\$66,845	\$89,454	\$214,381
<b>Total Annual ROI</b>	46.5%	62.2%	87.2%	218.6%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$185,849	\$438,196	\$882,720	\$3,578,919
<b>Return On Invested Capital</b>	133%	313%	631%	2,560%

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Assumptions:  
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 Price Appreciation: 6%



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SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
912	1+D	D8	562	West	<del>\$727,990</del>	<del>\$747,990</del>	\$697,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$697,990			
<b>Future Purchase Price</b>	\$881,196	\$1,112,490	\$1,488,763	\$3,567,906
<b>Future Price Per Sq. Ft.</b>	\$1,568	\$1,980	\$2,649	\$6,349
<b>Rent Per Year</b>	\$41,935	\$50,972	\$65,055	\$135,244
<b>Rent Per Month</b>	\$3,495	\$4,248	\$5,421	\$11,270
<b>Property Taxes</b>	\$5,600	\$7,070	\$9,461	\$22,674
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$4,991	\$6,066	\$7,742	\$16,095
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$31,144	\$37,615	\$47,613	\$96,153
<b>Annual Mortgage Pmts</b>	\$29,995	\$29,995	\$29,995	\$29,995
<b>Net Cash Flow</b>	\$1,150	\$7,621	\$17,618	\$66,159
<b>Principal Paid Down</b>	\$10,817	\$12,413	\$14,742	\$24,698
<b>Net Income</b>	\$11,966	\$20,033	\$32,360	\$90,857
<b>Annual Appreciation</b>	\$52,872	\$66,749	\$89,326	\$214,074
<b>Total Annual ROI</b>	46.4%	62.2%	87.2%	218.4%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$185,520	\$437,223	\$880,669	\$3,570,810
<b>Return On Invested Capital</b>	133%	313%	631%	2,558%

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## DEVELOPMENT: 316 JUNCTION

Assumptions:  
 Rent Appreciation: 5%  
 Price Appreciation: 6%



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SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
413	1+D	D12	656	SE	<del>\$843,990</del>	<del>\$803,990</del>	\$783,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$783,990			
<b>Future Purchase Price</b>	\$989,769	\$1,249,561	\$1,672,194	\$4,007,511
<b>Future Price Per Sq. Ft.</b>	\$1,509	\$1,905	\$2,549	\$6,109
<b>Rent Per Year</b>	\$47,405	\$57,621	\$73,540	\$152,885
<b>Rent Per Month</b>	\$3,950	\$4,802	\$6,128	\$12,740
<b>Property Taxes</b>	\$6,290	\$7,941	\$10,627	\$25,468
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$5,825	\$7,081	\$9,037	\$18,787
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$35,089	\$42,378	\$53,637	\$108,308
<b>Annual Mortgage Pmts</b>	\$33,690	\$33,690	\$33,690	\$33,690
<b>Net Cash Flow</b>	\$1,399	\$8,688	\$19,947	\$74,618
<b>Principal Paid Down</b>	\$12,150	\$13,942	\$16,559	\$27,741
<b>Net Income</b>	\$13,548	\$22,630	\$36,506	\$102,359
<b>Annual Appreciation</b>	\$59,386	\$74,974	\$100,332	\$240,451
<b>Total Annual ROI</b>	46.5%	62.2%	87.3%	218.6%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$208,486	\$491,681	\$990,492	\$4,015,529
<b>Return On Invested Capital</b>	133%	314%	632%	2,561%

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 Price Appreciation: 6%



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SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
612	1+D	D8	562	West	\$721,990	\$711,990	\$691,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$691,990			
<b>Future Purchase Price</b>	\$873,621	\$1,102,927	\$1,475,965	\$3,537,236
<b>Future Price Per Sq. Ft.</b>	\$1,554	\$1,963	\$2,626	\$6,294
<b>Rent Per Year</b>	\$41,570	\$50,529	\$64,489	\$134,068
<b>Rent Per Month</b>	\$3,464	\$4,211	\$5,374	\$11,172
<b>Property Taxes</b>	\$5,552	\$7,009	\$9,380	\$22,479
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$4,991	\$6,066	\$7,742	\$16,095
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$30,828	\$37,233	\$47,128	\$95,172
<b>Annual Mortgage Pmts</b>	\$29,737	\$29,737	\$29,737	\$29,737
<b>Net Cash Flow</b>	\$1,091	\$7,496	\$17,391	\$65,435
<b>Principal Paid Down</b>	\$10,724	\$12,306	\$14,615	\$24,486
<b>Net Income</b>	\$11,815	\$19,802	\$32,007	\$89,921
<b>Annual Appreciation</b>	\$52,417	\$66,176	\$88,558	\$212,234
<b>Total Annual ROI</b>	46.4%	62.1%	87.1%	218.3%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$183,877	\$433,195	\$872,488	\$3,537,813
<b>Return On Invested Capital</b>	133%	313%	630%	2,556%

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Assumptions:  
 Rent Appreciation: 5%  
 Price Appreciation: 6%



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SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
710	1+D	D6	536	South	<del>\$739,990</del>	<del>\$729,990</del>	\$709,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$709,990			
<b>Future Purchase Price</b>	\$896,346	\$1,131,616	\$1,514,358	\$3,629,246
<b>Future Price Per Sq. Ft.</b>	\$1,672	\$2,111	\$2,825	\$6,771
<b>Rent Per Year</b>	\$42,300	\$51,415	\$65,621	\$136,420
<b>Rent Per Month</b>	\$3,525	\$4,285	\$5,468	\$11,368
<b>Property Taxes</b>	\$5,696	\$7,191	\$9,624	\$23,064
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$4,760	\$5,785	\$7,384	\$15,350
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$31,644	\$38,218	\$48,374	\$97,684
<b>Annual Mortgage Pmts</b>	\$30,510	\$30,510	\$30,510	\$30,510
<b>Net Cash Flow</b>	\$1,133	\$7,707	\$17,863	\$67,174
<b>Principal Paid Down</b>	\$11,003	\$12,626	\$14,996	\$25,123
<b>Net Income</b>	\$12,136	\$20,333	\$32,859	\$92,297
<b>Annual Appreciation</b>	\$53,781	\$67,897	\$90,861	\$217,755
<b>Total Annual ROI</b>	46.4%	62.1%	87.1%	218.3%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$188,673	\$444,539	\$895,349	\$3,630,419
<b>Return On Invested Capital</b>	133%	313%	631%	2,557%

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 Rent Appreciation: 5%  
 Price Appreciation: 6%



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SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
1112	1+D	D8	562	West	<del>\$731,990</del>	<del>\$721,990</del>	\$701,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$701,990			
<b>Future Purchase Price</b>	\$886,246	\$1,118,865	\$1,497,294	\$3,588,353
<b>Future Price Per Sq. Ft.</b>	\$1,577	\$1,991	\$2,664	\$6,385
<b>Rent Per Year</b>	\$42,300	\$51,415	\$65,621	\$136,420
<b>Rent Per Month</b>	\$3,525	\$4,285	\$5,468	\$11,368
<b>Property Taxes</b>	\$5,632	\$7,110	\$9,515	\$22,804
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$4,991	\$6,066	\$7,742	\$16,095
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$31,477	\$38,018	\$48,124	\$97,200
<b>Annual Mortgage Pmts</b>	\$30,167	\$30,167	\$30,167	\$30,167
<b>Net Cash Flow</b>	\$1,310	\$7,851	\$17,958	\$67,033
<b>Principal Paid Down</b>	\$10,879	\$12,484	\$14,827	\$24,840
<b>Net Income</b>	\$12,189	\$20,335	\$32,784	\$91,873
<b>Annual Appreciation</b>	\$53,175	\$67,132	\$89,838	\$215,301
<b>Total Annual ROI</b>	46.6%	62.3%	87.3%	218.8%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$186,737	\$440,579	\$887,652	\$3,598,609
<b>Return On Invested Capital</b>	133%	314%	632%	2,563%

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 Price Appreciation: 6%



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SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
1410	1+D	D7	549	South	<del>\$732,990</del>	<del>\$722,990</del>	\$702,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$702,990			
<b>Future Purchase Price</b>	\$887,509	\$1,120,459	\$1,499,427	\$3,593,465
<b>Future Price Per Sq. Ft.</b>	\$1,617	\$2,041	\$2,731	\$6,545
<b>Rent Per Year</b>	\$42,300	\$51,415	\$65,621	\$136,420
<b>Rent Per Month</b>	\$3,525	\$4,285	\$5,468	\$11,368
<b>Property Taxes</b>	\$5,640	\$7,121	\$9,529	\$22,837
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$4,875	\$5,926	\$7,563	\$15,723
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$31,584	\$38,148	\$48,290	\$97,539
<b>Annual Mortgage Pmts</b>	\$30,210	\$30,210	\$30,210	\$30,210
<b>Net Cash Flow</b>	\$1,375	\$7,939	\$18,080	\$67,330
<b>Principal Paid Down</b>	\$10,894	\$12,501	\$14,848	\$24,875
<b>Net Income</b>	\$12,269	\$20,440	\$32,928	\$92,205
<b>Annual Appreciation</b>	\$53,251	\$67,228	\$89,966	\$215,608
<b>Total Annual ROI</b>	46.6%	62.4%	87.4%	218.9%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$187,066	\$441,553	\$889,703	\$3,606,718
<b>Return On Invested Capital</b>	133%	314%	633%	2,565%

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 Price Appreciation: 6%



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SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
1107	2B	E2	617	East	<del>\$821,990</del>	<del>\$801,990</del>	\$781,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$781,990			
<b>Future Purchase Price</b>	\$987,244	\$1,246,373	\$1,667,929	\$3,997,288
<b>Future Price Per Sq. Ft.</b>	\$1,600	\$2,020	\$2,703	\$6,479
<b>Rent Per Year</b>	\$46,675	\$56,734	\$72,409	\$150,533
<b>Rent Per Month</b>	\$3,890	\$4,728	\$6,034	\$12,544
<b>Property Taxes</b>	\$6,274	\$7,921	\$10,600	\$25,403
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$5,479	\$6,660	\$8,500	\$17,670
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$34,722	\$41,933	\$53,070	\$107,138
<b>Annual Mortgage Pmts</b>	\$33,605	\$33,605	\$33,605	\$33,605
<b>Net Cash Flow</b>	\$1,118	\$8,328	\$19,466	\$73,534
<b>Principal Paid Down</b>	\$12,119	\$13,906	\$16,516	\$27,671
<b>Net Income</b>	\$13,237	\$22,235	\$35,982	\$101,204
<b>Annual Appreciation</b>	\$59,235	\$74,782	\$100,076	\$239,837
<b>Total Annual ROI</b>	46.3%	62.0%	87.0%	218.1%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$207,677	\$488,894	\$984,476	\$3,992,052
<b>Return On Invested Capital</b>	133%	313%	629%	2,552%

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Assumptions:  
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 Price Appreciation: 6%



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SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
421	2B	E6	670	West	<del>\$857,990</del>	<del>\$837,990</del>	\$817,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$817,990			
<b>Future Purchase Price</b>	\$1,032,694	\$1,303,752	\$1,744,714	\$4,181,309
<b>Future Price Per Sq. Ft.</b>	\$1,541	\$1,946	\$2,604	\$6,241
<b>Rent Per Year</b>	\$49,593	\$60,280	\$76,934	\$159,941
<b>Rent Per Month</b>	\$4,133	\$5,023	\$6,411	\$13,328
<b>Property Taxes</b>	\$6,563	\$8,285	\$11,088	\$26,572
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$5,950	\$7,232	\$9,230	\$19,188
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$36,880	\$44,542	\$56,378	\$113,859
<b>Annual Mortgage Pmts</b>	\$35,152	\$35,152	\$35,152	\$35,152
<b>Net Cash Flow</b>	\$1,729	\$9,391	\$21,226	\$78,708
<b>Principal Paid Down</b>	\$12,676	\$14,547	\$17,277	\$28,944
<b>Net Income</b>	\$14,405	\$23,937	\$38,503	\$107,652
<b>Annual Appreciation</b>	\$61,962	\$78,225	\$104,683	\$250,879
<b>Total Annual ROI</b>	46.7%	62.4%	87.5%	219.2%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$217,797	\$514,488	\$1,036,817	\$4,202,378
<b>Return On Invested Capital</b>	133%	314%	634%	2,569%

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## DEVELOPMENT: 316 JUNCTION

Assumptions:  
 Rent Appreciation: 5%  
 Price Appreciation: 6%



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 We used 1/3 of the historical growth to conservatively forecast future growth.

SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
1209	2B	E10	712	SE	<del>\$923,990</del>	<del>\$903,990</del>	\$883,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$883,990			
<b>Future Purchase Price</b>	\$1,116,017	\$1,408,946	\$1,885,487	\$4,518,680
<b>Future Price Per Sq. Ft.</b>	\$1,567	\$1,979	\$2,648	\$6,346
<b>Rent Per Year</b>	\$52,875	\$64,269	\$82,026	\$170,526
<b>Rent Per Month</b>	\$4,406	\$5,356	\$6,835	\$14,210
<b>Property Taxes</b>	\$7,092	\$8,954	\$11,982	\$28,716
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$6,323	\$7,685	\$9,808	\$20,391
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$39,260	\$47,409	\$59,996	\$121,097
<b>Annual Mortgage Pmts</b>	\$37,988	\$37,988	\$37,988	\$37,988
<b>Net Cash Flow</b>	\$1,272	\$9,422	\$22,008	\$83,109
<b>Principal Paid Down</b>	\$13,699	\$15,720	\$18,671	\$31,280
<b>Net Income</b>	\$14,971	\$25,142	\$40,679	\$114,389
<b>Annual Appreciation</b>	\$66,961	\$84,537	\$113,129	\$271,121
<b>Total Annual ROI</b>	46.3%	62.0%	87.0%	218.1%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$234,773	\$552,699	\$1,112,947	\$4,512,736
<b>Return On Invested Capital</b>	133%	313%	630%	2,552%

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Assumptions:  
 Rent Appreciation: 5%  
 Price Appreciation: 6%



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SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
707	2B	E2	617	East	<del>\$803,990</del>	<del>\$793,990</del>	\$773,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$773,990			
<b>Future Purchase Price</b>	\$977,145	\$1,233,622	\$1,650,865	\$3,956,394
<b>Future Price Per Sq. Ft.</b>	\$1,584	\$1,999	\$2,676	\$6,412
<b>Rent Per Year</b>	\$46,675	\$56,734	\$72,409	\$150,533
<b>Rent Per Month</b>	\$3,890	\$4,728	\$6,034	\$12,544
<b>Property Taxes</b>	\$6,210	\$7,840	\$10,491	\$25,143
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$5,479	\$6,660	\$8,500	\$17,670
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$34,787	\$42,014	\$53,179	\$107,398
<b>Annual Mortgage Pmts</b>	\$33,261	\$33,261	\$33,261	\$33,261
<b>Net Cash Flow</b>	\$1,526	\$8,753	\$19,918	\$74,137
<b>Principal Paid Down</b>	\$11,995	\$13,764	\$16,347	\$27,388
<b>Net Income</b>	\$13,521	\$22,517	\$36,266	\$101,525
<b>Annual Appreciation</b>	\$58,629	\$74,017	\$99,052	\$237,384
<b>Total Annual ROI</b>	46.6%	62.4%	87.4%	218.9%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$205,972	\$486,210	\$979,684	\$3,971,261
<b>Return On Invested Capital</b>	133%	314%	633%	2,565%

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## DEVELOPMENT: 316 JUNCTION

Assumptions:  
 Rent Appreciation: 5%  
 Price Appreciation: 6%



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SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
907	2B	E2	617	East	<del>\$807,990</del>	<del>\$797,990</del>	\$777,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$777,990			
<b>Future Purchase Price</b>	\$982,194	\$1,239,998	\$1,659,397	\$3,976,841
<b>Future Price Per Sq. Ft.</b>	\$1,592	\$2,010	\$2,689	\$6,445
<b>Rent Per Year</b>	\$46,384	\$56,380	\$71,956	\$149,592
<b>Rent Per Month</b>	\$3,865	\$4,698	\$5,996	\$12,466
<b>Property Taxes</b>	\$6,242	\$7,880	\$10,546	\$25,273
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$5,479	\$6,660	\$8,500	\$17,670
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$34,463	\$41,619	\$52,672	\$106,327
<b>Annual Mortgage Pmts</b>	\$33,433	\$33,433	\$33,433	\$33,433
<b>Net Cash Flow</b>	\$1,030	\$8,186	\$19,239	\$72,895
<b>Principal Paid Down</b>	\$12,057	\$13,835	\$16,432	\$27,529
<b>Net Income</b>	\$13,087	\$22,021	\$35,671	\$100,424
<b>Annual Appreciation</b>	\$58,932	\$74,400	\$99,564	\$238,610
<b>Total Annual ROI</b>	46.3%	62.0%	86.9%	217.9%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$206,532	\$485,940	\$978,411	\$3,967,734
<b>Return On Invested Capital</b>	133%	312%	629%	2,550%

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## DEVELOPMENT: 316 JUNCTION

Assumptions:  
 Rent Appreciation: 5%  
 Price Appreciation: 6%



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SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
1409	2B	E10	712	SE	<del>\$927,990</del>	<del>\$907,990</del>	\$887,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$887,990			
<b>Future Purchase Price</b>	\$1,121,067	\$1,415,321	\$1,894,019	\$4,539,127
<b>Future Price Per Sq. Ft.</b>	\$1,575	\$1,988	\$2,660	\$6,375
<b>Rent Per Year</b>	\$53,239	\$64,713	\$82,591	\$171,702
<b>Rent Per Month</b>	\$4,437	\$5,393	\$6,883	\$14,308
<b>Property Taxes</b>	\$7,124	\$8,994	\$12,037	\$28,846
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$6,323	\$7,685	\$9,808	\$20,391
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$39,592	\$47,812	\$60,507	\$122,143
<b>Annual Mortgage Pmts</b>	\$38,160	\$38,160	\$38,160	\$38,160
<b>Net Cash Flow</b>	\$1,433	\$9,653	\$22,348	\$83,983
<b>Principal Paid Down</b>	\$13,761	\$15,791	\$18,755	\$31,421
<b>Net Income</b>	\$15,194	\$25,444	\$41,103	\$115,404
<b>Annual Appreciation</b>	\$67,264	\$84,919	\$113,641	\$272,348
<b>Total Annual ROI</b>	46.4%	62.1%	87.1%	218.3%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$235,991	\$556,056	\$1,119,930	\$4,540,535
<b>Return On Invested Capital</b>	133%	313%	631%	2,557%

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## DEVELOPMENT: 316 JUNCTION

Assumptions:  
 Rent Appreciation: 5%  
 Price Appreciation: 6%



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SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
805	3B	F3	827	NE	<del>\$1,277,990</del>	<del>\$1,077,990</del>	\$1,057,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$1,057,990			
<b>Future Purchase Price</b>	\$1,335,688	\$1,686,275	\$2,256,617	\$5,408,113
<b>Future Price Per Sq. Ft.</b>	\$1,615	\$2,039	\$2,729	\$6,539
<b>Rent Per Year</b>	\$62,720	\$76,237	\$97,299	\$202,279
<b>Rent Per Month</b>	\$5,227	\$6,353	\$8,108	\$16,857
<b>Property Taxes</b>	\$8,488	\$10,716	\$14,341	\$34,369
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$7,344	\$8,926	\$11,393	\$23,684
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$46,688	\$56,373	\$71,327	\$143,904
<b>Annual Mortgage Pmts</b>	\$45,465	\$45,465	\$45,465	\$45,465
<b>Net Cash Flow</b>	\$1,223	\$10,908	\$25,862	\$98,439
<b>Principal Paid Down</b>	\$16,396	\$18,814	\$22,346	\$37,437
<b>Net Income</b>	\$17,619	\$29,723	\$48,208	\$135,876
<b>Annual Appreciation</b>	\$80,141	\$101,177	\$135,397	\$324,487
<b>Total Annual ROI</b>	46.2%	61.9%	86.8%	217.6%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$280,686	\$659,823	\$1,328,185	\$5,386,098
<b>Return On Invested Capital</b>	133%	312%	628%	2,545%

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## DEVELOPMENT: 316 JUNCTION

Assumptions:  
 Rent Appreciation: 5%  
 Price Appreciation: 6%



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SUITE	TYPE	MODEL	SIZE	VIEW	PUBLIC PRICE	VIP PRICE	CONNECT.CA CASHBACK PRICE	FLOOR PLAN	Reserve now
1105	3B	F3	827	NE	<del>\$1,103,990</del>	<del>\$1,083,990</del>	\$1,063,990	<a href="#">Floor plan</a>	<a href="#">Reserve now</a>

	Year 1	Year 5	Year 10	Year 25
<b>Initial Purchase Price</b>	\$1,063,990			
<b>Future Purchase Price</b>	\$1,343,263	\$1,695,838	\$2,269,414	\$5,438,784
<b>Future Price Per Sq. Ft.</b>	\$1,624	\$2,051	\$2,744	\$6,577
<b>Rent Per Year</b>	\$62,720	\$76,237	\$97,299	\$202,279
<b>Rent Per Month</b>	\$5,227	\$6,353	\$8,108	\$16,857
<b>Property Taxes</b>	\$8,537	\$10,777	\$14,422	\$34,564
<b>Insurance</b>	\$200	\$221	\$239	\$322
<b>Condo Maintenance Fees</b>	\$7,344	\$8,926	\$11,393	\$23,684
<b>Property Management Fee</b>	\$0	\$0	\$0	\$0
<b>Annual Income Less Expenses</b>	\$46,640	\$56,312	\$71,246	\$143,709
<b>Annual Mortgage Pmts</b>	\$45,723	\$45,723	\$45,723	\$45,723
<b>Net Cash Flow</b>	\$917	\$10,589	\$25,523	\$97,986
<b>Principal Paid Down</b>	\$16,489	\$18,921	\$22,472	\$37,649
<b>Net Income</b>	\$17,406	\$29,511	\$47,995	\$135,635
<b>Annual Appreciation</b>	\$80,596	\$101,750	\$136,165	\$326,327
<b>Total Annual ROI</b>	46.1%	61.7%	86.5%	217.1%
<b>Total Profit (Cash Flow + Selling Profit)</b>	\$281,965	\$661,836	\$1,331,780	\$5,401,691
<b>Return On Invested Capital</b>	133%	311%	626%	2,538%

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