

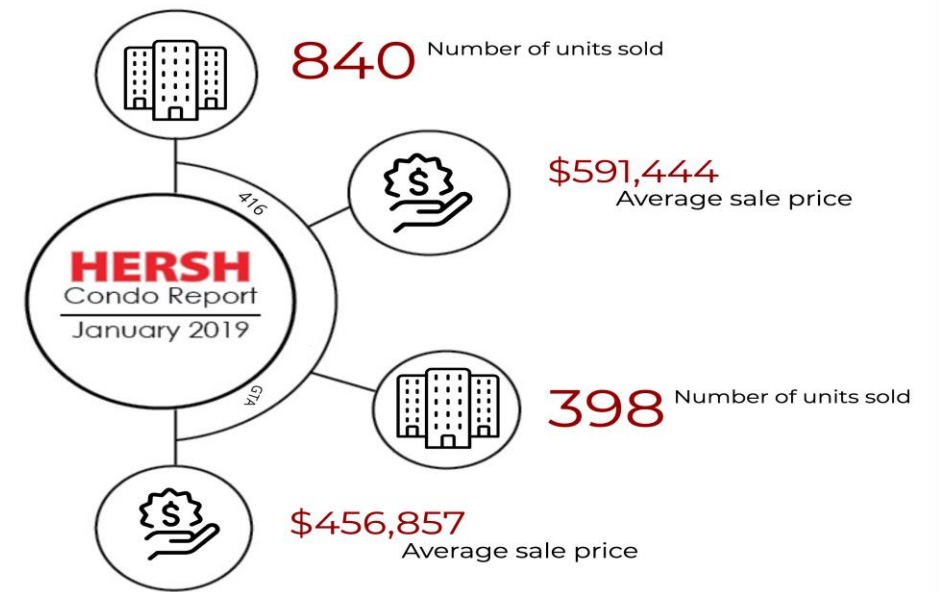
**WELCOME
VIP
AGENTS**

The Woodsworth

HERSH
CONDOS INC. BROKERAGE



CONDO Market Stats



*January 2019 TREB Stats

January 2019 Market Report,
a quick analysis with key stats for
Toronto + the GTA!

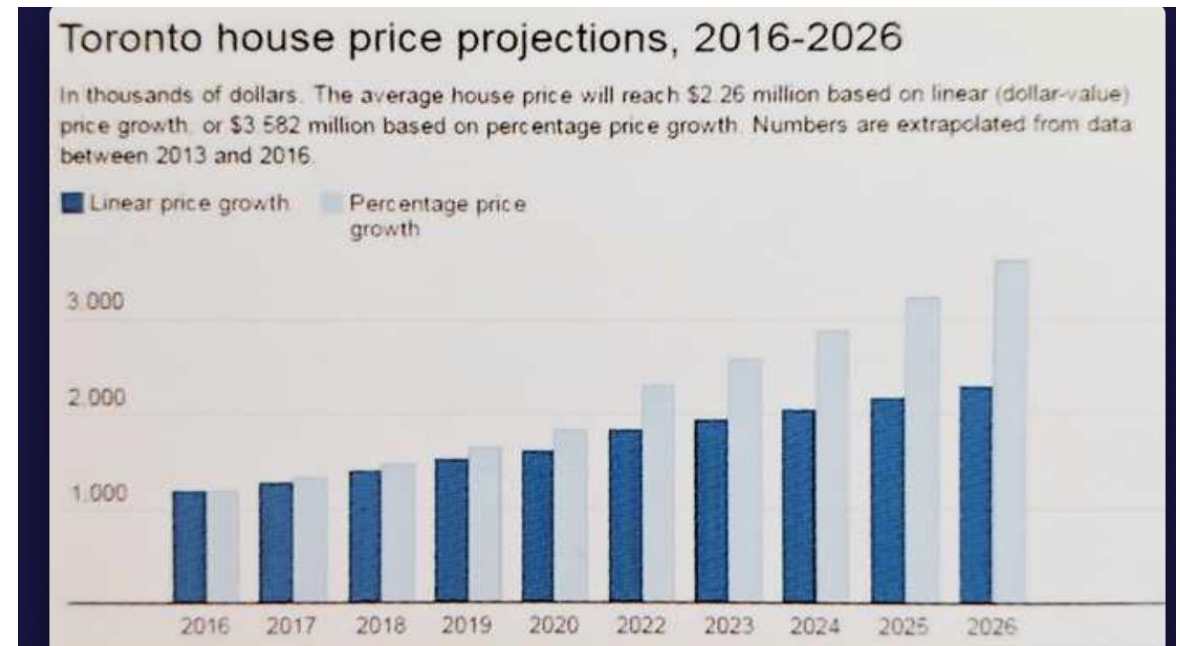
I couldn't believe my
eyes when I saw the
latest stats for the
Toronto Condo Market



Average Cost Of A Detached Toronto House Will Likely Be \$3.5 Million By 2026

Toronto house prices forecasted increase to \$3.5 million dollars by 2026 by The Richards Group and RE/MAX.

The report from The Richards Group and RE/MAX shows forecasts that Toronto house prices will rise to \$3.582 million by 2026. Based on the chart provided by them, that is a huge jump from Toronto's current housing prices.





It is projected that by 2020, Toronto will have

the most high-rise condominiums in the world. Young single professionals between the ages of 25-35 prefer the downtown core as their desired location to live; exactly where the city's condo market has exploded over the last decade. For those who love big cities like New York and Los Angeles, Toronto is a great fit. *source truecondos.com



Brad Lamb says this market is the best in Canada to invest in right now

Toronto:

1. Canada's economic powerhouse
2. North America's fourth largest city
3. Home to a diverse population of about 2.8 million people
4. A dynamic, diverse, rising city with optimal business environment
5. Canada's financial and business capital



*Source dailyhive.com



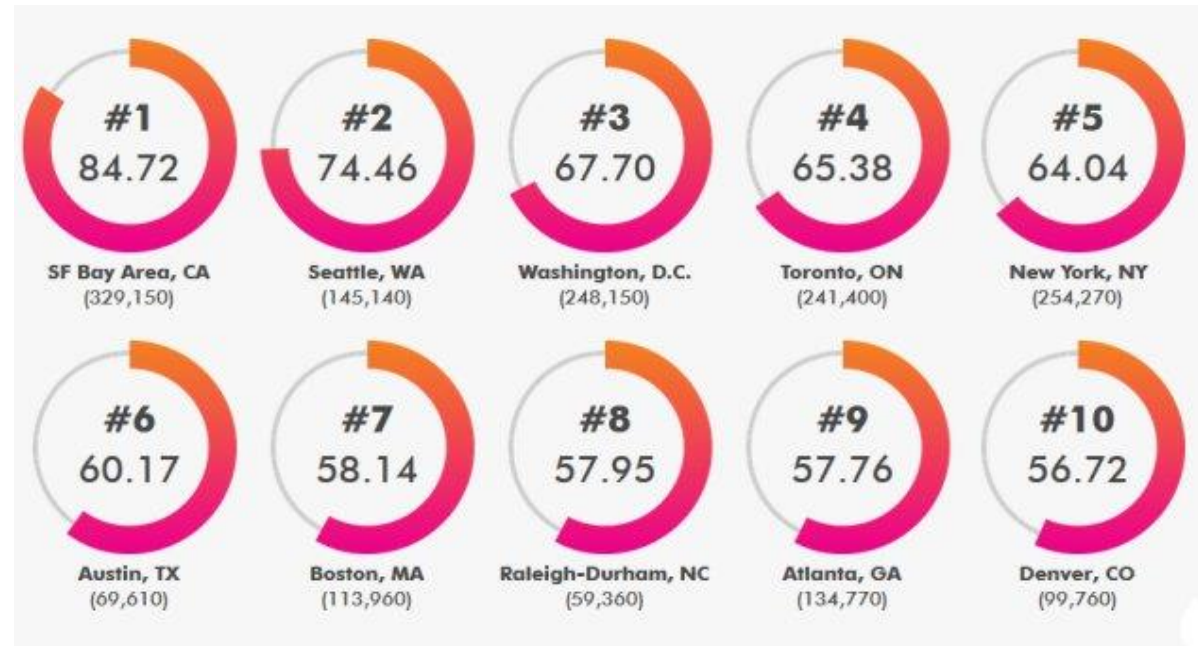
Toronto's Tech Boom Will Keep Real Estate Frenzy Going!

We're now in a class of cities with a booming tech industry and house prices are rising rapidly.

The influx of tech companies into Toronto's downtown core in recent years has already had "a huge effect" on the real estate market.

From 2012 to 2017, Toronto added some 82,000 jobs in technology, **more than Silicon Valley and the most of any North American city, according to a recent report from CBRE.**

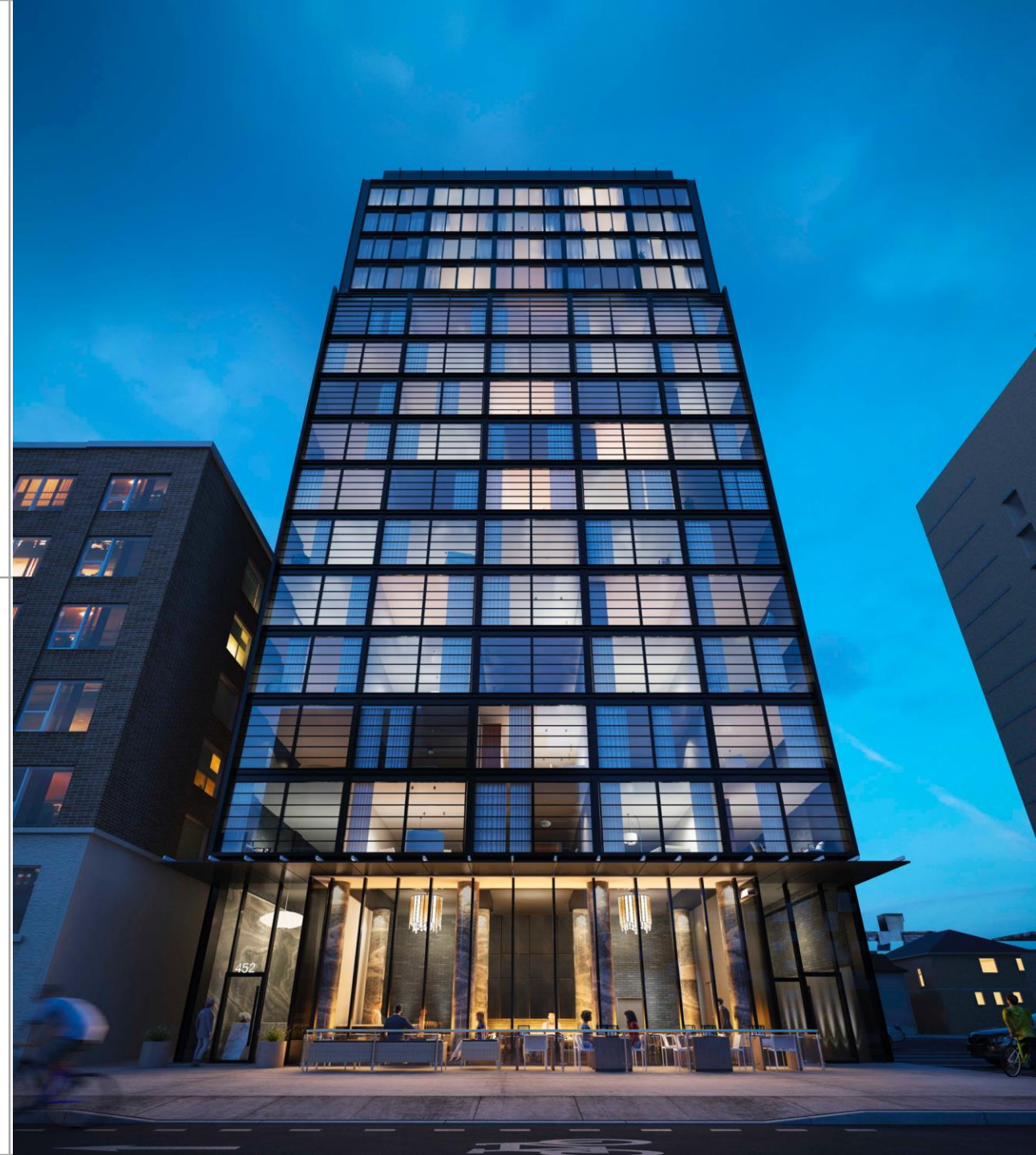
"If you can afford it, buy sooner rather than later! I don't know what happens tomorrow, but I think Toronto has done a lot of the right things. When the powers that be put in a tax to slow down new buyers, that's evidence it's a pretty hot market."



*source: huffingtonpost.ca

**About
The**

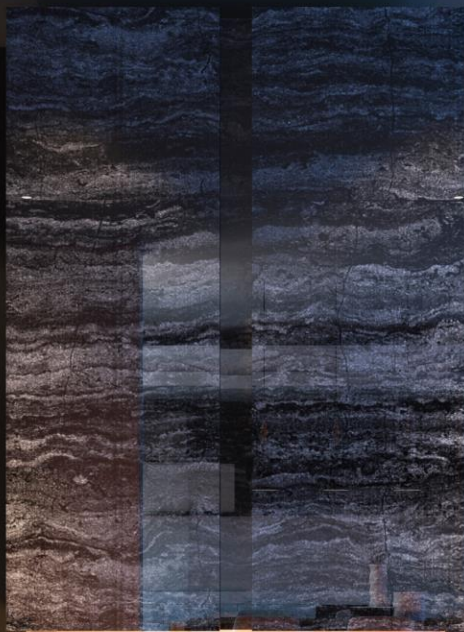
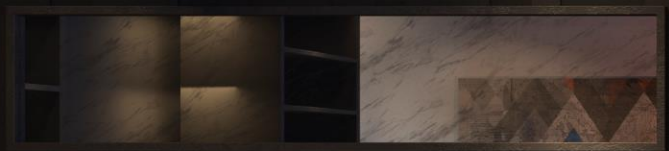
Woodsworth







FASHION BOOK



INTERIORS
THE FASHION BOOK







1
0
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9

1
0
1
2



Both King West condos, only 2 blocks from each other!



One Bed, 484 Sq Ft, \$732,990

Price per SF: \$1,514

Deposit: 20% Down

Maintenance: \$0.90/SF

The Woodsworth

One Bed, 474 Sq Ft, \$553,900

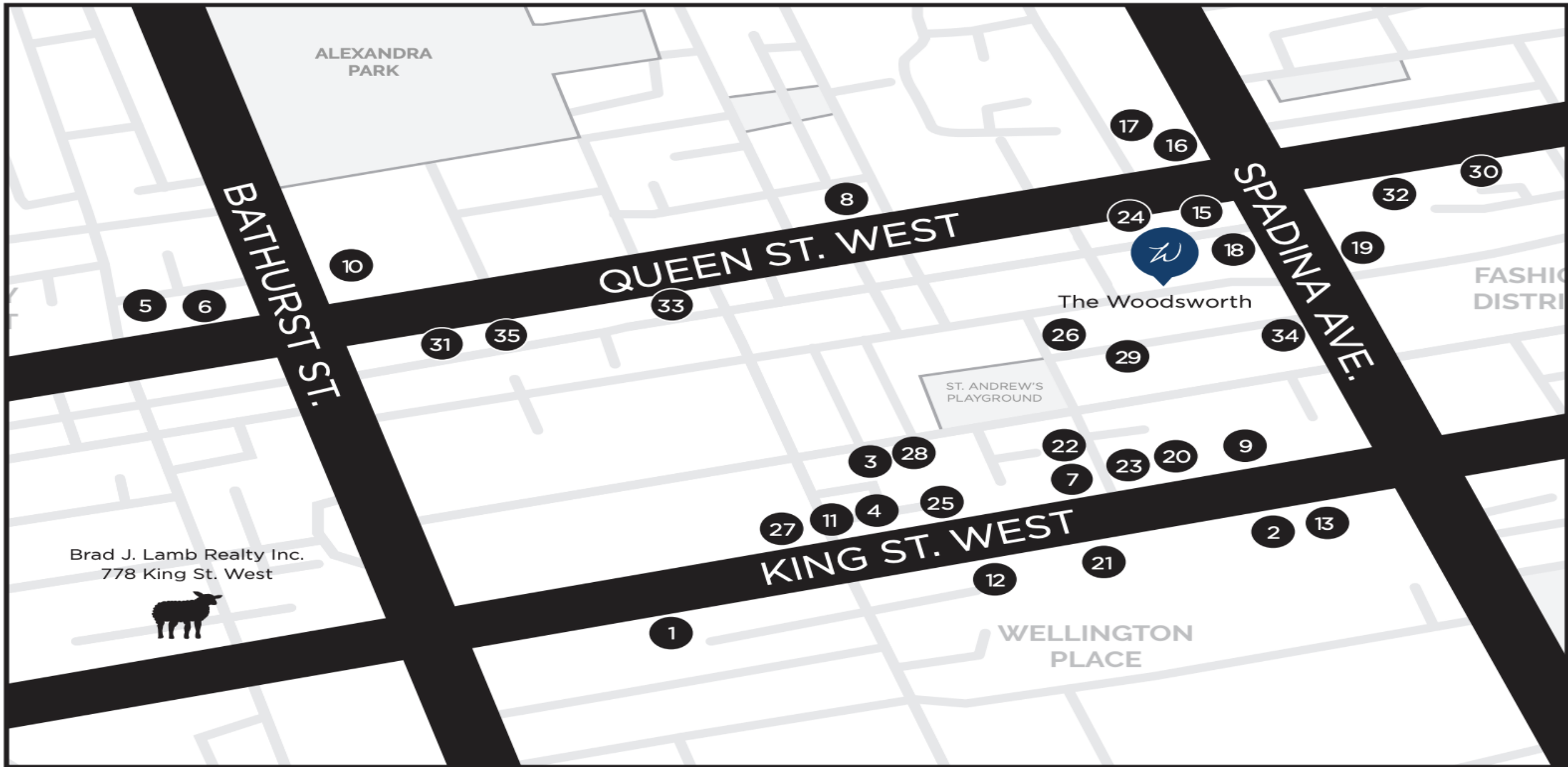
Price per SF: \$1,168

Deposit: 15% Down

Maintenance: \$0.61/SF

PLUS: 2 Year Rent Guarantee and Downtown Positive Cash Flow!

NEIGHBOURHOOD GUIDE



Brad J. Lamb Realty Inc.
778 King St. West



Everything At Your Door...



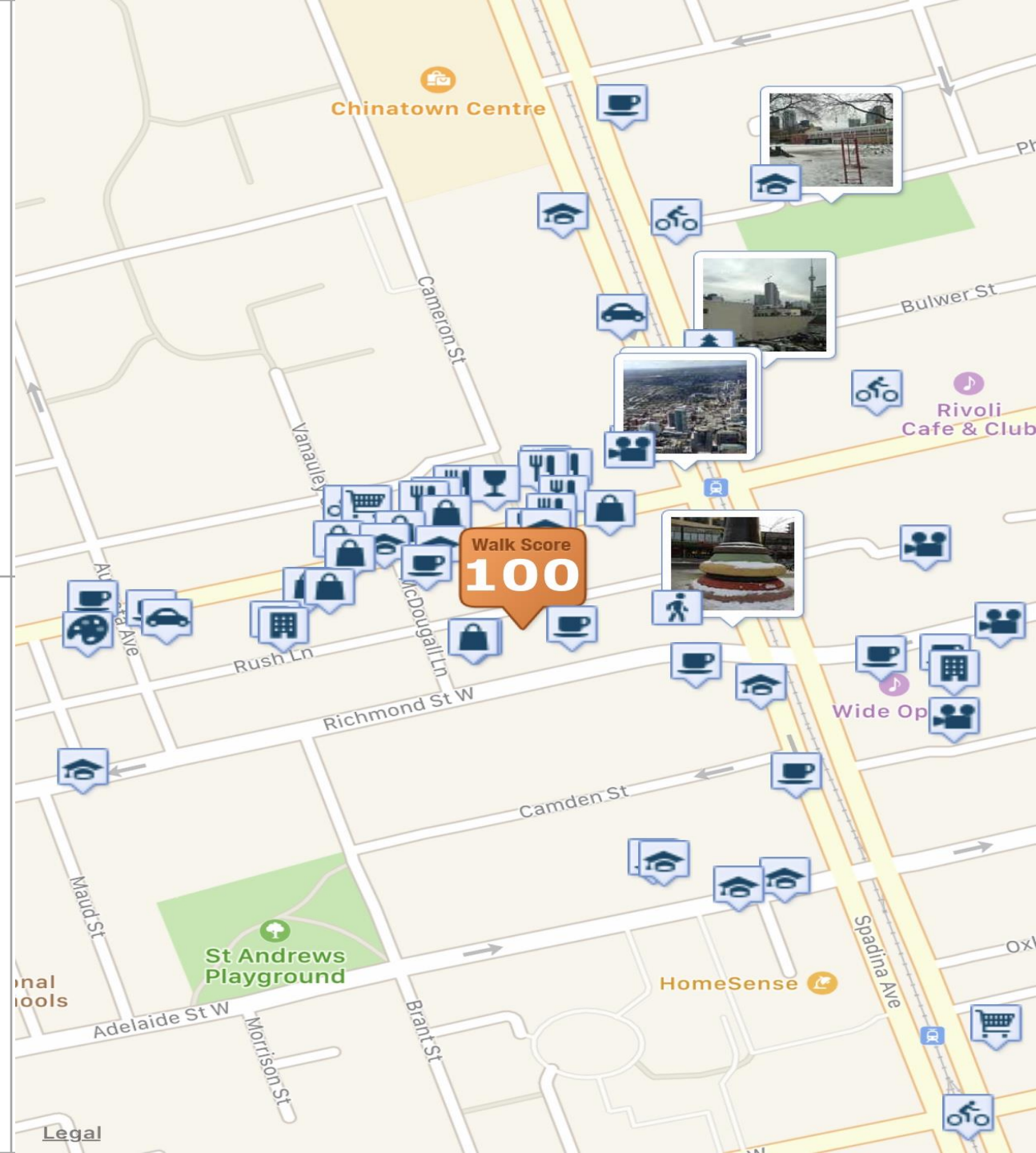
TTC Right Outside Your Door!



Walk Score®

The Woodsworth has a Walk Score AND Transit Score of 100!

Walker's Paradise: Daily errands do not require a car



AMAZING

2 YEAR

RENT

GUARANTEE!

An aerial night view of a city skyline, likely New York City, with numerous skyscrapers illuminated by lights. The text is overlaid on the image in a large, bold, white font.

**Downtown
Positive
Cash Flow!**

ROI Example: Floor Plan B 442 sq ft Ft \$539,900

3% Fixed 2 yr Mortgage

Price	\$	539,900
20% Deposit	\$	<u>107,980</u>
Mortgage	\$	431,920

Monthly Expenses

Principal & Interest	\$	1,816
Maintenance (.61 x 442 sqft)	\$	269
Taxes approx. 0.65%	\$	<u>292</u>
Total Expenses	\$	2,377

Cash Flow

Income (\$5.94 x 442 sq ft)	\$	2,625
Expenses	-\$	<u>2,377</u>
	\$	248

Cash Flow \$248 x 12	\$	2,976
Principal \$18,364/ 2	\$	<u>9,182</u>
	\$	12,158

Return on Investment

\$12,158/ \$107,980 (cash flow / purchasers investment)

11.3% Return on Investment

Based on 2 yr fixed rates over a 30 yr amortization period

* Speak to Sales Representative for details. Representations and information contained herein do not form part of any Agreement of Purchase and Sale. Hersh Condos Inc. Brokerage, L Richmond Corp., do not warrant or represent any or all of the figures and statements above. No placement of mortgage is guaranteed and it is the responsibility of each purchaser to arrange suitable financing. You are advised to verify all figures and statements with your accountant and obtain independent legal advice. Price and availability are subject to change without notice February 2019 E.&O.E.

VIP AGENT PREVIEW DATES

Saturday March 2nd: 12 – 5 PM

Sunday March 3rd: 12 – 5 PM

Tuesday March 5th: 2 – 8 PM

Wednesday March 6th: 2 – 8 PM

Thursday March 7th: 2 – 8 PM

ONE DAY ONLY SALE DATE

Saturday March 9th at 11 AM

YOU'RE INVITED TO A VIP CONDO SALE

**WHAT YOU'VE BEEN WAITING FOR!
RIGHT IN THE HEART
OF DOWNTOWN TORONTO**



INTRODUCING
**THE INVESTOR SUITES
ON RICHMOND**

ONE BEDROOMS STARTING FROM THE LOW 500s*
SAVE \$400 PER SQ FT!
ASK ME HOW

**AMAZING
2 YEAR RENT GUARANTEE***
DOWNTOWN POSITIVE CASH FLOW!

- FREE ASSIGNMENT
- EASY DEPOSIT STRUCTURE

ONE DAY ONLY!

SATURDAY MARCH 9TH AT 11 AM
1260 CALEDONIA RD, TORONTO, M6A 2X5

TO RSVP PLEASE REPLY TO THIS EMAIL
OR CONTACT ME DIRECTLY.
LOOKING FORWARD
TO SEEING YOU THERE!

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