



CASH FLOW ANALYSIS

							CASH FLOW EXERCISE												
										EXPENSES									
TYPE	BATH(S)	INTERIOR SF	EXTERIOR SF	EXTERIOR TYPE	EXPOSURE	UNIT PRICE	MORTGAGE AMOUNT (80%)	DCS	CREDIT ON CLOSING	MORTGAGE PAYMENT/M	MORTGAGE PMT 2 YEARS	ESTIMATED PROPERTY TAX/M	PROPERTY TAX 2 YEARS	MAINTENANCE FEE/M (@\$0.69/M)	MAINTENANCE FEE 2 YEARS	MONTHLY CARRYING COSTS	2 YEAR CARRYING COST	2-YEAR RENTAL GUARANTEE (@ \$8/SF)	2-YEAR CASH FLOW POSITIVE
ST	1	361	44	Balcony	N	\$642,900	514,320	(\$15,500)	\$30,000	\$2,310	\$55,429	\$371	\$8,911	\$249	\$5,978	\$2,930	\$70,318	\$69,240	\$13,422
1+D	1	442	45	Balcony	N	\$778,900	514,320	(\$15,500)	\$20,000	\$2,798	\$67,154	\$452	\$10,857	\$305	\$7,320	\$3,555	\$85,330	\$84,840	\$4,010
1BR	1	448	45	Balcony	N	\$791,900	514,320	(\$15,500)	\$20,000	\$2,845	\$68,275	\$460	\$11,043	\$309	\$7,419	\$3,614	\$86,736	\$85,920	\$3,684
1BR	1	450	71	Balcony	N	\$775,900	514,320	(\$15,500)	\$30,000	\$2,787	\$66,895	\$451	\$10,814	\$311	\$7,452	\$3,548	\$85,161	\$86,400	\$15,739
1BR	1	458	67	Balcony	NE	\$795,900	514,320	(\$15,500)	\$30,000	\$2,859	\$68,620	\$462	\$11,100	\$316	\$7,584	\$3,638	\$87,304	\$87,840	\$15,036
1BR	1	460	91	Balcony	S	\$845,900	514,320	(\$15,500)	\$20,000	\$3,039	\$72,931	\$492	\$11,815	\$317	\$7,618	\$3,848	\$92,363	\$88,320	\$457
1BR	1	478	48	Balcony	SE	\$848,900	514,320	(\$15,500)	\$30,000	\$3,050	\$73,189	\$494	\$11,858	\$330	\$7,916	\$3,873	\$92,963	\$91,680	\$13,217
1BR	1	488	107	Balcony	N	\$837,900	514,320	(\$15,500)	\$30,000	\$3,010	\$72,241	\$488	\$11,701	\$337	\$8,081	\$3,834	\$92,023	\$93,600	\$16,077
1BR	1	515	67	Balcony	SW	\$849,900	514,320	(\$15,500)	\$20,000	\$3,053	\$73,275	\$495	\$11,872	\$355	\$8,528	\$3,903	\$93,676	\$98,880	\$9,704
1BR	1	522	71	Balcony	S	\$890,900	514,320	(\$15,500)	\$20,000	\$3,200	\$76,810	\$519	\$12,459	\$360	\$8,644	\$4,080	\$97,914	\$100,200	\$6,786

All incentives, prices, sizes, and specifications are subject to change without notice. Please consult a sales representative for full details. E. & O. E. 2024. All calculations are based on an estimated 3.5% mortgage rate with a 30-year amortization. Property taxes are estimated at the City of Toronto's current rate of 0.715289%. Maintenance fees are estimated at \$0.69/sq. ft.