



When investing in real estate we look at historical data to access an investment. Here we used a conservative 8% annual growth rate.*

VARIABLES USED: Projected Growth Rate: 6% | Closing Cost: 5% | Deposit: 15%

FORMA

VIP PRICE LIST | [FORMA CONDOS FORMA COLLECTION]

SUITE TYPE	APPROX. SUITE SIZE	STARTING FLOOR	VIEW	STARTING PRICE*	VIEW FLOOR PLAN	Reserve now
Studio	409	39	W	\$812,900	Plan	Reserve Now
Studio	398	59	W	\$852,900	Plan	Reserve Now
1B	564	9	E	\$975,900	Plan	Reserve Now
1B+M	571	8	W	\$983,900	Plan	Reserve Now
1B+M	580	9	W	\$985,900	Plan	Reserve Now
1B+M	568	39	W	\$1,051,900	Plan	Reserve Now
1B+M	578	50	W	\$1,073,900	Plan	Reserve Now
1B+D	636	8	E	\$1,075,900	Plan	Reserve Now
1B+D	628	7	E	\$1,078,900	Plan	Reserve Now
1B+M	570	59	W	\$1,093,900	Plan	Reserve Now
1B+D	654	7	E	\$1,103,900	Plan	Reserve Now
1B+D	660	44	W	\$1,222,900	Plan	Reserve Now
1B+D	786	39	E	\$1,449,900	Plan	Reserve Now
2B+D	821	7	NE	\$1,518,900	Plan	Reserve Now
2B+D	838	7	NW	\$1,548,900	Plan	Reserve Now
2B+M	763	39	NW	\$1,562,900	Plan	Reserve Now
2B+M	765	44	NW	\$1,572,900	Plan	Reserve Now
2B+M	775	39	NE	\$1,580,900	Plan	Reserve Now
2B+D	916	7	SE	\$1,695,900	Plan	Reserve Now
3B+M	970	8	NW	\$1,727,900	Plan	Reserve Now
3B+M	973	8	NE	\$1,727,900	Plan	Reserve Now
3B+M	972	36	NW	\$1,783,900	Plan	Reserve Now
3B+M	968	11	NW	\$1,792,900	Plan	Reserve Now
3B+M	975	11	NE	\$1,792,900	Plan	Reserve Now
3B+M	976	60	NW	\$1,890,900	Plan	Reserve Now

FORECASTED 10Y RETURNS

Estimated Value*	Estimated Profit*	TOTAL ROI*	Compounded Annual ROI*
\$1,455,780	\$602,235	394%	17.3%
\$1,527,414	\$631,869	394%	17.3%
\$1,747,688	\$722,993	394%	17.3%
\$1,762,015	\$728,920	394%	17.3%
\$1,765,597	\$730,402	394%	17.3%
\$1,883,793	\$779,298	394%	17.3%
\$1,923,191	\$795,596	394%	17.3%
\$1,926,773	\$797,078	394%	17.3%
\$1,932,146	\$799,301	394%	17.3%
\$1,959,008	\$810,413	394%	17.3%
\$1,976,917	\$817,822	394%	17.3%
\$2,190,028	\$905,983	394%	17.3%
\$2,596,550	\$1,074,155	394%	17.3%
\$2,720,119	\$1,125,274	394%	17.3%
\$2,773,844	\$1,147,499	394%	17.3%
\$2,798,916	\$1,157,871	394%	17.3%
\$2,816,824	\$1,165,279	394%	17.3%
\$2,831,151	\$1,171,206	394%	17.3%
\$3,037,099	\$1,256,404	394%	17.3%
\$3,094,406	\$1,280,111	394%	17.3%
\$3,094,406	\$1,280,111	394%	17.3%
\$3,194,693	\$1,321,598	394%	17.3%
\$3,210,811	\$1,328,266	394%	17.3%
\$3,210,811	\$1,328,266	394%	17.3%
\$3,386,314	\$1,400,869	394%	17.3%

<p>EXTENDED DEPOSIT STRUCTURE Limited Time Only \$10,000 on Signing Balance of 5% in 30 days 5% in 180 days 2.5% in 360 days 2.5% in 540 days 5% due upon Occupancy Parking: Speak to sales representative</p>	<p>INTERNATIONAL DEPOSIT STRUCTURE \$10,000 on Signing Balance of 10% in 30 days 10% in 150 days 5% in 360 days 5% in 540 days 5% on Occupancy Lockers: Waitlist Speak to sales representative TAXES Estimated at approximately 1% of Purchase Price Prices Include H.S.T.</p>	<p>MAINTENANCE Approx. 76 cents per sqft/month (utilities metered separately) Approx. \$68/month Bulk Internet + Smart Home Services OCCUPANCY: Early 2028</p>
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VARIABLES			
Growth Rate	Closing Cost	Deposit	
6.00%	5%	15%	

*% forecasted price appreciation is used based on historical assumptions and for informational purposes only. It should not be considered or relied upon as advice by Connect Asset Management Corp. or Connect.ca Realty and should also not be considered as a substitute for professional advice or recommendation on real estate investing. Connect Asset Management Corp. or Connect.ca Realty shall not accept any responsibility or liability of whatsoever nature for or in connection with any use of or reliance on the historical assumptions for this or any real estate development project it is contracted to sell on behalf of a developer by any person. Nothing here is or shall be considered as any recommendation or offer or solicitation to offer of any investment product.



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SUITE TYPE	APPROX. SUITE SIZE	STARTING FLOOR	VIEW	STARTING PRICE*	VIEW FLOOR PLAN	Reserve now
Jr 1B	428	63	W	\$981,900	Plan	Reserve Now
1B+D	560	63	W	\$1,108,900	Plan	Reserve Now
1B+D	607	63	E	\$1,189,900	Plan	Reserve Now
2B+M	979	63	W	\$1,851,900	Plan	Reserve Now
2B+D	907	63	NE	\$1,887,900	Plan	Reserve Now
2B+D	961	63	E	\$1,953,900	Plan	Reserve Now
2B	1042	63	NW	\$2,063,900	Plan	Reserve Now

FORECASTED 10Y RETURNS

Estimated Value*	Estimated Profit*	TOTAL ROI*	Compounded Annual ROI*
\$1,758,433	\$727,438	394%	17.3%
\$1,985,871	\$821,526	394%	17.3%
\$2,130,930	\$881,535	394%	17.3%
\$3,316,471	\$1,371,976	394%	17.3%
\$3,380,941	\$1,398,646	394%	17.3%
\$3,499,137	\$1,447,542	394%	17.3%
\$3,696,131	\$1,529,036	394%	17.3%

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