



4HUNDRED EAST MALL

DEVELOPMENT OVERVIEW

63 Stacked Townhomes

Sizes Between 1120 – 1400
square feet

Incredible Investment Opportunity

Burnhamthorpe & 427





INDOOR AMENITY
GAMES ROOM
CHEF'S KITCHEN

LOADING AREA

SITE ACCESS

PARKING RAMP

BBQ

MAIL ROOM

OUTDOOR PATIO

FITNESS EQUIPMENT

BIKE RACKS

BBQ

BLOCK B
4 STOREY
27 UNITS

BLOCK A
4 STOREY
36 UNITS

THE EAST MALL



SITE PLAN

H CANADA'S
PRE-CONSTRUCTION SPECIALISTS
HERSHCONDOS
INC. BROKERAGE

4HUNDRED EAST MALL

CLIENT INCENTIVES

ONLY 5% DOWN IN 2020*

FREE PARKING* (\$45,000 VALUE)

FREE LOCKER* (\$5,000 VALUE)

RIGHT TO LEASE DURING
OCCUPANCY*

FREE ASSIGNMENT* (\$5,000 VALUE)

3 YEARS FREE MAINTENANCE FEES*
(FROM \$14,112 VALUE)





4HUNDRED EAST MALL

THE SUITES

Smooth 9' Ceilings

Quartz Countertops

Stainless Steel / Matching
Panel Appliances

Custom Kitchen Cabinetry

Luxury Porcelain & Wood
Flooring

Energy Efficient Finishes
Throughout Suite



4HUNDRED EAST MALL

THE AMENITIES

Games Room

Indoor Lounge Area

Chefs Kitchen

Outdoor BBQ Area

Outdoor Dining Space

Fitness Centre

Landscaped Garden

MAIL ROOM

BBQ

BIKE RACKS

FITNESS EQUIPMENT



4HUNDRED EAST MALL

PRIME LOCATION

Easy Access to Highway 427 and 401

Ten-minute bike ride to Centennial Park

Surrounded by Restaurants, Grocery
Stores, Gyms, and More

7-minute drive to Pearson Airport

6-minute drive to Sherway Gardens Mall

Much, Much, More

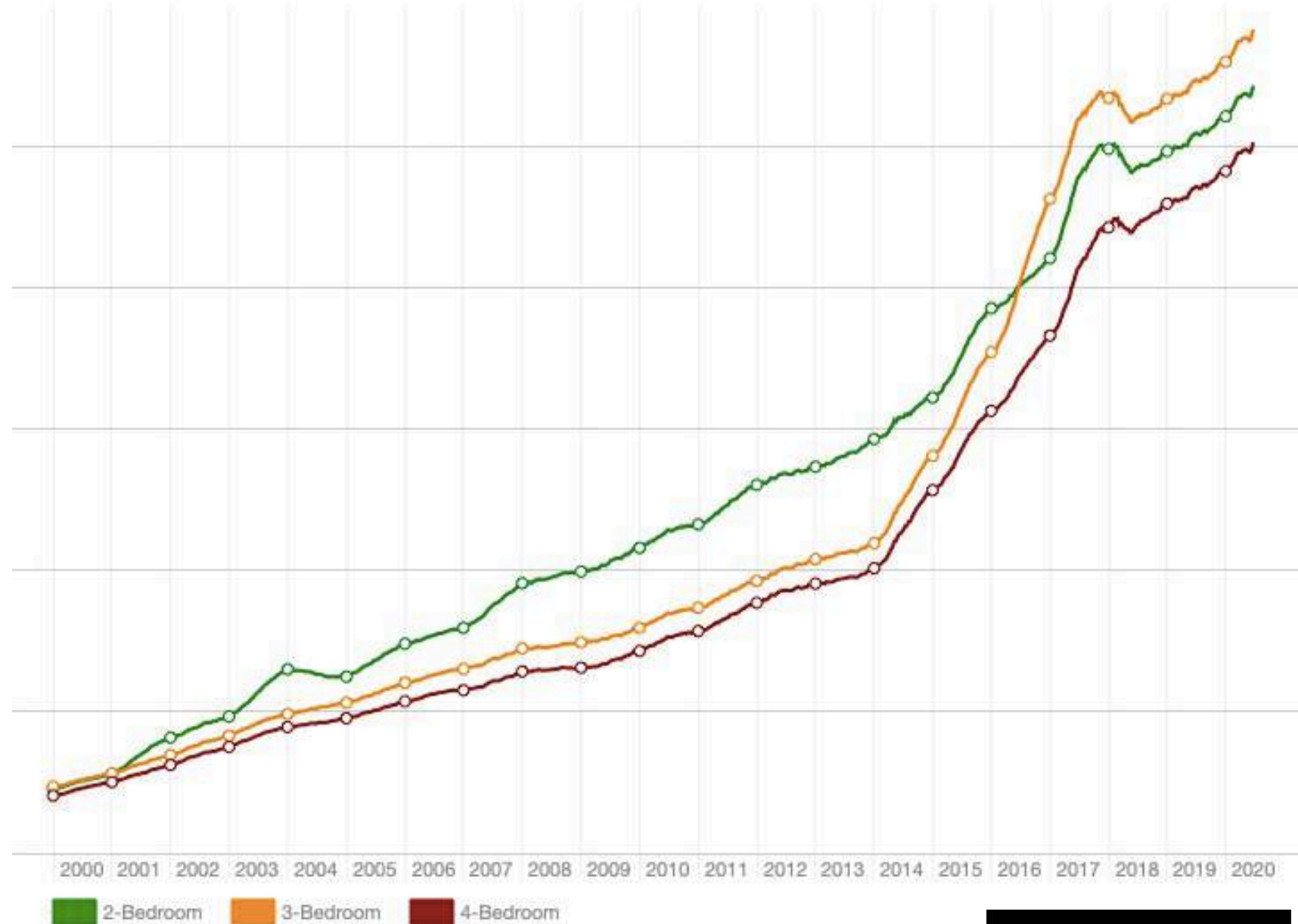
AREA APPRECIATION

TOWNHOMES

LAST 5 YEARS:
51.6% PRICE
INCREASE

LAST 10 YEARS:
122% PRICE
INCREASE

Islington-City Centre West Condo Townhouse Price History [Source: Listing.ca]





UNIQUE AND VALUABLE PROPERTIES - A LESSON FROM HERSH

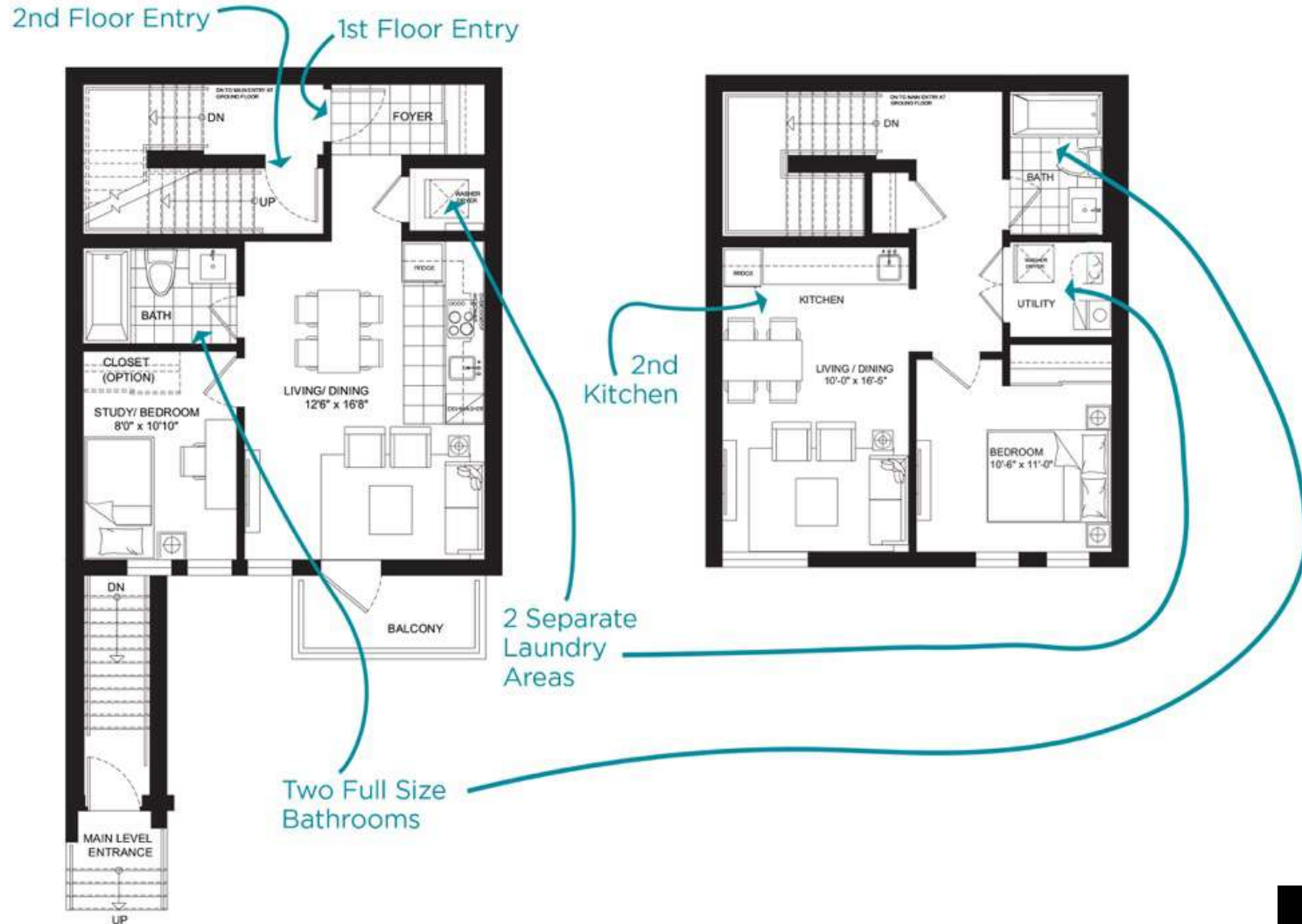
*"THE DEALS THAT I VALUE THE MOST
ARE THE ONES THAT BRING
EXCEPTIONAL RETURNS ON THEIR
INVESTMENT AND UNIQUE PROPERTIES
THAT STAND OUT IN THE MARKETPLACE
WHEN I WANT TO SELL THEM"*

Hersh Litvack

Broker of Record at Hersh Condos Inc. Brokerage

4HUNDRED EAST MALL

HOW TO CREATE TWO ONE-BEDROOM TOWNHOMES



LAYOUT OPTIONS

OPTION 1

Live in one suite and rent the other

OPTION 2

Split into two suites and rent both

OPTION 3

Enjoy living in a three-bedroom townhouse



OPTION 1

Live in one suite and rent
the other

OPTION 1

Live in one suite and
rent the other

Size	Square Feet	1,176
Purchase Price		\$799,900.00
Deposit	20%	\$159,980.00
Mortgage	80%	\$639,920.00
Mortgage Payment	2.49%	\$2,521.00
Taxes (as per wowa.ca)	0.04%	\$266.63
Maintanance Fee	\$0.35	\$411.60
Revenue		
Monthly Rent (($\$3 \times 1176$ sq ft) divided by 2)		\$1,764.00
Cashback ($\$0.35 \times 1176$ sq ft)		\$411.60
Total Revenue		\$2,175.60
Expenses		
Mortgage		\$2,521.00
Property Taxes		\$266.63
Condo Fees		\$411.60
Total Expenses		\$3,199.23
Total Revenue		\$2,175.60
Cost to Live in Your 1 Bedroom Townhouse		\$1,023.63



4HUNDRED EAST MALL

* Speak to a Sales Representative for details. Representations and information contained herein do not form part of any Agreement of Purchase and Sale. Hersh Condos Inc. Brokerage, Haven Development, 4Hundred East Mall Inc., 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 July / August 2020 E.&O.E.



OPTION 2

Split Into Two Suites and
Rent Both

OPTION 2

Split into Two Suites
and Rent Both



				Mtg Paydown	
				Opening Mtg	\$639,920.00
				Closing Balance	\$597,098.00
Size	Square Feet	1,176		3 Yr. Mtg Paydown (Principle)	\$42,822.00
Purchase Price		\$799,900.00		Closing Costs	
Deposit	20%	\$159,980.00		Land Transfer	\$24,946.00
Mortgage	80%	\$639,920.00		Legal	\$1,200.00
Mortgage Payment	2.49%	\$2,521.00		Development Charges (assumed)	\$5,000.00
Taxes (as per wowa.ca)	0.04%	\$266.63		Total	\$31,146.00
Maintanance Fee	\$0.35	\$411.60		Appreciation (6%)	
				Year 1	\$847,894.00
Revenue				Year 2	\$898,767.64
Monthly Rent (1764 x 2 suites)		\$3,528.00		Year 3	\$952,693.70
Cashback (\$0.35 x 1176 sq ft)		\$411.60		Total	\$152,793.70
Total Revenue		\$3,939.60			
				Return On Investment	
Expenses				Three Year Cashflow (\$740.37 x 36 months)	\$26,653.20
Mortgage Payment		\$2,521.00		Three Year Mortgage Paydown (Principle)	\$42,822.00
Property Taxes		\$266.63		Three Year Appreciation (6% per year)	\$152,793.70
Condo Fees		\$411.60		Total	\$222,268.90
Total Expenses		\$3,199.23		Cash Invested	
Total Revenue		\$3,939.60		Deposit	\$159,980.00
Positive Cashflow for Two One-Bedroom Suites		\$740.37		Closing Costs	\$31,146.00
				Total Cash Invested	\$191,126.00
				Three Year ROI (\$222,268.90 / \$191,126.00)	116.29%
				Average Annual ROI (116.29% / 3)	38.76%

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THAT'S HOW TO TURN A TOWNHOUSE INTO 38.76% ANNUAL RETURNS!

4HUNDRED EAST MALL



OPTION 3

Enjoy Living in Your 3
Bedroom Townhouse

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DEPOSIT STRUCTURE

\$5000 ON SIGNING

BALANCE TO 5% IN 30 DAYS

5% IN JANUARY 2021

5% WHEN YOU GET THE KEYS
(OCCUPANCY)

4HUNDRED EAST MALL

THANK YOU

Contact me for more information
or to secure your suite today.

4HUNDRED EAST MALL

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HERSH CONDOS
INC. BROKERAGE

