

## MUST BUY DEAL!!!

### GORE PARK LOFTS - GREAT INVESTMENT PROPOSAL

Hamilton is one of the best cities in Canada for real estate investment according to [Real Estate Wealth](#) and most experts . Today I would like to tell you about one very interesting project that will be built in the near future in the very center of Hamilton. First, let's consider what is so attractive about Hamilton.



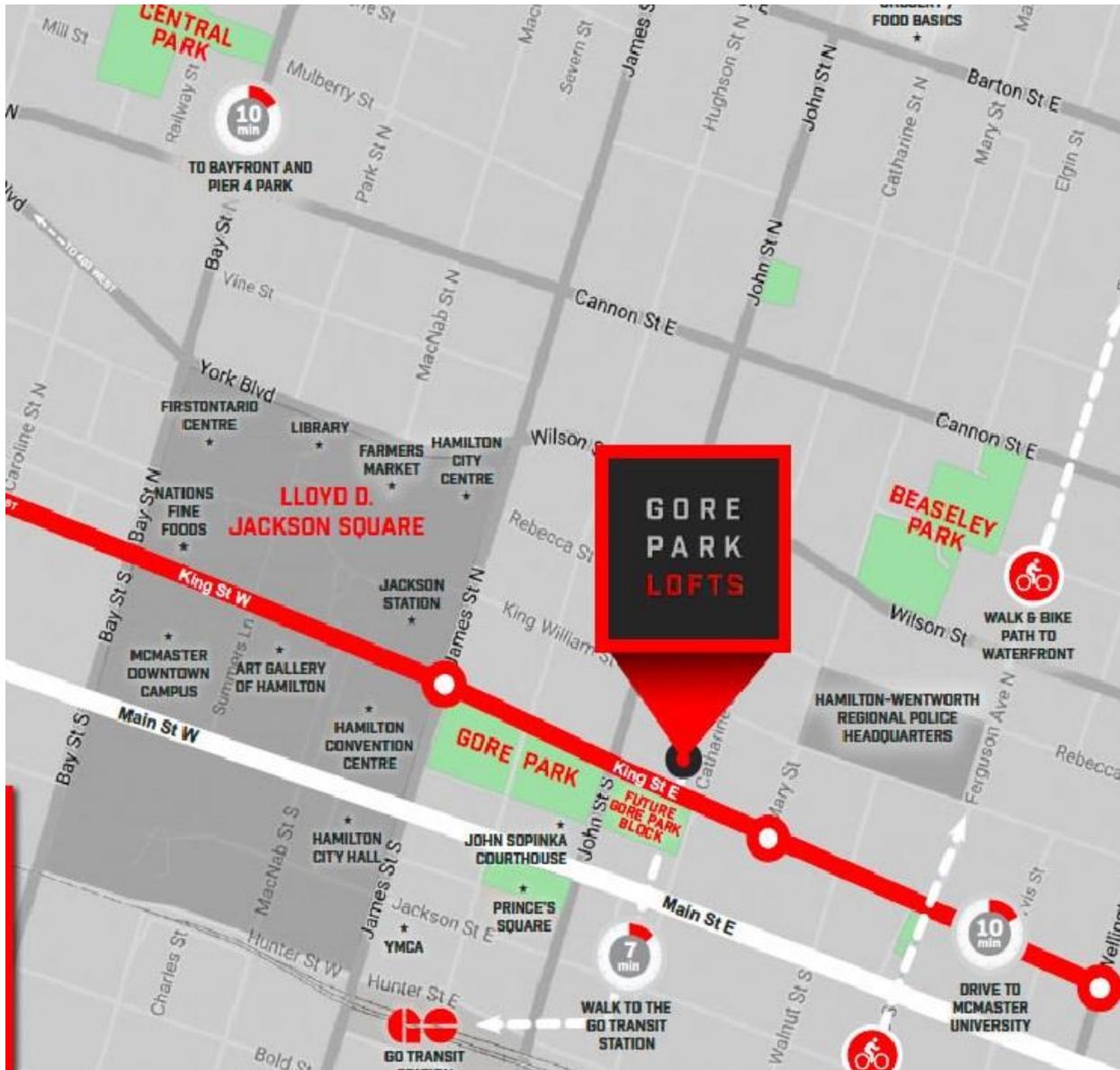
- 1) The economy of Hamilton in recent years has been growing at a pace many times faster than the average growth in other cities of Canada. Hamilton is the largest logistics hub in Ontario. It has the largest port in Ontario, which accepts cargo ships, an airport and here several large transportation arteries converge in Hamilton.
- 2) In Hamilton steps were taken in a timely manner to create a transport infrastructure and in the next 5 years there will be global changes in transport accessibility including the [construction of an LRT Line](#) which connects the eastern and western part of the city, and the GO Train station connecting Hamilton with Toronto and the main campus of the University of McMaster
- 3) Hamilton's population increase at a rate several times higher than the average for cities in the province of Ontario
- 4) The city also has large number of high-paying jobs and a low unemployment rate for Ontario. According to 2018 statistics, the growth of average family wages in Hamilton is the largest of all Ontario cities. The increase in the average salary in Hamilton over the past 10 years is more than 5% in annual terms and today it is \$ 87,590 against \$ 78,373 in Toronto
- 5) One of Canada's largest universities, McMaster, is one of the best universities in the world, with the world-famous [Michael G. Degroote Scholl of Medicine](#). The university has more than 30,000 permanent students. Also here is the [Mohawk College](#) that enrolls about 30,000 students, and other smaller educational institutions.
- 6) In recent years, Hamilton has been actively opening additional offices, high-tech companies, providing the city with high-paying jobs.
- 7) Regarding real estate there is a significant shortage of quality housing, low vacancy rate and rather high rental rates with still low property values

All of the above factors make Hamilton very attractive for real estate investments. The demand is large and in the coming years there are plans to begin construction of a large number of commercial and residential projects to provide the city with the necessary number of offices, shopping areas and of course housing. Over the past 5 years, the city has changed a lot, but the most global changes are still ahead.

Now about the project. The project that I want to bring to your attention today is a small (only 42 apartments) modern 6-storey building. Which will be built from upon a historical building (about 100 years old), in the very center of downtown, with full preservation of the facade overlooking the central street of the city, where all the restaurants, shops and the main part of the city administration offices is located.



Within a 5-minute walk is Hamilton's central shopping complex and the offices of high-tech companies. Just a few minute walk away is the newly built, modern building of the University of McMaster. It is located right next to a small central city park. Within an approximately five-minute walk is a GO station from where in 50 minutes you can get to downtown Toronto. It is possible to list the advantages of the location of the project ad infinitum. One thing is obviously, this is one of the best and correspondingly in demand for renting places in the city. In addition, in the near future the city begins construction of LRT Line that connects the western part of the city with the east, where the main buildings of the University of McMaster and a huge park area. The planned train stop will be an approximately 2-minute walk from the condo, which will make it possible to reach the campus approximately 10 minutes.



The fact that the project is not being built from scratch but is being reworked using the elements of the old building allowed the developer to significantly reduce the cost of construction, and apartments that we are selling today are much cheaper than similar apartments in other new projects nearby. In addition, this is a boutique building of 42 apartments of various sizes and a commercial space located on the first floor of a building of 3,500 sq. Ft. The developer does not sell the lower floor of the building but will lease it and is currently negotiating a lease with Starbucks and several other upscale tenants. In addition, the developer reserved a part of the apartments in the house and will lease them.

We have received exclusive access to 16 apartments in this condo, which we can distribute among investors working with us. I bought one apartment myself and two apartments are already booked. At the moment we have 13 one-bedroom apartments ranging from 555 square feet to 614 square feet, with prices ranging from 313,900 to 353,900 And attention !!! These are lofts with high ceilings and in some apartments elements of masonry walls will be preserved. Underground parking in the condo is not provided, but in the courtyard of the building will be allocated parking space.



For investors, the developer provides a full free for 2 years management of the rental apartment, except that we agreed that for the first year after construction, a guaranteed minimum rent of about \$ 1,500 per apartment (depending on the selected apartment) per month from the developer is provided. That is, you are guaranteed to start receiving the minimum rental amount immediately upon completion of construction, whether or not an apartment is rented out.

In addition, since the project does not have any amenities, the maintenance fee will be very low – about 41 cents per square square foot. That is about \$ 250 per month for an apartment.

In my opinion, this is an absolutely unique investment proposal and the apartments will be sold out very quickly, so if you are interested in purchasing an apartment, contact us as soon as possible or fill out the online reservation form on the website [www.NewgtaCondos.com](http://www.NewgtaCondos.com) on the Gore Park Condos project page.

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