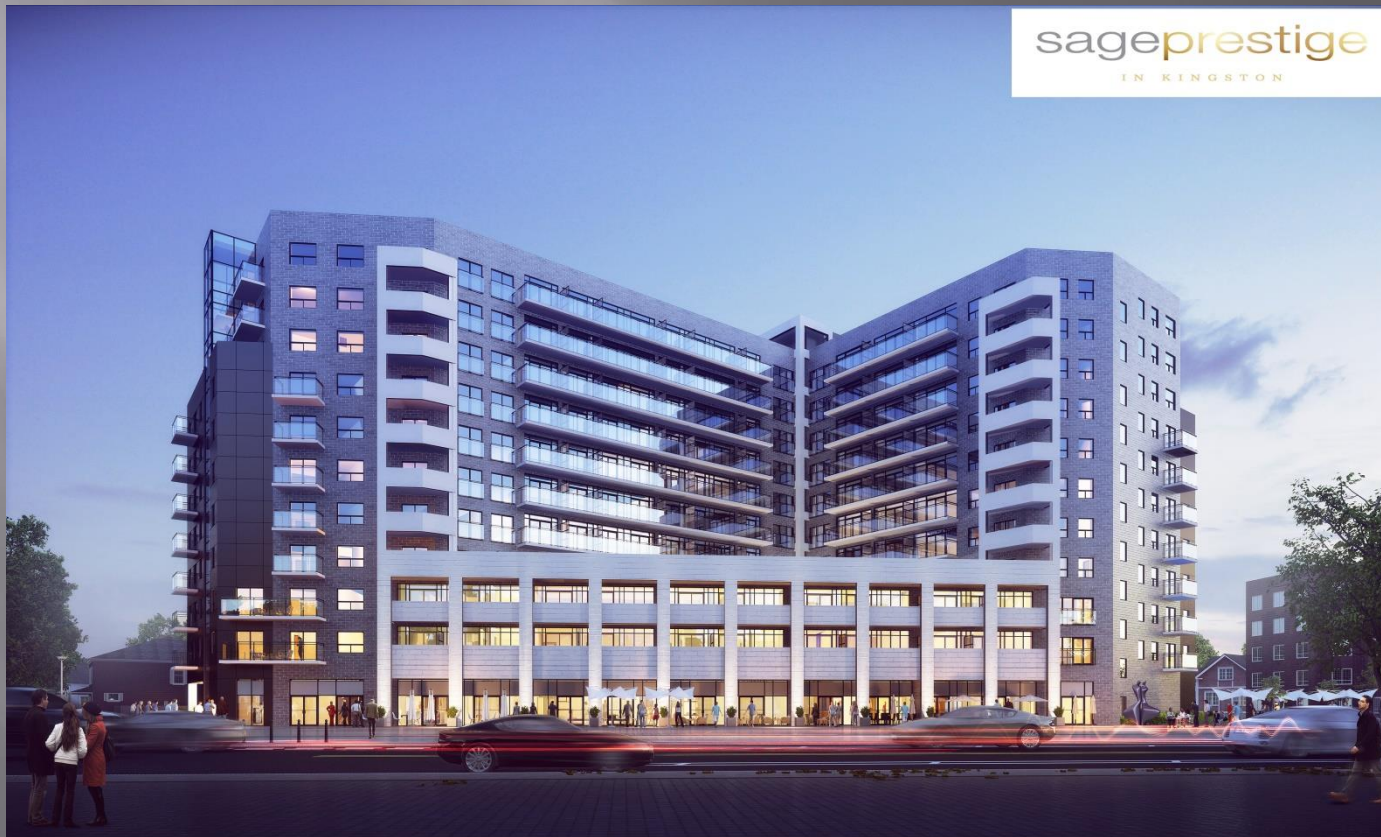


# STUDENT RENTAL IN KINGSTON

Sage Prestige  
652 Princess St, Kingston ON



# About the Developer IN8 Developments

- Over 20 years direct experience developing student housing
- Largest developer of student housing in Canada
- Previous developments include Sage, Sage II, Sage III

**IN8** Developments

# Why Kingston?

- ▣ 2 hours drive from Toronto
- ▣ 123,000 population
- ▣ 50,000 students
- ▣ Queen's University, St. Lawrence College, Royal Military College of Canada
- ▣ 3 hospitals with about 10,000 medical school interns per year
- ▣ Low condo supply
- ▣ Most students live in rooming houses (\$750/room)

# Queen's University

- Student population 32,600
- 95% out of area
- Campus holds 3,500
- Largest proportion of students from high income families than any university in Canada
- Medical school rated 4<sup>th</sup> best in Canada
- Queens MBA program considered one of world's best
- Smith School of Business rated 2<sup>nd</sup> best in Canada





# Sage Prestige Condo

- ▣ Located in the Kingston Downtown Core
- ▣ 10 min walking distance to Queen's University
- ▣ Fully furnished luxury condo units
- ▣ Building amenities include: Gym, library, study rooms, cinema, party & game rooms, underground parking, 24 hr concierge
- ▣ Priced from \$193,900 to \$344,900
- ▣ Guaranteed rent from \$1,000 to \$2,000
- ▣ Free property management
- ▣ Free assignment

# Deposit Structure

## Choice #1

### Exclusive Deposit Structure For Our Clients Only

- \$5,000 upon signing
- Balance to 5% in 30 days

The following monthly rate is then due until a total of 15%

- \$1,000 Studio
- \$1,300 1 Bedroom
- \$1,550 1 Bedroom + Den
- \$1,800 2 Bedroom
- \$2,150 3 Bedroom

## Choice #2

### Regular Deposit Structure

- \$5,000 upon signing
- Balance to 5% in 30 days
- 2.5% May 1<sup>st</sup>, 2017
- 2.5% November 1<sup>st</sup>, 2017
- 2.5% May 1<sup>st</sup>, 2018
- 2.5% October 1<sup>st</sup>, 2018
- 5% January 1<sup>st</sup>, 2020

# How Your Money Works

## One Bedroom 464 Sq.Ft

### Sage Prestige Suite 607

PURCHASE PRICE	\$240,990.00
DOWN PAYMENT	\$48,198.00
MONTHLY RENT	\$1,365.00
YEARLY RENT	\$16,380.00
MORTGAGE PER YEAR	\$9,120.00
PROPERTY TAXES	\$3,300.00
MAINTENANCE PER YEAR	\$1,392.00
TOTAL EXPENSES	\$13,812.00
<b>NET CASH FLOW</b>	<b>\$2,568.00</b>
PRINCIPLE PAID DOWN	\$4,380.00
CAPITAL APPRECIATION (6%)	\$14,460.00
TOTAL YEARLY INCOME	\$21,408.00
<b>TOTAL ANNUAL ROI</b>	<b>44.41%</b>

## Two bedroom 715 Sq.Ft.

### Sage Prestige Suite 718

PURCHASE PRICE	\$344,990.00
DOWN PAYMENT	\$68,998.00
MONTHLY RENT	\$1,805.00
YEARLY RENT	\$21,660.00
MORTGAGE PER YEAR	\$13,050.00
PROPERTY TAXES	\$4,830.00
MAINTENANCE PER YEAR	\$2,145.00
TOTAL EXPENSES	\$20,025.00
<b>NET CASH FLOW</b>	<b>\$1,635.00</b>
PRINCIPLE PAID DOWN	\$6,270.00
CAPITAL APPRECIATION (6%)	\$20,700.00
TOTAL YEARLY INCOME	\$28,605.00
<b>TOTAL ANNUAL ROI</b>	<b>41.45%</b>

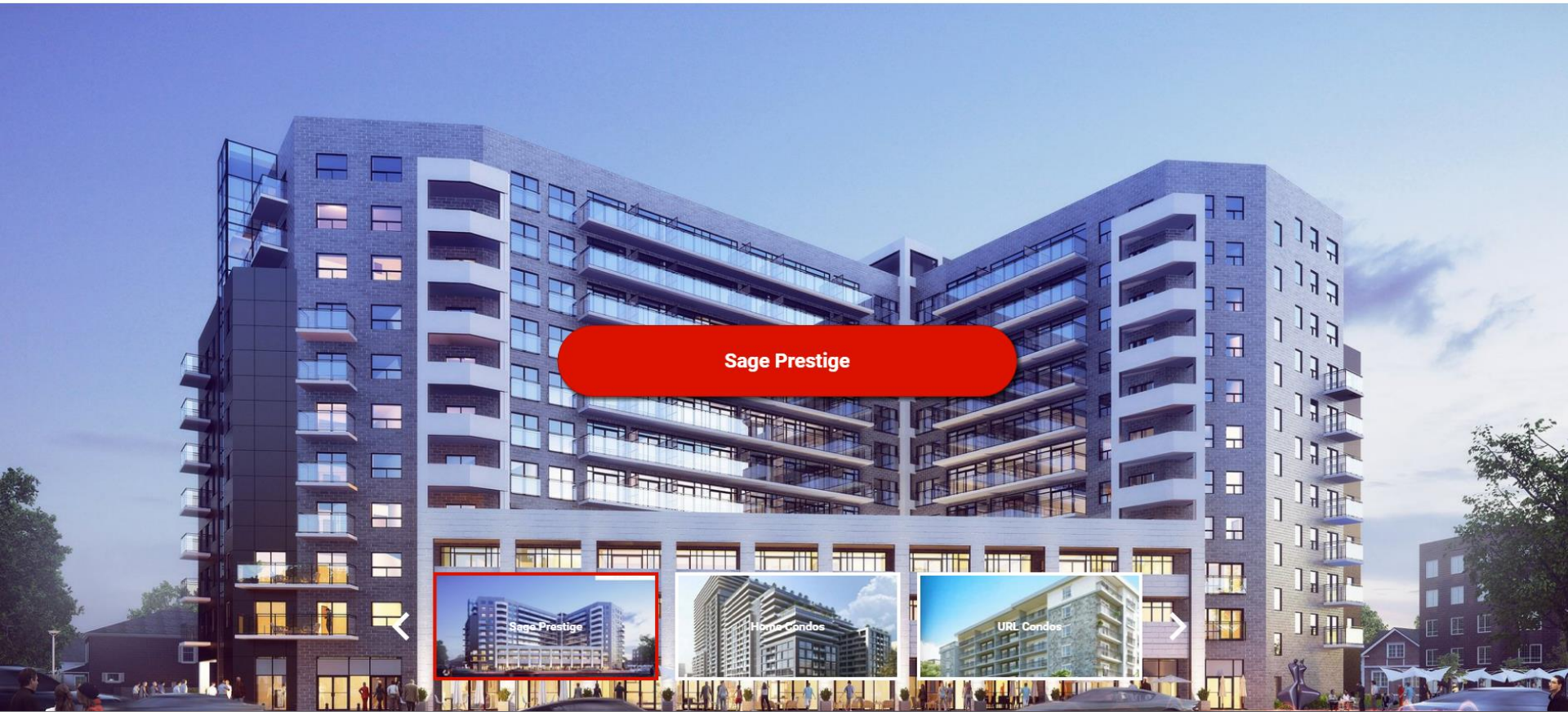


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