

When investing in real estate we look at historical data to access an investment. Here we used a conservative 6% annual growth rate.*

VARIABLES USED: Projected Growth Rate: 6% | Closing Cost: 5% | Down payment 20%

VIP PRICE LIST | Residences at Central Park

FORECASTED 10-YEAR RETURNS

Model Description	Suite	Unit	Level	Area	Model Notes	Exposition	VIP Price	Cashback on Closing	VIEW FLOOR PLAN	Estimated Value*	Estimated Profit*	TOTAL ROI*	Compounded Annual ROI*
Mulberry - 1Br	0907	7	8	440 sqft	Balcony 91 sqft	Exp: N	\$722,000	\$12,000	Plan	\$1,558,744	\$800,644	454%	18.7%
Mulberry - 1Br	2107	7	18	440 sqft	Balcony 91 sqft	Exp: N	\$762,000	\$12,000	Plan	\$1,645,101	\$845,001	454%	18.7%
Mulberry - 1Br	2207	7	19	440 sqft	Balcony 91 sqft	Exp: N	\$766,000	\$12,000	Plan	\$1,653,737	\$849,437	454%	18.7%
Cypress - 1Br	1605	5	13	465 sqft	Balcony 105 sqft	Exp: N	\$842,000	\$12,000	Plan	\$1,817,815	\$933,715	454%	18.7%
Cypress - 1Br	3205	5	28	465 sqft	Balcony 105 sqft	Exp: N	\$902,000	\$12,000	Plan	\$1,947,350	\$1,000,250	454%	18.7%
Broadleaf - 1Br + Den	2612	12	22	550 sqft	Balcony 118 sqft	Exp: S	\$978,000	\$12,000	Plan	\$2,111,429	\$1,084,529	454%	18.7%
Broadleaf - 1Br + Den	2712	12	23	550 sqft	Balcony 118 sqft	Exp: S	\$982,000	\$12,000	Plan	\$2,120,064	\$1,088,964	454%	18.7%
Linden - 2Br	1011	11	9	645 sqft	Balcony 246 sqft	Exp: S	\$1,000,000	\$18,000	Plan	\$2,158,925	\$1,108,925	454%	18.7%
Linden - 2Br	1611	11	13	645 sqft	Balcony 246 sqft	Exp: S	\$1,024,000	\$18,000	Plan	\$2,210,739	\$1,135,539	454%	18.7%
Linden - 2Br	2011	11	17	645 sqft	Balcony 246 sqft	Exp: S	\$1,048,000	\$18,000	Plan	\$2,262,553	\$1,162,153	454%	18.7%
Willow - 2Br	1108	8	10	656 sqft	Balcony 196 sqft	Exp: NW	\$1,036,000	\$18,000	Plan	\$2,236,646	\$1,148,846	454%	18.7%
Willow - 2Br	1508	8	12	656 sqft	Balcony 196 sqft	Exp: NW	\$1,048,000	\$18,000	Plan	\$2,262,553	\$1,162,153	454%	18.7%
Willow - 2Br	1808	8	15	656 sqft	Balcony 196 sqft	Exp: NW	\$1,066,000	\$18,000	Plan	\$2,301,414	\$1,182,114	454%	18.7%
Magnolia - 2Br + Den	2602	2	22	671 sqft	Balcony 130 sqft	Exp: E	\$1,148,000	\$18,000	Plan	\$2,478,446	\$1,273,046	454%	18.7%
Birch - 2Br + Den	1210	10	11	758 sqft	Balcony 186 sqft	Exp: SW	\$1,140,000	\$24,000	Plan	\$2,461,174	\$1,264,174	454%	18.7%
Birch - 2Br + Den	2010	10	17	758 sqft	Balcony 186 sqft	Exp: SW	\$1,188,000	\$24,000	Plan	\$2,564,803	\$1,317,403	454%	18.7%
Birch - 2Br + Den	2310	10	20	758 sqft	Balcony 186 sqft	Exp: SW	\$1,212,000	\$24,000	Plan	\$2,616,617	\$1,344,017	454%	18.7%
Birch - 2Br + Den	3210	10	28	758 sqft	Balcony 186 sqft	Exp: SW	\$1,276,000	\$24,000	Plan	\$2,754,788	\$1,414,988	454%	18.7%
Elm - 2Br + Den	0608	8	5	954 sqft	Balcony 236 sqft	Exp: NW	\$1,272,000	\$24,000	Plan	\$2,746,153	\$1,410,553	454%	18.7%
Chestnut - 2Br + Den	0610	10	5	964 sqft	Balcony 202 sqft	Exp: SW	\$1,282,000	\$24,000	Plan	\$2,767,742	\$1,421,642	454%	18.7%

*6% forecasted price appreciation is used based on historical assumptions and for informational purposes only. It should not be considered or relied upon as advice by Connect Asset Management Corp. or Connect.ca Realty and should also not be considered as a substitute for professional advice or recommendation on real estate investing. Connect Asset Management Corp. or Connect.ca Realty shall not accept any responsibility or liability of whatsoever nature for or in connection with any use of or reliance on the historical assumptions for this or any real estate development project it is contracted to sell on behalf of a developer by any person. Nothing here is or shall be considered as any recommendation or offer or solicitation to offer of any investment product.