

## The Founders Residences

(Subject to availability\*)

Starting From Floor	Model	Type	Size	Bal	View	Price
8	Slater	Jr. 1 BR	515	120	NW	\$319,900
2	Clearview	Jr. 1 BR	521	44	N	\$333,900
2	Selby	Jr. 1 BR	528	54	N	\$333,900
8	Lisgar	1 BR	548	115	NE	\$337,900
8	Highcroft 2	1 BR	572	100	EW	\$353,900
8	York	1 BR	603	50	S	\$373,900
2	Highcroft	1 BR	627	32	NESW	\$388,900
2	Avondale	1 BR	635	40	S	\$393,900
8	Sussex	1 BR	643	50	S	\$397,900
2	Carling	1 BR	644	64	NE	\$409,900
2	Ferndale	1 BR	655	44	NW	\$403,900
2	Richmond	1 BR	664	50	N	\$411,900
8	Sparks	1 BR + Den	683	100	N	\$424,900
8	Sparks 2	1 BR + Den	683	100	N	\$424,900
2	Kirkwood	1 BR	689	50	SE	\$424,900
2	Wellington	1 BR + Den	725	50	W	\$449,900
2	Rideau	1 BR + Den	728	64	EW	\$478,900
8	Tweedsmuir	1 BR + Den	753	38	N	\$493,900
7	Kent	1 BR + Den	781	34	N	\$508,900
8	Tillbury	2 BR	844	50	S	\$533,900
7	Dalhousie	2 BR	871	44	NW	\$541,900
8	Island Park	2 BR	890	130	SW	\$543,900
7	Bank	2 BR	894	2 Bal, 110	S	\$548,900
8	Bronson	2 BR	896	115	NE	\$553,900
2	Churchill	2 BR	901	44	NE	\$553,900
2	Winona	2 BR	912	34	SE	\$558,900
2	Kensington	2 BR	928	44	SW	\$563,900
7	Metcalf	2 BR	961	2 Bal, 70	N	\$574,900

### SUITE FEATURES

Spaciously designed by Ottawa's award winning 4te Design – suite focus is on natural light, efficient layouts, and resident accessibility. Kitchens feature custom cabinetry, granite countertops, and stainless-steel appliances. Bathrooms are finished with high-end ceramic floors with walk-in showers. In-suite individually controlled heating and air conditioning.

### BUILDING FEATURES

The Founders Residences Westboro is a boutique nine storey condominium designed by Lahey Architects – a leading design firm specializing in seniors housing. The collaboration between Founders, Lahey and 4te has created a 198 suite, boutique condominium in the desirable Westboro neighbourhood. The Founders Residences will establish a new standard for seniors living and care.

### AMENITIES

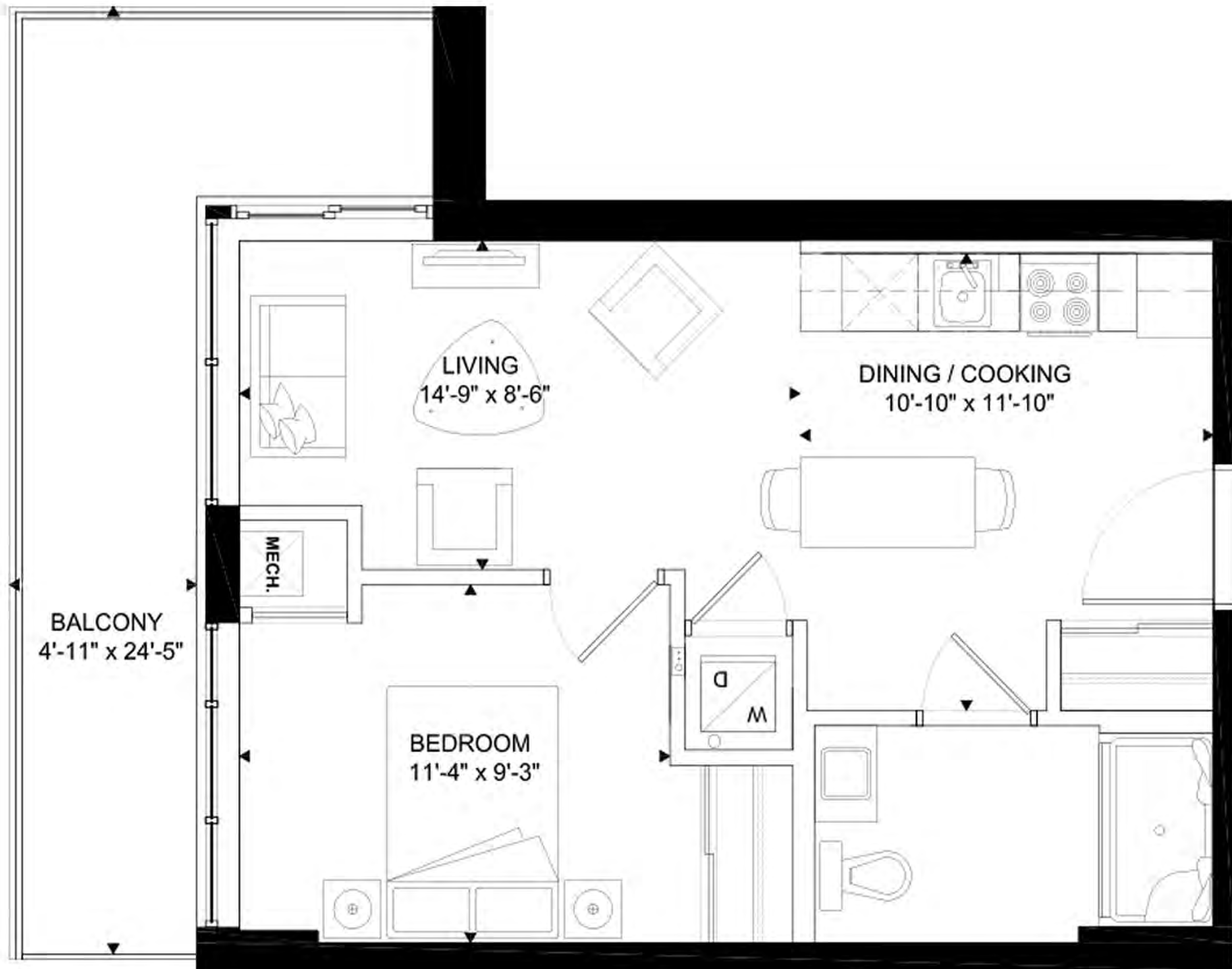
Concierge, lounge, library, wine bar, games room, theatre, fitness centre, spa and indoor pool. Expansive dining room overlooking serene garden and pond with outdoor terraces designed to encourage residents to embrace the outdoors. Additional features include a roof deck, tea room, gardening centre and arts and crafts. Residents can wander property and abutting park which connects to the quiet streets of Westboro Village.

<p><b><u>One Day Only Deposit Structure</u></b>                      \$5,000 on Signing                      Balance of 5% in 30 Days                      5% 180 Days                      5% in 360 Days                      5% in 540 Days</p> <p><b><u>One Day Only Promotion:</u></b>  <b>Parking: INCLUDED WITH SOME SUITES</b>                      Or \$28,500</p> <p><b>5 Year Rent Guarantee*</b>  <b>Guaranteed Returns of 16.03% - 20.96%*</b></p>	<p><b>Maintenance</b>                      Approx. \$0.56/sq ft                      Includes Heat, Air, Water  <b>FREE</b></p> <p><b>Taxes</b>                      Estimated at approximately 1% of purchase price</p> <p><b>Tentative Closing: February 2021</b></p> <p><b>Prices include HST</b></p>
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\*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, The Founders Residences Ottawa GP Inc. do not warrant or represent any or all of the figures and statements above. Guaranteed returns are based on mortgage rates of 2.89% 5 Year Variable and 3.89% 5 Year Fixed. Matching rates may not be available at the time of closing. 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 August/September 2018 E.&O.E

# THE SLATER

JUNIOR 1 BEDROOM | 515 SQUARE FEET



## FINANCIAL DETAILS

### FINANCIAL DETAILS

PURCHASE PRICE	\$319,900
20% DOWN PAYMENT	\$63,980
NET CLOSING COSTS	\$7,154
TOTAL INVESTMENT	\$71,134

### CLOSING COSTS

LAND TRANSFER TAX	\$3,274
DEVELOPMENT FEES	\$5,000
INTEREST	(\$2,370)
LEGAL (ESTIMATED)	\$1,250

### PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)

REVENUE	
Annual Rent After Utilities and Condo Fees	\$ 19,681
EXPENSES	
Annual Mortgage Payment (3.89%)	\$ 14,465
Annual Property Taxes	\$ 3,199
Total Expenses	\$ 17,664
NET CASH FLOW	
Revenue	\$ 19,681
Expenses	\$ 17,664
Annual Positive Cash Flow	\$ 2,018
MORTGAGE PAYDOWN AND APPRECIATION	
Annual Mortgage Principle Paydown	\$ 4,996
Annual Fixed Appreciation	\$ 4,724
Total Annual Return	\$ 11,737
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	16.50%

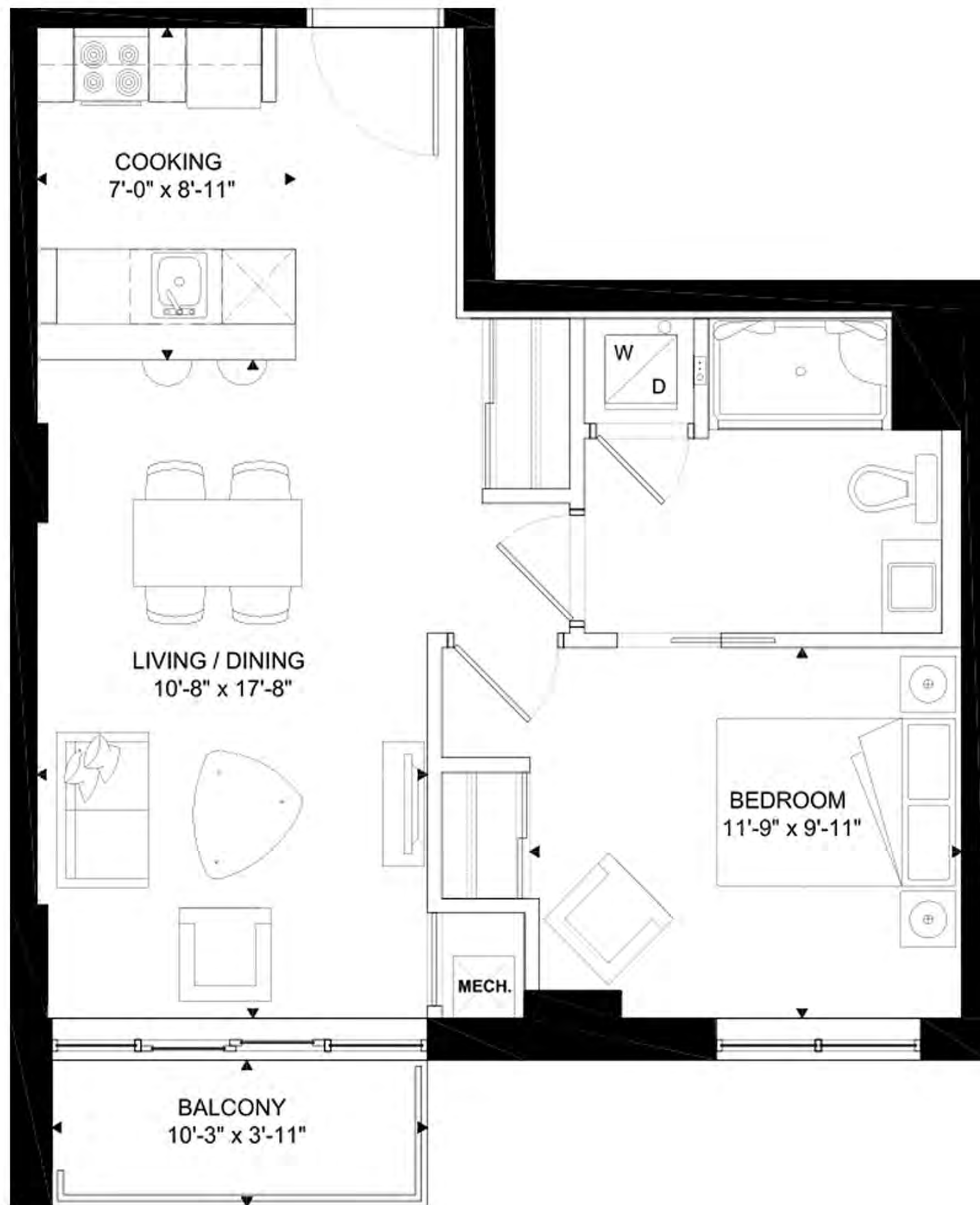
### PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)

REVENUE	
Annual Rent After Utilities and Condo Fees	\$ 19,681
EXPENSES	
Annual Mortgage Payment (2.89%)	\$ 12,673
Annual Property Taxes	\$ 3,199
Total Expenses	\$ 15,872
NET CASH FLOW	
Revenue	\$ 19,681
Expenses	\$ 15,872
Annual Positive Cash Flow	\$ 3,809
MORTGAGE PAYDOWN AND APPRECIATION	
Annual Mortgage Principle Paydown	\$ 5,809
Annual Fixed Appreciation	\$ 4,724
Total Annual Return	\$ 14,342
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.16%

THE FOUNDERS RESIDENCES - WESTBORO

# THE CLEARVIEW

JUNIOR 1 BEDROOM | 521 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$333,900
20% DOWN PAYMENT	\$66,780
NET CLOSING COSTS	\$7,251
TOTAL INVESTMENT	\$74,031

CLOSING COSTS	
LAND TRANSFER TAX	\$3,484
DEVELOPMENT FEES	\$5,000
INTEREST	(\$2,482)
LEGAL (ESTIMATED)	\$1,250

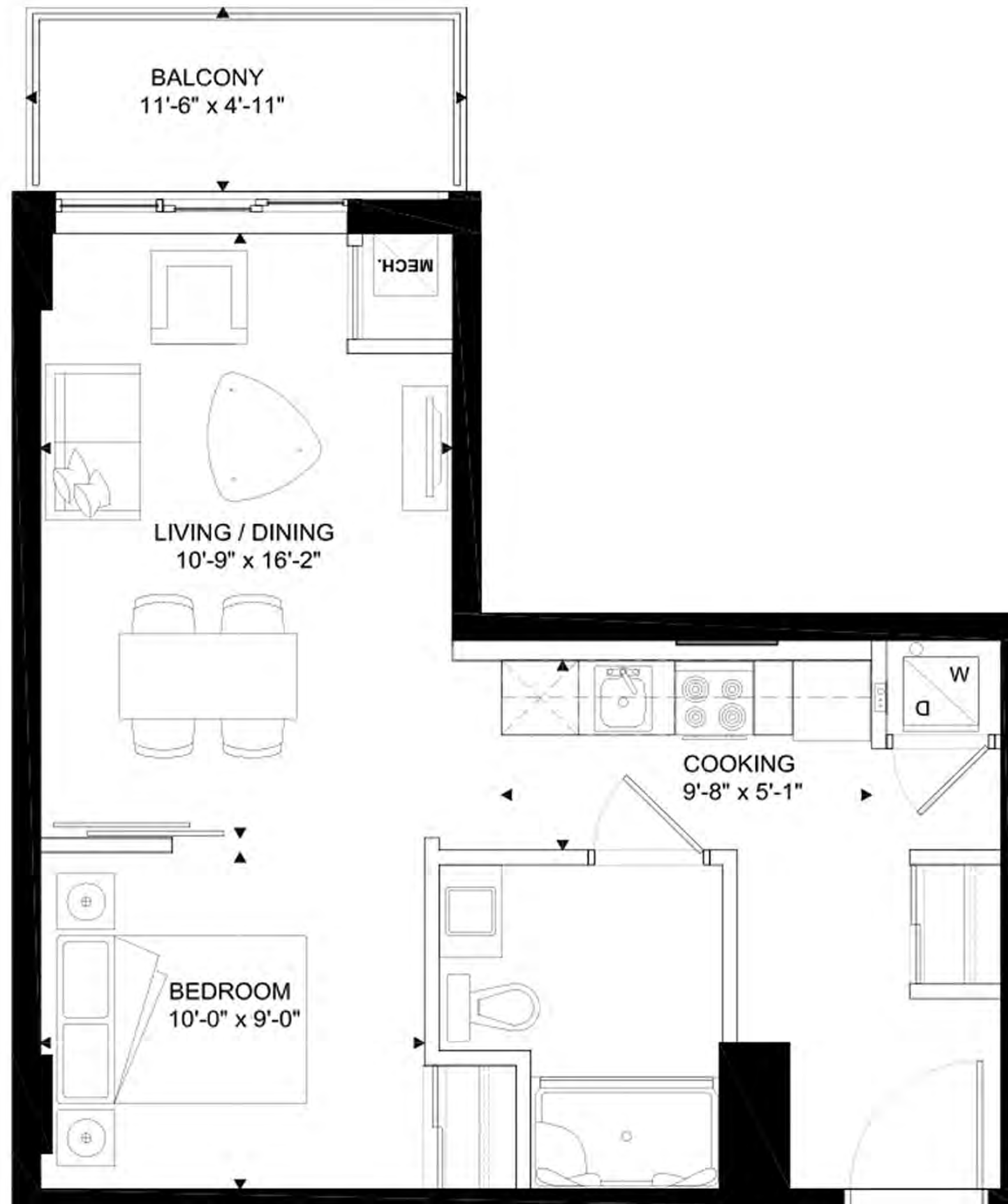
PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 20,619
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 15,098
Annual Property Taxes	\$ 3,339
Total Expenses	\$ 18,437
<b>NET CASH FLOW</b>	
Revenue	\$ 20,619
Expenses	\$ 18,437
Annual Positive Cash Flow	\$ 2,182
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 5,215
Annual Fixed Appreciation	\$ 4,949
Total Annual Return	\$ 12,345
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	16.68%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 20,619
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 13,228
Annual Property Taxes	\$ 3,339
Total Expenses	\$ 16,567
<b>NET CASH FLOW</b>	
Revenue	\$ 20,619
Expenses	\$ 16,567
Annual Positive Cash Flow	\$ 4,052
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 6,064
Annual Fixed Appreciation	\$ 4,949
Total Annual Return	\$ 15,064
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.35%

THE FOUNDERS RESIDENCES - WESTBORO

# THE SELBY

JR. 1 BEDROOM | 528 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$333,900
20% DOWN PAYMENT	\$66,780
NET CLOSING COSTS	\$7,251
TOTAL INVESTMENT	\$74,031

CLOSING COSTS	
LAND TRANSFER TAX	\$3,484
DEVELOPMENT FEES	\$5,000
INTEREST	(\$2,482)
LEGAL (ESTIMATED)	\$1,250

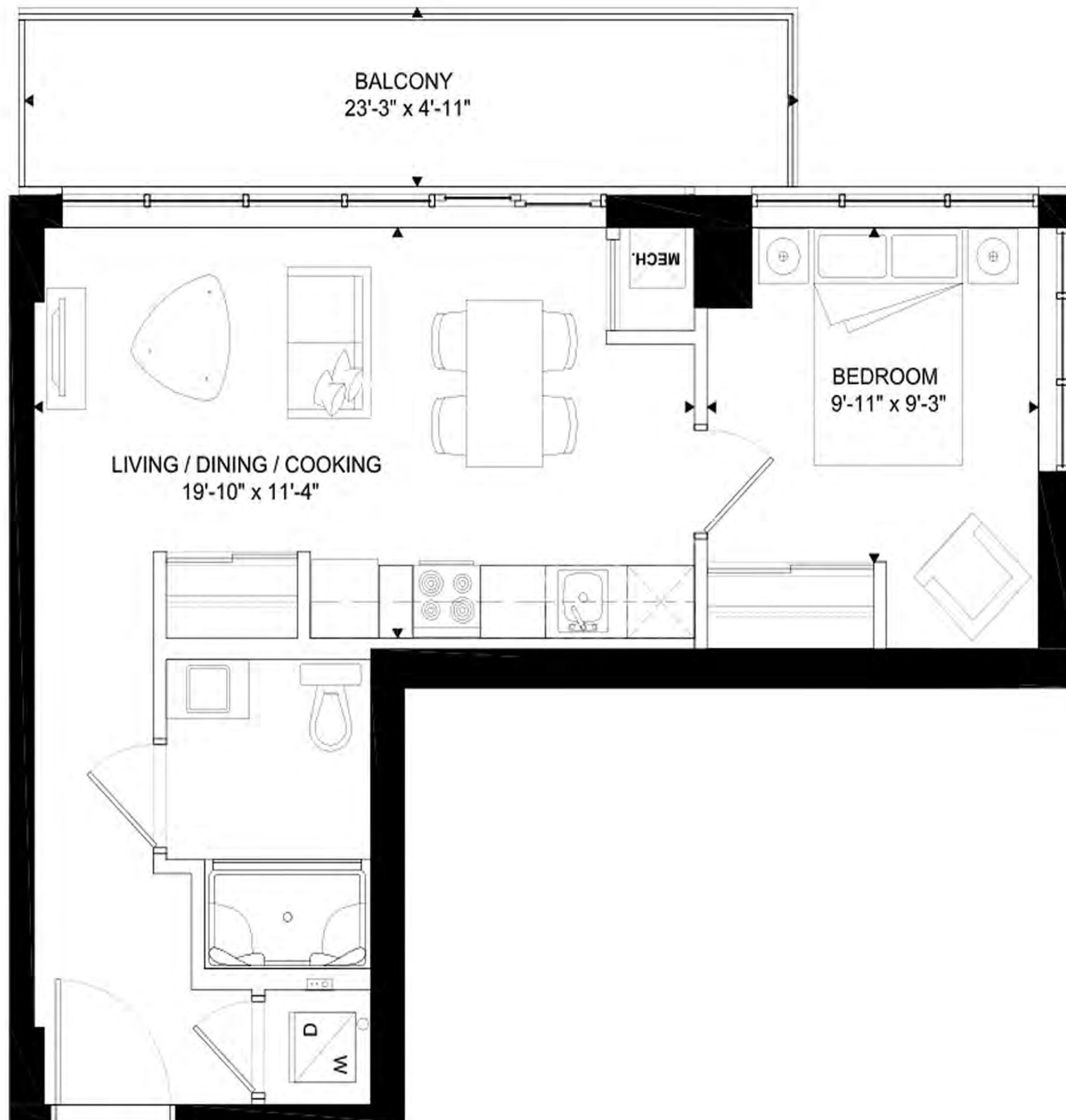
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<b>REVENUE</b>	
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<b>REVENUE</b>	
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<b>NET CASH FLOW</b>	
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Expenses	\$ 16,567
Annual Positive Cash Flow	\$ 4,052
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 6,064
Annual Fixed Appreciation	\$ 4,949
Total Annual Return	\$ 15,064
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.35%

THE FOUNDERS RESIDENCES - WESTBORO

# THE LISGAR

1 BEDROOM | 548 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$337,900
20% DOWN PAYMENT	\$67,580
NET CLOSING COSTS	\$9,781
TOTAL INVESTMENT	\$77,361

CLOSING COSTS	
LAND TRANSFER TAX	\$3,544
DEVELOPMENT FEES	\$7,500
INTEREST	(\$2,513)
LEGAL (ESTIMATED)	\$1,250

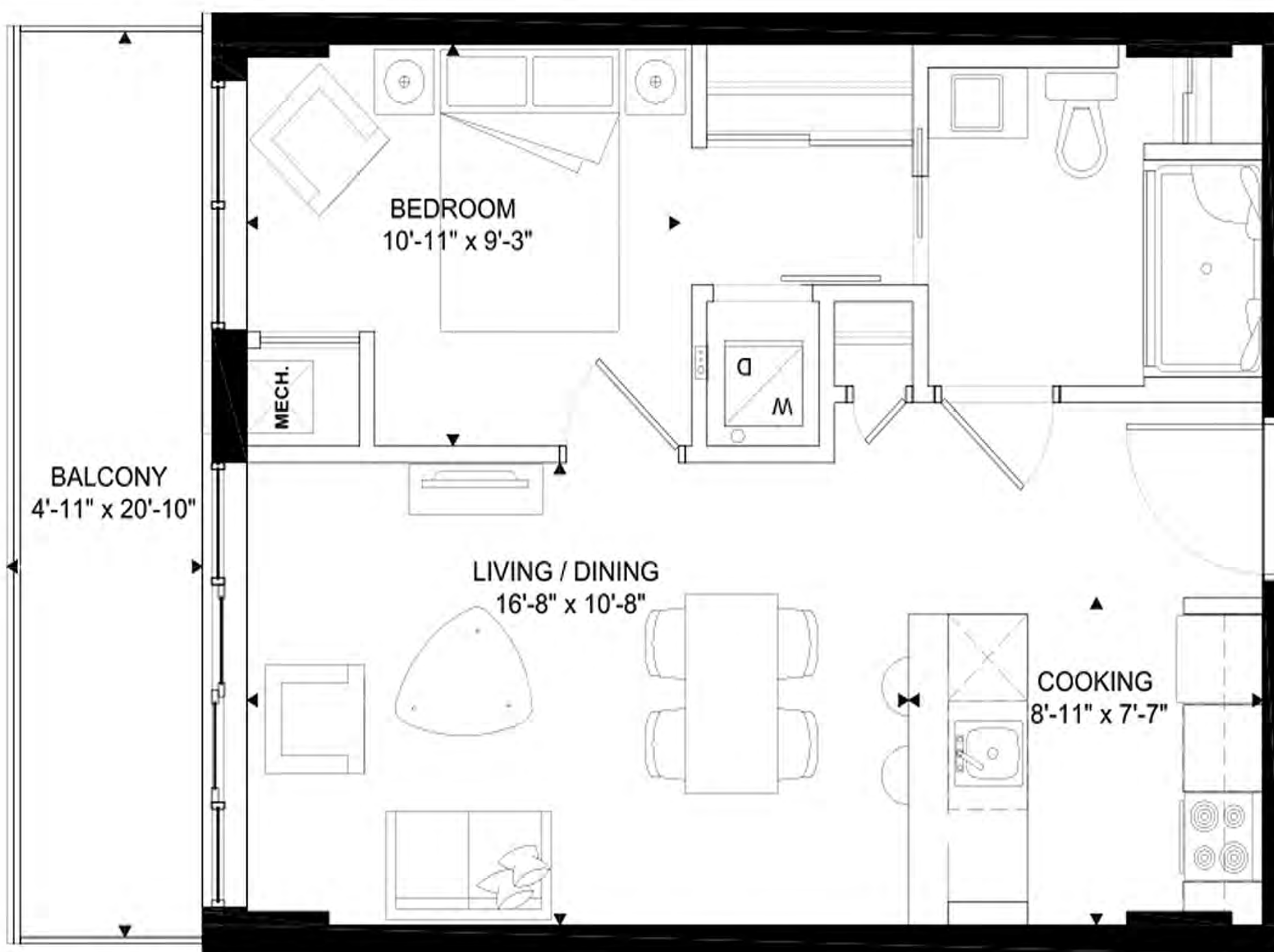
PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 20,869
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 15,278
Annual Property Taxes	\$ 3,379
Total Expenses	\$ 18,657
<b>NET CASH FLOW</b>	
Revenue	\$ 20,869
Expenses	\$ 18,657
Annual Positive Cash Flow	\$ 2,211
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 5,277
Annual Fixed Appreciation	\$ 5,009
Total Annual Return	\$ 12,497
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	16.15%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 20,869
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 13,386
Annual Property Taxes	\$ 3,379
Total Expenses	\$ 16,765
<b>NET CASH FLOW</b>	
Revenue	\$ 20,869
Expenses	\$ 16,765
Annual Positive Cash Flow	\$ 4,104
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 6,136
Annual Fixed Appreciation	\$ 5,009
Total Annual Return	\$ 15,248
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	19.71%

THE FOUNDERS RESIDENCES - WESTBORO

# THE HIGHCROFT II

1 BEDROOM | 572 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$353,900
20% DOWN PAYMENT	\$70,780
NET CLOSING COSTS	\$9,901
TOTAL INVESTMENT	\$80,681

CLOSING COSTS	
LAND TRANSFER TAX	\$3,784
DEVELOPMENT FEES	\$7,500
INTEREST	(\$2,633)
LEGAL (ESTIMATED)	\$1,250

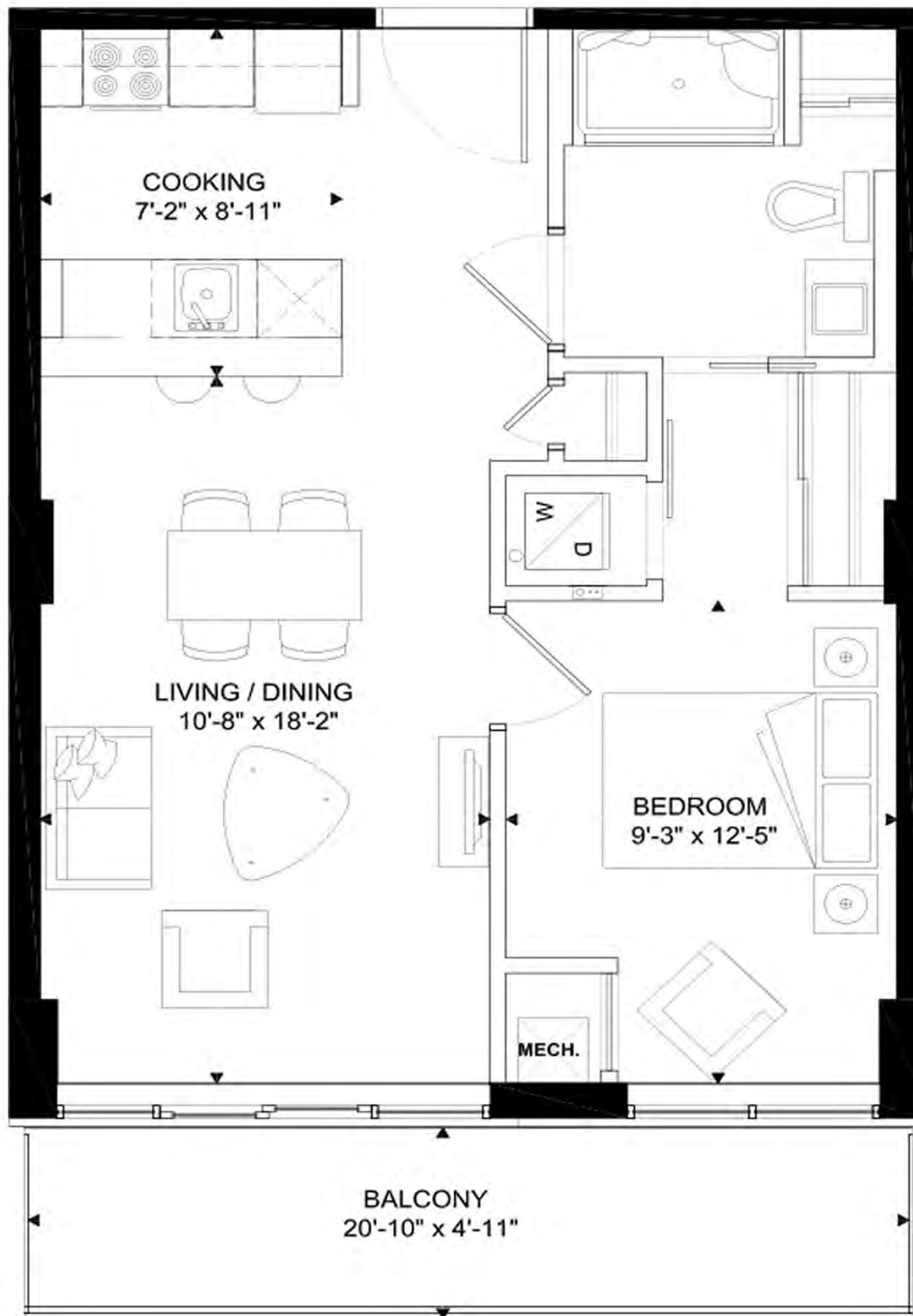
PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 21,869
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 16,002
Annual Property Taxes	\$ 3,539
Total Expenses	\$ 19,541
<b>NET CASH FLOW</b>	
Revenue	\$ 21,869
Expenses	\$ 19,541
Annual Positive Cash Flow	\$ 2,328
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 5,527
Annual Fixed Appreciation	\$ 5,249
Total Annual Return	\$ 13,103
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	16.24%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 21,869
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 14,020
Annual Property Taxes	\$ 3,539
Total Expenses	\$ 17,559
<b>NET CASH FLOW</b>	
Revenue	\$ 21,869
Expenses	\$ 17,559
Annual Positive Cash Flow	\$ 4,310
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 6,427
Annual Fixed Appreciation	\$ 5,249
Total Annual Return	\$ 15,985
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	19.81%

THE FOUNDERS RESIDENCES - WESTBORO

# THE YORK

1 BEDROOM | 603 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$373,900
20% DOWN PAYMENT	\$74,780
NET CLOSING COSTS	\$10,050
TOTAL INVESTMENT	\$84,830

CLOSING COSTS	
LAND TRANSFER TAX	\$4,084
DEVELOPMENT FEES	\$7,500
INTEREST	(\$2,783)
LEGAL (ESTIMATED)	\$1,250

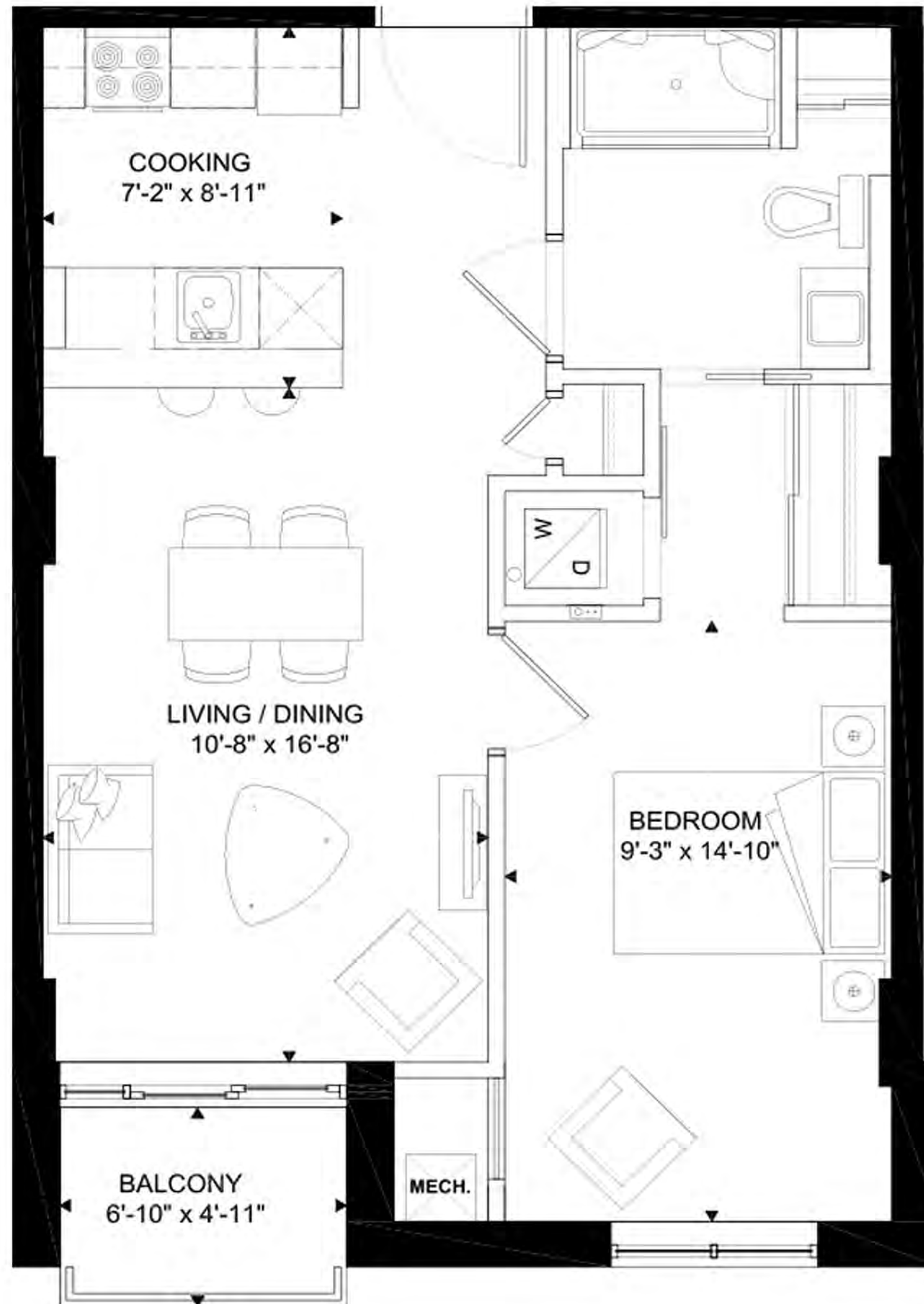
PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 23,119
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 16,906
Annual Property Taxes	\$ 3,739
Total Expenses	\$ 20,645
<b>NET CASH FLOW</b>	
Revenue	\$ 23,119
Expenses	\$ 20,645
Annual Positive Cash Flow	\$ 2,473
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 5,839
Annual Fixed Appreciation	\$ 5,549
Total Annual Return	\$ 13,861
Annualized ROI (cash flow + mtg pay down + fixed appreciation)/initial investment	16.34%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 23,119
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 14,812
Annual Property Taxes	\$ 3,739
Total Expenses	\$ 18,551
<b>NET CASH FLOW</b>	
Revenue	\$ 23,119
Expenses	\$ 18,551
Annual Positive Cash Flow	\$ 4,567
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 6,790
Annual Fixed Appreciation	\$ 5,549
Total Annual Return	\$ 16,906
Annualized ROI (cash flow + mtg pay down + fixed appreciation)/initial investment	19.93%

THE FOUNDERS RESIDENCES - WESTBORO

# THE HIGHCROFT

1 BEDROOM | 627 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$388,900
20% DOWN PAYMENT	\$77,780
NET CLOSING COSTS	\$10,162
TOTAL INVESTMENT	\$87,942

CLOSING COSTS	
LAND TRANSFER TAX	\$4,309
DEVELOPMENT FEES	\$7,500
INTEREST	(\$2,896)
LEGAL (ESTIMATED)	\$1,250

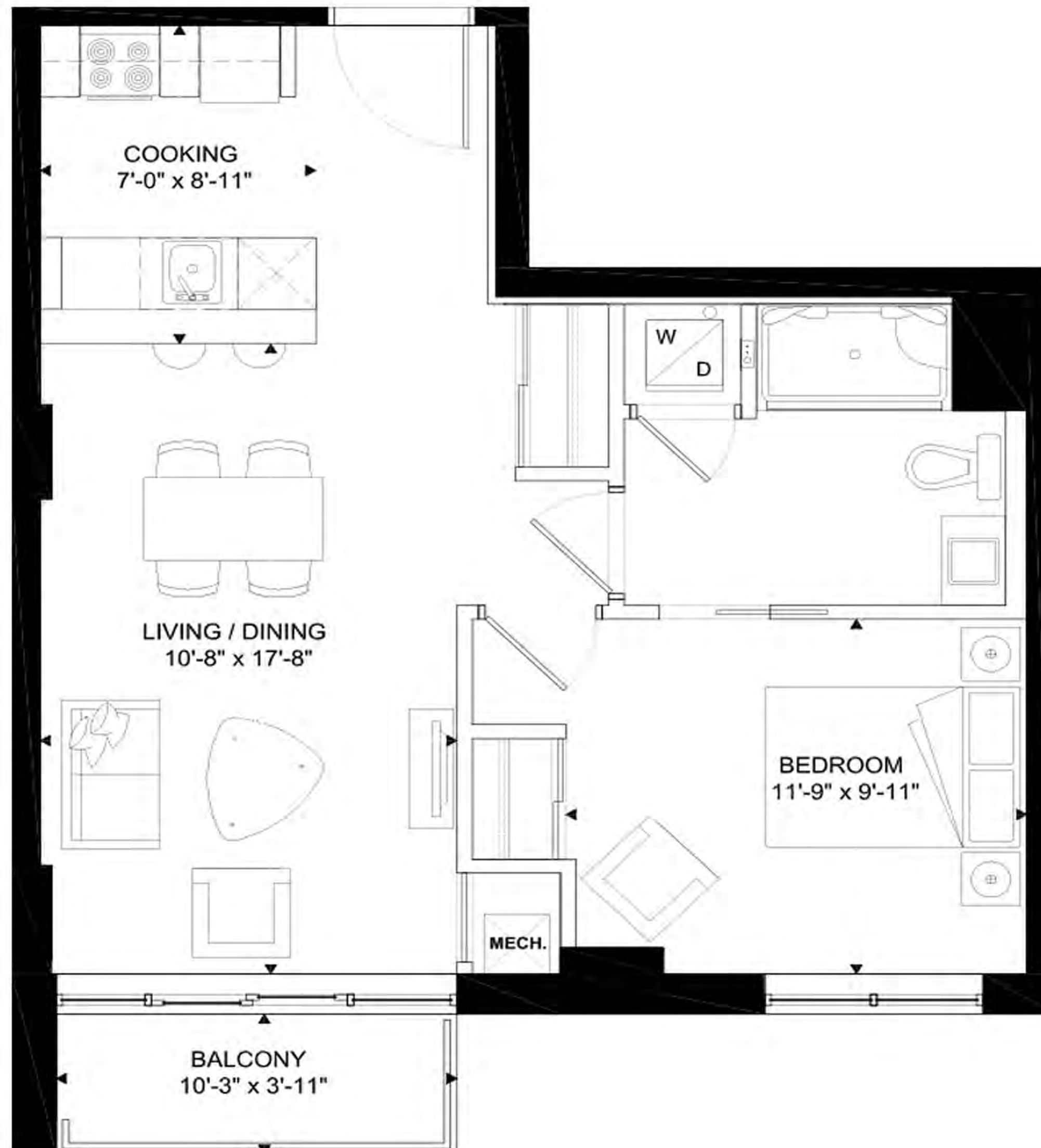
PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 24,056
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 17,585
Annual Property Taxes	\$ 3,889
Total Expenses	\$ 21,474
<b>NET CASH FLOW</b>	
Revenue	\$ 24,056
Expenses	\$ 21,474
Annual Positive Cash Flow	\$ 2,583
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 6,074
Annual Fixed Appreciation	\$ 5,774
Total Annual Return	\$ 14,430
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	16.41%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 24,056
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 15,407
Annual Property Taxes	\$ 3,889
Total Expenses	\$ 19,296
<b>NET CASH FLOW</b>	
Revenue	\$ 24,056
Expenses	\$ 19,296
Annual Positive Cash Flow	\$ 4,761
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 7,062
Annual Fixed Appreciation	\$ 5,774
Total Annual Return	\$ 17,597
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.01%

THE FOUNDERS RESIDENCES - WESTBORO

# THE AVONDALE

1 BEDROOM | 635 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$393,900
20% DOWN PAYMENT	\$78,780
NET CLOSING COSTS	\$10,200
TOTAL INVESTMENT	\$88,980

CLOSING COSTS	
LAND TRANSFER TAX	\$4,384
DEVELOPMENT FEES	\$7,500
INTEREST	(\$2,934)
LEGAL (ESTIMATED)	\$1,250

### PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)

<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 24,369
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 17,811
Annual Property Taxes	\$ 3,939
Total Expenses	\$ 21,750
<b>NET CASH FLOW</b>	
Revenue	\$ 24,369
Expenses	\$ 21,750
Annual Positive Cash Flow	\$ 2,619
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 6,152
Annual Fixed Appreciation	\$ 5,849
Total Annual Return	\$ 14,619
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	16.43%

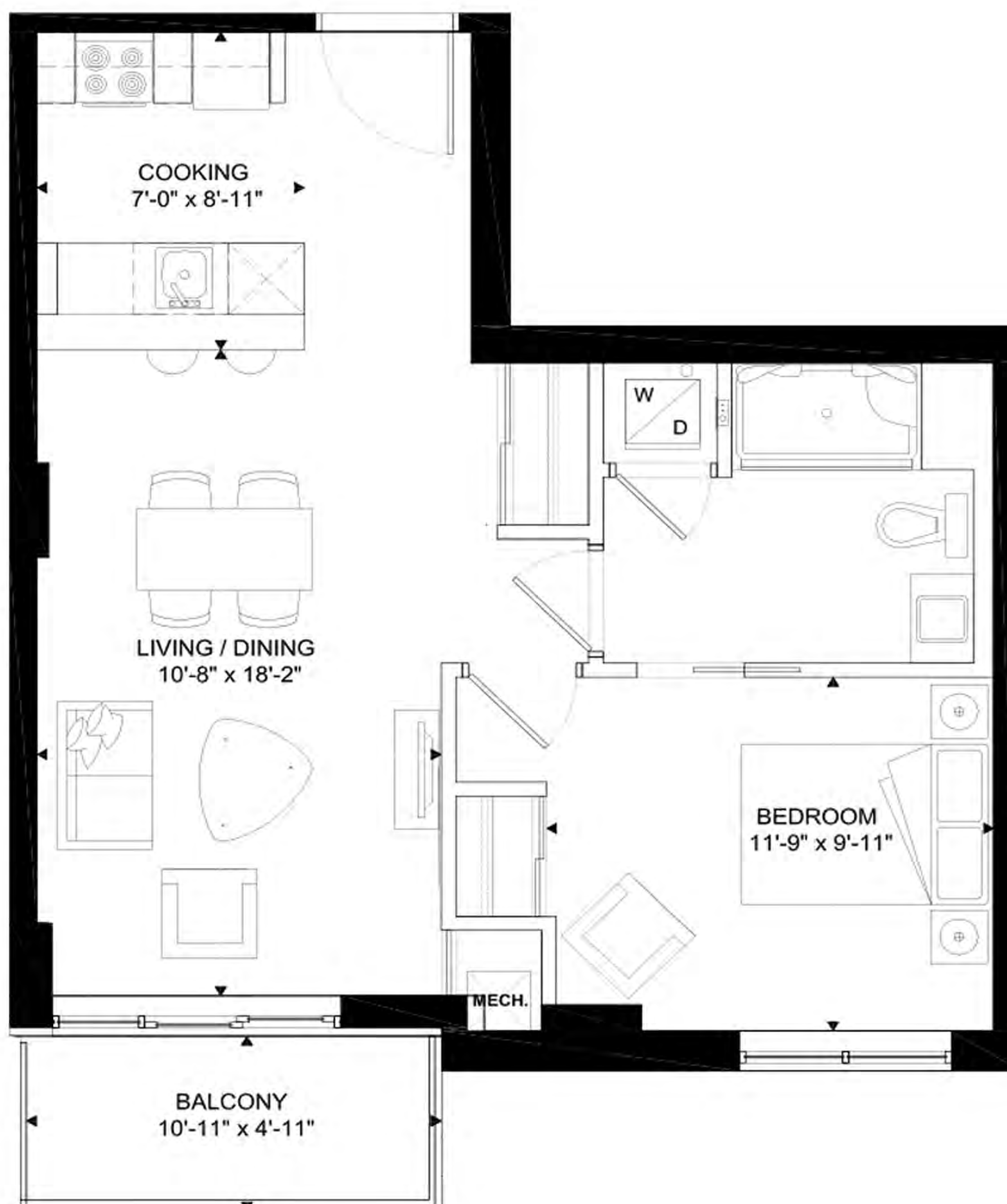
### PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)

<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 24,369
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 15,605
Annual Property Taxes	\$ 3,939
Total Expenses	\$ 19,544
<b>NET CASH FLOW</b>	
Revenue	\$ 24,369
Expenses	\$ 19,544
Annual Positive Cash Flow	\$ 4,825
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 7,153
Annual Fixed Appreciation	\$ 5,849
Total Annual Return	\$ 17,827
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.03%

THE FOUNDERS RESIDENCES - WESTBORO

# THE SUSSEX

1 BEDROOM | 643 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$397,900
20% DOWN PAYMENT	\$79,580
NET CLOSING COSTS	\$10,229
TOTAL INVESTMENT	\$89,809

CLOSING COSTS	
LAND TRANSFER TAX	\$4,444
DEVELOPMENT FEES	\$7,500
INTEREST	(\$2,964)
LEGAL (ESTIMATED)	\$1,250

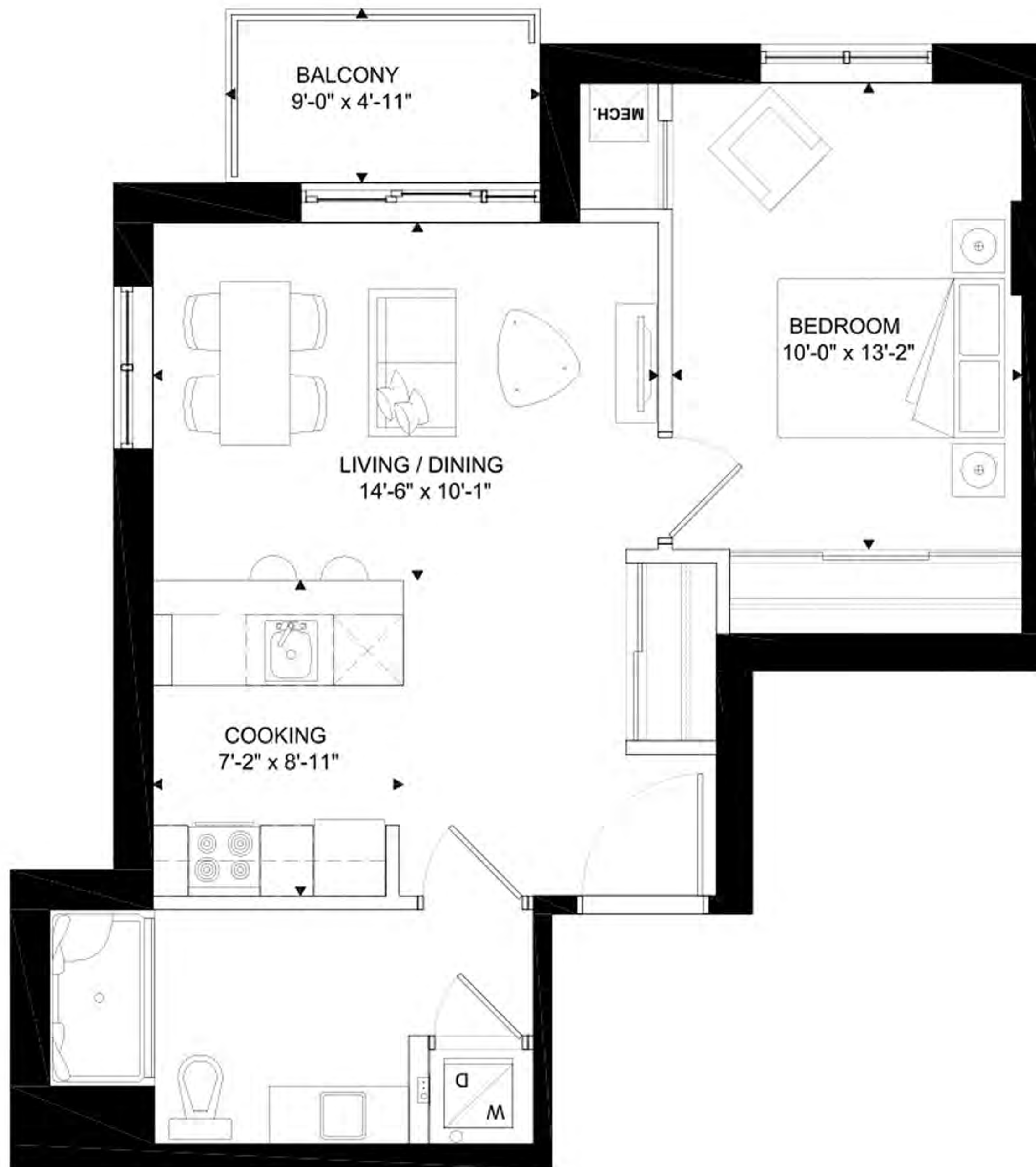
PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 24,619
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 17,991
Annual Property Taxes	\$ 3,979
Total Expenses	\$ 21,970
<b>NET CASH FLOW</b>	
Revenue	\$ 24,619
Expenses	\$ 21,970
Annual Positive Cash Flow	\$ 2,648
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 6,214
Annual Fixed Appreciation	\$ 5,909
Total Annual Return	\$ 14,771
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	16.45%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 24,619
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 15,763
Annual Property Taxes	\$ 3,979
Total Expenses	\$ 19,742
<b>NET CASH FLOW</b>	
Revenue	\$ 24,619
Expenses	\$ 19,742
Annual Positive Cash Flow	\$ 4,877
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 7,226
Annual Fixed Appreciation	\$ 5,909
Total Annual Return	\$ 18,011
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.05%

THE FOUNDERS RESIDENCES - WESTBORO

# THE FERNDALE

1 BEDROOM | 655 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$403,900
20% DOWN PAYMENT	\$80,780
NET CLOSING COSTS	\$10,294
TOTAL INVESTMENT	\$91,074

CLOSING COSTS	
LAND TRANSFER TAX	\$4,553
DEVELOPMENT FEES	\$7,500
INTEREST	(\$3,009)
LEGAL (ESTIMATED)	\$1,250

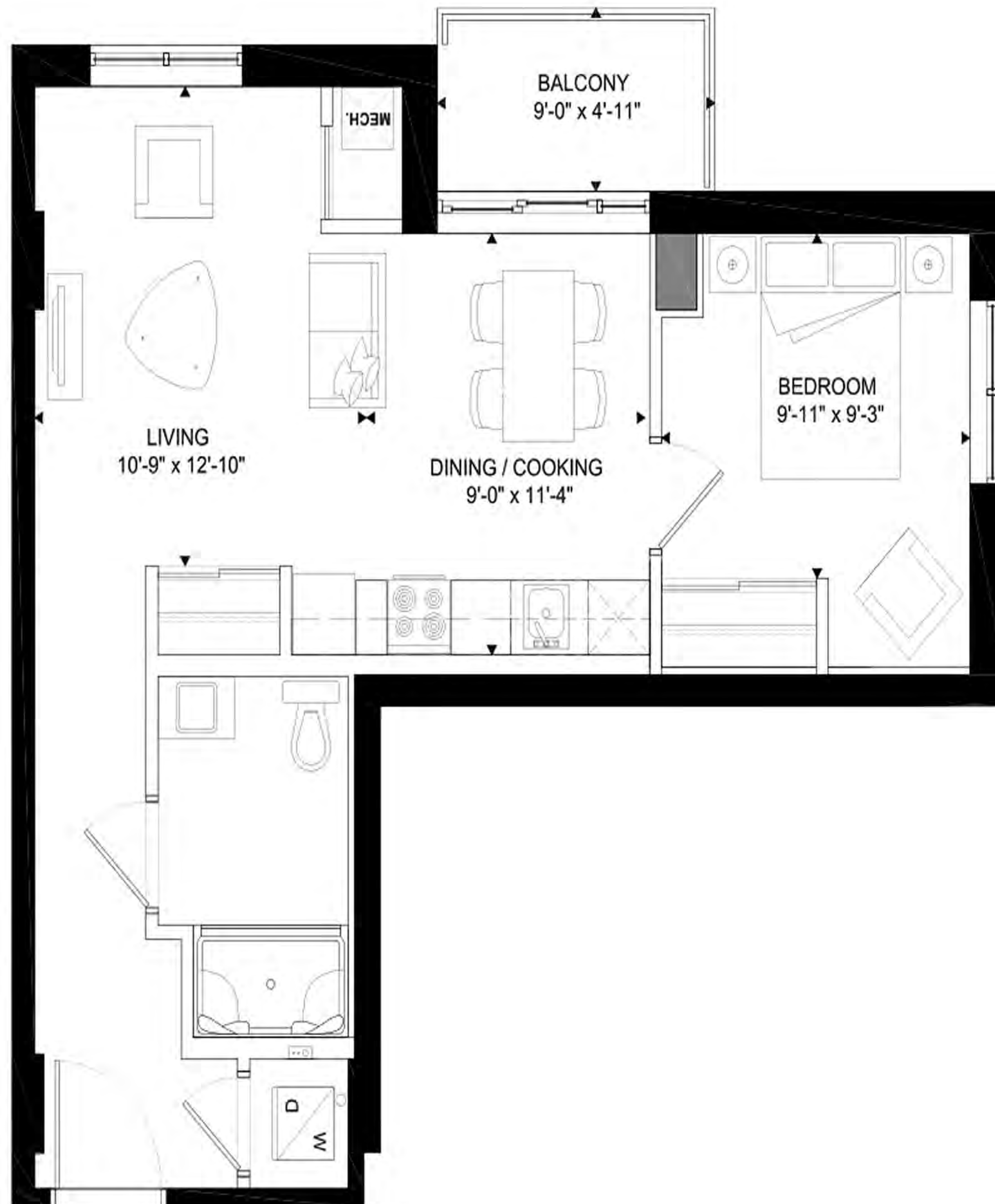
PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 24,994
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 18,263
Annual Property Taxes	\$ 4,039
Total Expenses	\$ 22,302
<b>NET CASH FLOW</b>	
Revenue	\$ 24,994
Expenses	\$ 22,302
Annual Positive Cash Flow	\$ 2,692
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 6,308
Annual Fixed Appreciation	\$ 5,999
Total Annual Return	\$ 14,998
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	16.47%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 24,994
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 16,001
Annual Property Taxes	\$ 4,039
Total Expenses	\$ 20,040
<b>NET CASH FLOW</b>	
Revenue	\$ 24,994
Expenses	\$ 20,040
Annual Positive Cash Flow	\$ 4,954
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 7,335
Annual Fixed Appreciation	\$ 5,999
Total Annual Return	\$ 18,287
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.08%

THE FOUNDERS RESIDENCES - WESTBORO

# THE CARLING

1 BEDROOM | 644 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$409,900
20% DOWN PAYMENT	\$81,980
NET CLOSING COSTS	\$10,369
TOTAL INVESTMENT	\$92,349

CLOSING COSTS	
LAND TRANSFER TAX	\$4,673
DEVELOPMENT FEES	\$7,500
INTEREST	(\$3,054)
LEGAL (ESTIMATED)	\$1,250

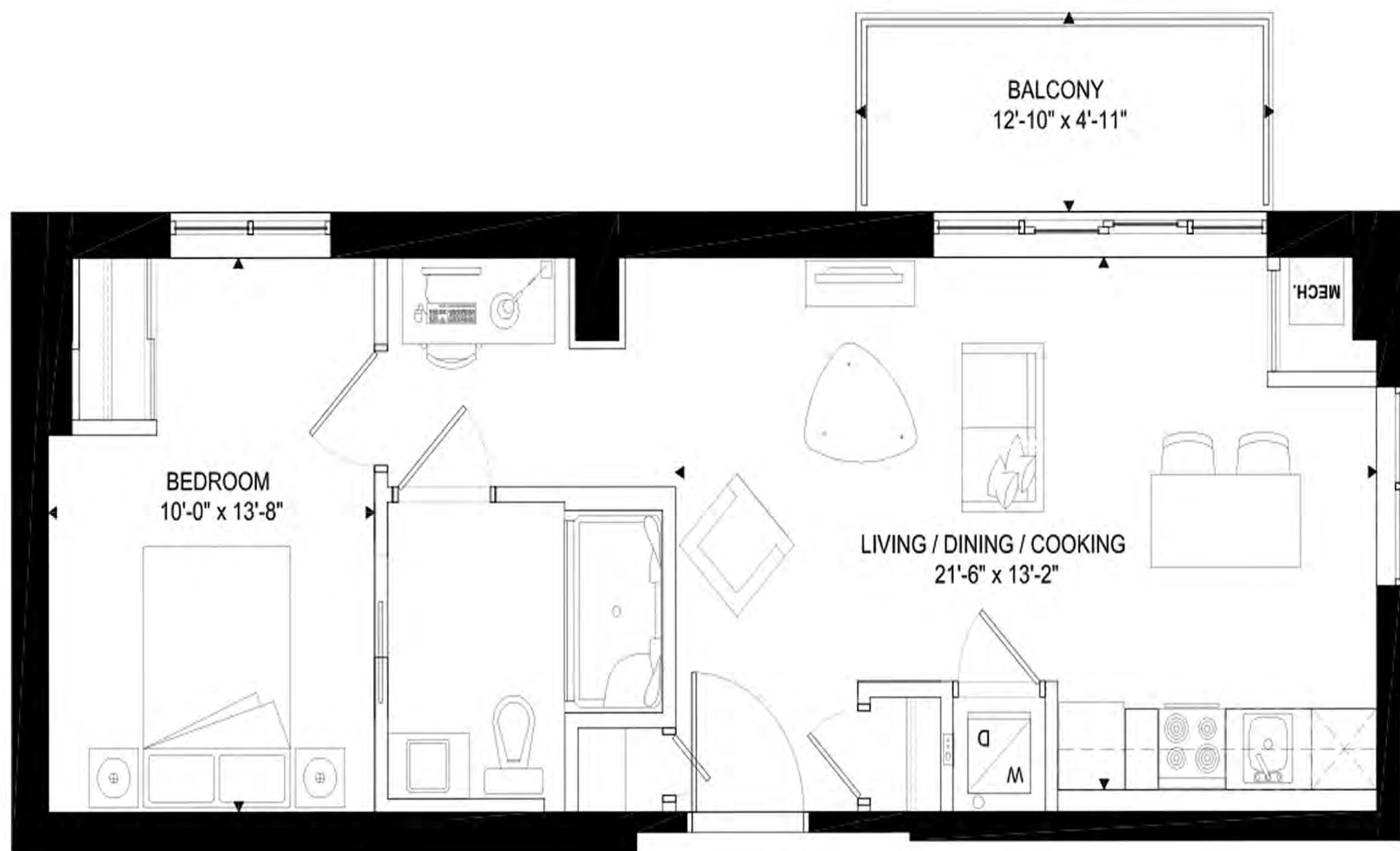
PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 25,369
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 18,534
Annual Property Taxes	\$ 4,099
Total Expenses	\$ 22,633
<b>NET CASH FLOW</b>	
Revenue	\$ 25,369
Expenses	\$ 22,633
Annual Positive Cash Flow	\$ 2,736
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 6,402
Annual Fixed Appreciation	\$ 6,089
Total Annual Return	\$ 15,226
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	16.49%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 25,369
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 16,239
Annual Property Taxes	\$ 4,099
Total Expenses	\$ 20,338
<b>NET CASH FLOW</b>	
Revenue	\$ 25,369
Expenses	\$ 20,338
Annual Positive Cash Flow	\$ 5,031
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 7,444
Annual Fixed Appreciation	\$ 6,089
Total Annual Return	\$ 18,563
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.10%

THE FOUNDERS RESIDENCES - WESTBORO

# THE RICHMOND

1 BEDROOM | 664 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$411,900
20% DOWN PAYMENT	\$82,380
NET CLOSING COSTS	\$10,394
TOTAL INVESTMENT	\$92,774

CLOSING COSTS	
LAND TRANSFER TAX	\$4,713
DEVELOPMENT FEES	\$7,500
INTEREST	(\$3,069)
LEGAL (ESTIMATED)	\$1,250

PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 25,494
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 18,624
Annual Property Taxes	\$ 4,119
Total Expenses	\$ 22,743
<b>NET CASH FLOW</b>	
Revenue	\$ 25,494
Expenses	\$ 22,743
Annual Positive Cash Flow	\$ 2,750
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 6,433
Annual Fixed Appreciation	\$ 6,119
Total Annual Return	\$ 15,302
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	16.49%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 25,494
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 16,318
Annual Property Taxes	\$ 4,119
Total Expenses	\$ 20,437
<b>NET CASH FLOW</b>	
Revenue	\$ 25,494
Expenses	\$ 20,437
Annual Positive Cash Flow	\$ 5,057
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 7,480
Annual Fixed Appreciation	\$ 6,119
Total Annual Return	\$ 18,656
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.11%

THE FOUNDERS RESIDENCES - WESTBORO

# THE SPARKS

1 BEDROOM + DEN | 683 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$424,900
20% DOWN PAYMENT	\$84,980
NET CLOSING COSTS	\$13,063
TOTAL INVESTMENT	\$98,043

CLOSING COSTS	
LAND TRANSFER TAX	\$4,973
DEVELOPMENT FEES	\$10,000
INTEREST	(\$3,160)
LEGAL (ESTIMATED)	\$1,250

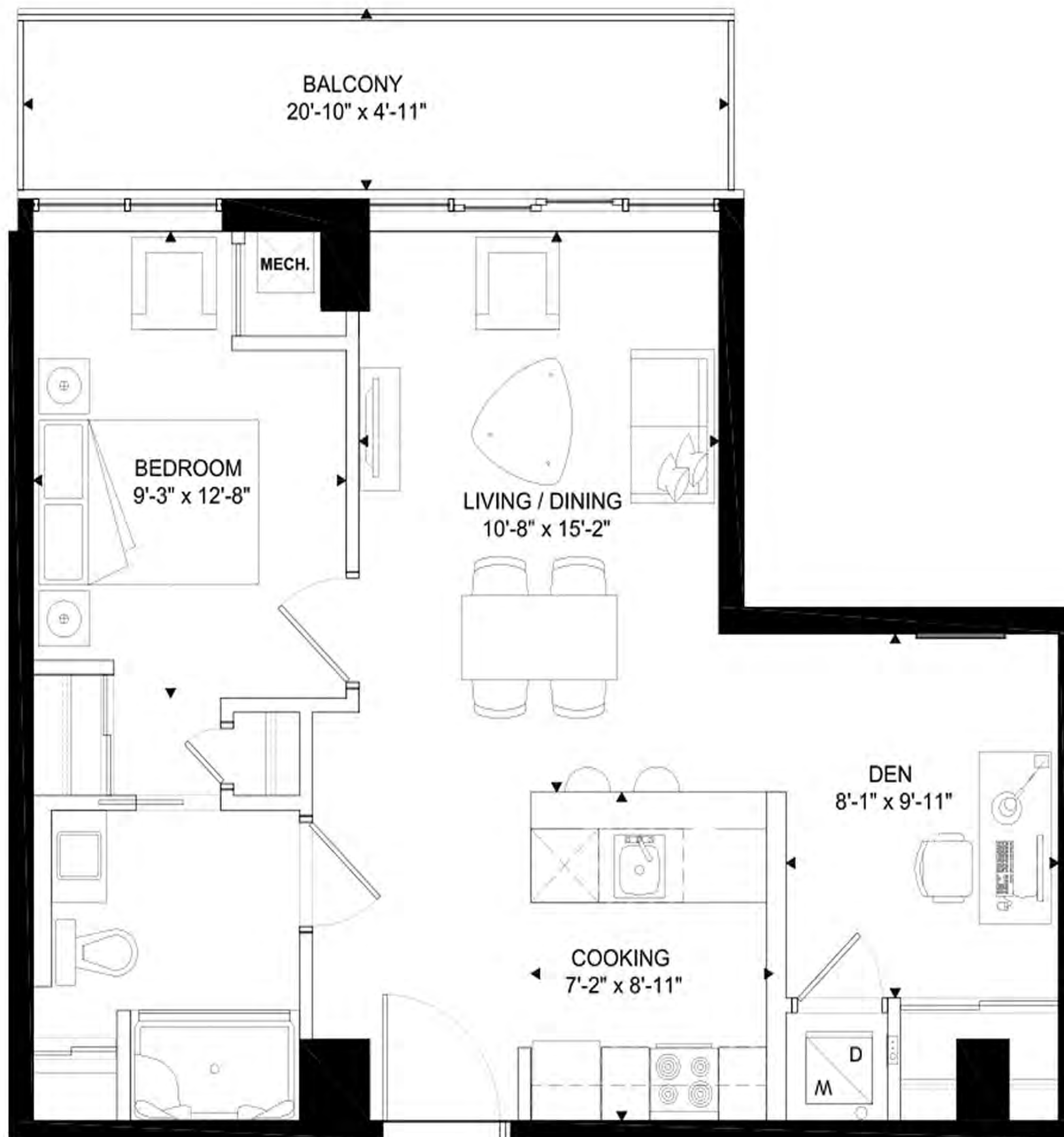
PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 26,244
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 19,212
Annual Property Taxes	\$ 4,249
Total Expenses	\$ 23,461
<b>NET CASH FLOW</b>	
Revenue	\$ 26,244
Expenses	\$ 23,461
Annual Positive Cash Flow	\$ 2,782
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 6,636
Annual Fixed Appreciation	\$ 6,299
Total Annual Return	\$ 15,717
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	16.03%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 26,244
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 16,833
Annual Property Taxes	\$ 4,249
Total Expenses	\$ 21,082
<b>NET CASH FLOW</b>	
Revenue	\$ 26,244
Expenses	\$ 21,082
Annual Positive Cash Flow	\$ 5,162
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 7,716
Annual Fixed Appreciation	\$ 6,299
Total Annual Return	\$ 19,177
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	19.56%

THE FOUNDERS RESIDENCES - WESTBORO

# THE SPARKS II

1 BEDROOM + DEN | 683 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$424,900
20% DOWN PAYMENT	\$84,980
NET CLOSING COSTS	\$13,063
TOTAL INVESTMENT	\$98,043

CLOSING COSTS	
LAND TRANSFER TAX	\$4,973
DEVELOPMENT FEES	\$10,000
INTEREST	(\$3,160)
LEGAL (ESTIMATED)	\$1,250

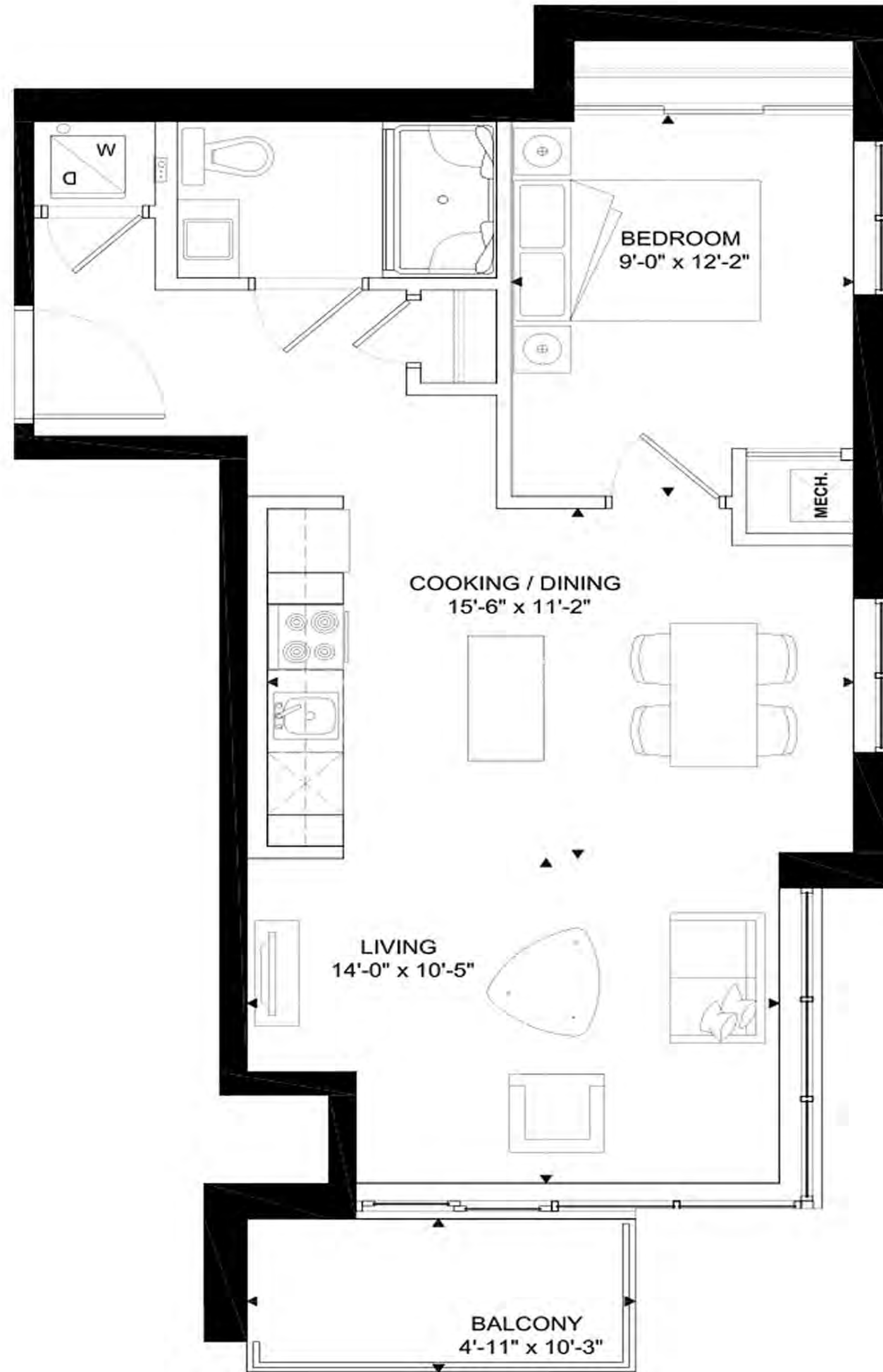
PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 26,244
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 19,212
Annual Property Taxes	\$ 4,249
Total Expenses	\$ 23,461
<b>NET CASH FLOW</b>	
Revenue	\$ 26,244
Expenses	\$ 23,461
Annual Positive Cash Flow	\$ 2,782
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 6,636
Annual Fixed Appreciation	\$ 6,299
Total Annual Return	\$ 15,717
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	16.03%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 26,244
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 16,833
Annual Property Taxes	\$ 4,249
Total Expenses	\$ 21,082
<b>NET CASH FLOW</b>	
Revenue	\$ 26,244
Expenses	\$ 21,082
Annual Positive Cash Flow	\$ 5,162
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 7,716
Annual Fixed Appreciation	\$ 6,299
Total Annual Return	\$ 19,177
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	19.56%

THE FOUNDERS RESIDENCES - WESTBORO

# THE KIRKWOOD

1 BEDROOM | 689 SQUARE FEET



## FINANCIAL DETAILS

### FINANCIAL DETAILS

PURCHASE PRICE	\$424,900
20% DOWN PAYMENT	\$84,980
NET CLOSING COSTS	\$10,563
TOTAL INVESTMENT	\$95,543

### CLOSING COSTS

LAND TRANSFER TAX	\$4,973
DEVELOPMENT FEES	\$7,500
INTEREST	(\$3,160)
LEGAL (ESTIMATED)	\$1,250

### PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)

REVENUE	
Annual Rent After Utilities and Condo Fees	\$ 26,244
EXPENSES	
Annual Mortgage Payment (3.89%)	\$ 19,212
Annual Property Taxes	\$ 4,249
Total Expenses	\$ 23,461
NET CASH FLOW	
Revenue	\$ 26,244
Expenses	\$ 23,461
Annual Positive Cash Flow	\$ 2,782
MORTGAGE PAYDOWN AND APPRECIATION	
Annual Mortgage Principle Paydown	\$ 6,636
Annual Fixed Appreciation	\$ 6,299
Total Annual Return	\$ 15,717
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	16.45%

### PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)

REVENUE	
Annual Rent After Utilities and Condo Fees	\$ 26,244
EXPENSES	
Annual Mortgage Payment (2.89%)	\$ 16,833
Annual Property Taxes	\$ 4,249
Total Expenses	\$ 21,082
NET CASH FLOW	
Revenue	\$ 26,244
Expenses	\$ 21,082
Annual Positive Cash Flow	\$ 5,162
MORTGAGE PAYDOWN AND APPRECIATION	
Annual Mortgage Principle Paydown	\$ 7,716
Annual Fixed Appreciation	\$ 6,299
Total Annual Return	\$ 19,177
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.07%

THE FOUNDERS RESIDENCES - WESTBORO

# THE WELLINGTON

1 BEDROOM + DEN | 725 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$449,900
20% DOWN PAYMENT	\$89,980
NET CLOSING COSTS	\$13,375
TOTAL INVESTMENT	\$103,355

CLOSING COSTS	
LAND TRANSFER TAX	\$5,473
DEVELOPMENT FEES	\$10,000
INTEREST	(\$3,348)
LEGAL (ESTIMATED)	\$1,250

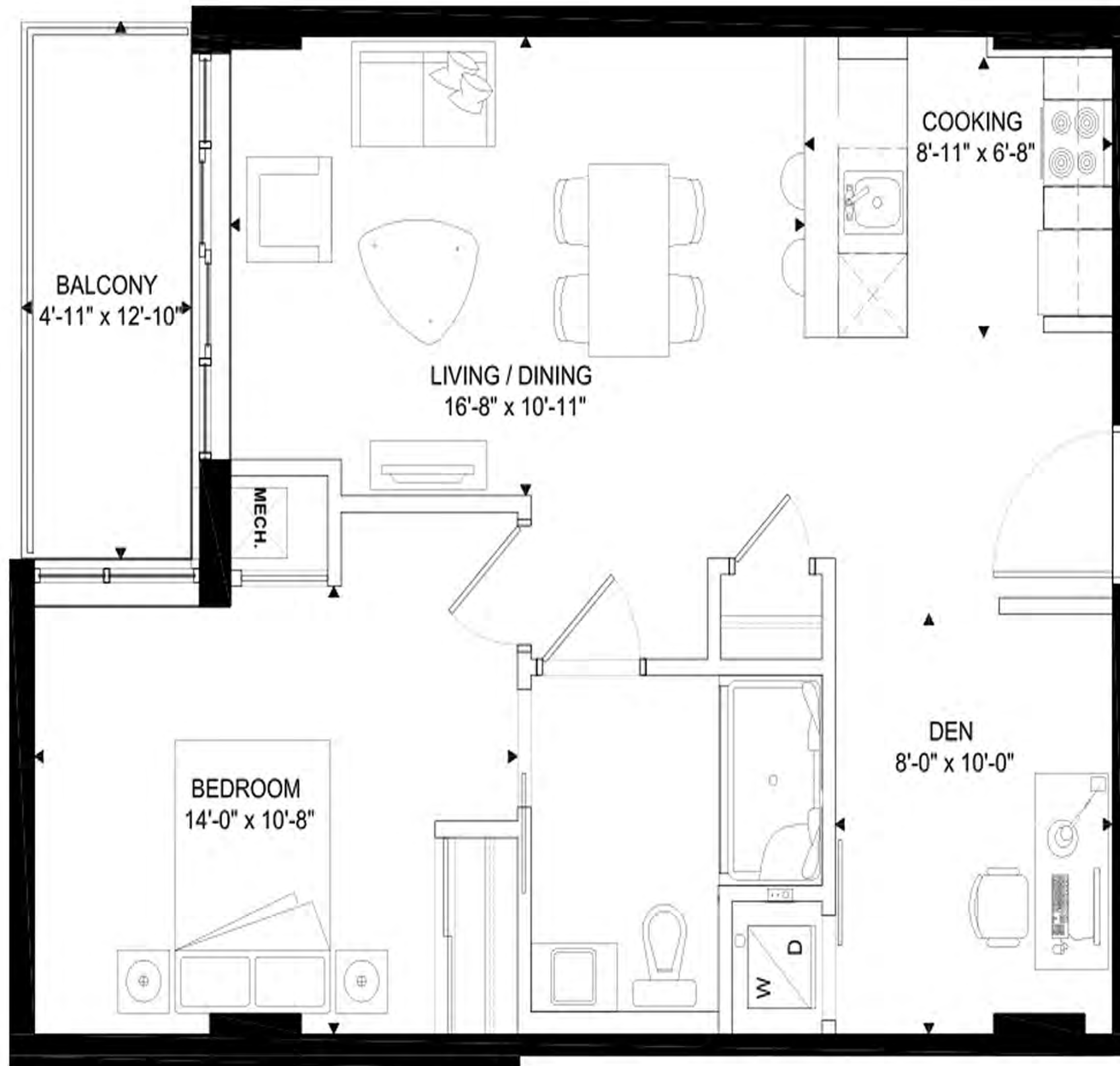
PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 27,806
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 20,343
Annual Property Taxes	\$ 4,499
Total Expenses	\$ 24,842
<b>NET CASH FLOW</b>	
Revenue	\$ 27,806
Expenses	\$ 24,842
Annual Positive Cash Flow	\$ 2,965
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 7,026
Annual Fixed Appreciation	\$ 6,674
Total Annual Return	\$ 16,664
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	16.12%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 27,806
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 17,823
Annual Property Taxes	\$ 4,499
Total Expenses	\$ 22,322
<b>NET CASH FLOW</b>	
Revenue	\$ 27,806
Expenses	\$ 22,322
Annual Positive Cash Flow	\$ 5,484
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 8,170
Annual Fixed Appreciation	\$ 6,674
Total Annual Return	\$ 20,328
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	19.67%

THE FOUNDERS RESIDENCES - WESTBORO

# THE RIDEAU

1 BEDROOM + DEN | 728 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$478,900
20% DOWN PAYMENT	\$95,780
NET CLOSING COSTS	\$13,741
TOTAL INVESTMENT	\$109,521

CLOSING COSTS	
LAND TRANSFER TAX	\$6,053
DEVELOPMENT FEES	\$10,000
INTEREST	(\$3,562)
LEGAL (ESTIMATED)	\$1,250

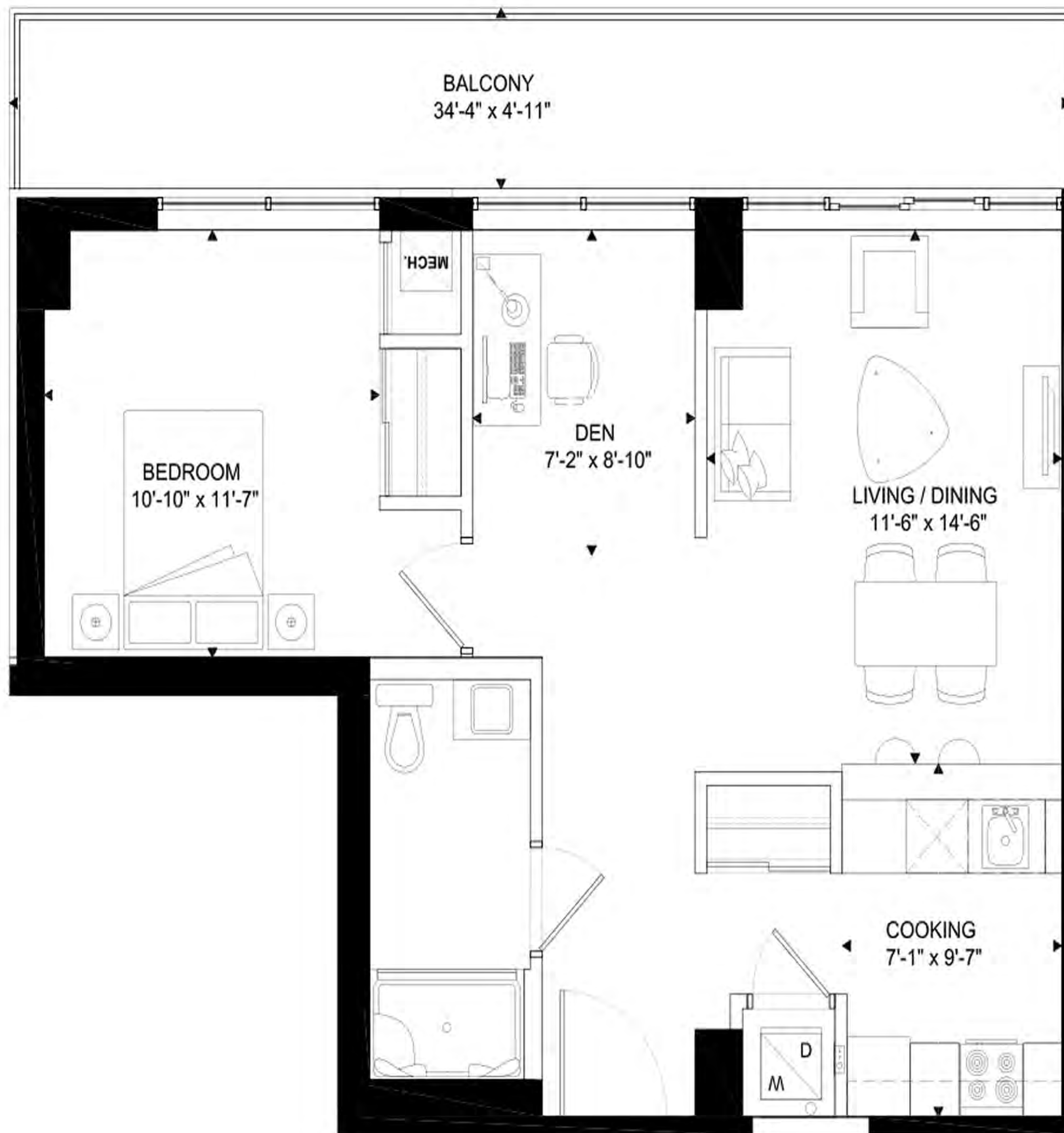
PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 30,788
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 21,654
Annual Property Taxes	\$ 4,789
Total Expenses	\$ 26,443
<b>NET CASH FLOW</b>	
Revenue	\$ 30,788
Expenses	\$ 26,443
Annual Positive Cash Flow	\$ 4,345
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 7,479
Annual Fixed Appreciation	\$ 7,101
Total Annual Return	\$ 18,925
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	17.28%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 30,788
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 18,972
Annual Property Taxes	\$ 4,789
Total Expenses	\$ 23,761
<b>NET CASH FLOW</b>	
Revenue	\$ 30,788
Expenses	\$ 23,761
Annual Positive Cash Flow	\$ 7,026
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 8,697
Annual Fixed Appreciation	\$ 7,101
Total Annual Return	\$ 22,824
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.84%

THE FOUNDERS RESIDENCES - WESTBORO

# THE TWEEDSMUIR

1 BEDROOM + DEN | 753 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$493,900
20% DOWN PAYMENT	\$98,780
NET CLOSING COSTS	\$13,928
TOTAL INVESTMENT	\$112,708

CLOSING COSTS	
LAND TRANSFER TAX	\$6,353
DEVELOPMENT FEES	\$10,000
INTEREST	(\$3,675)
LEGAL (ESTIMATED)	\$1,250

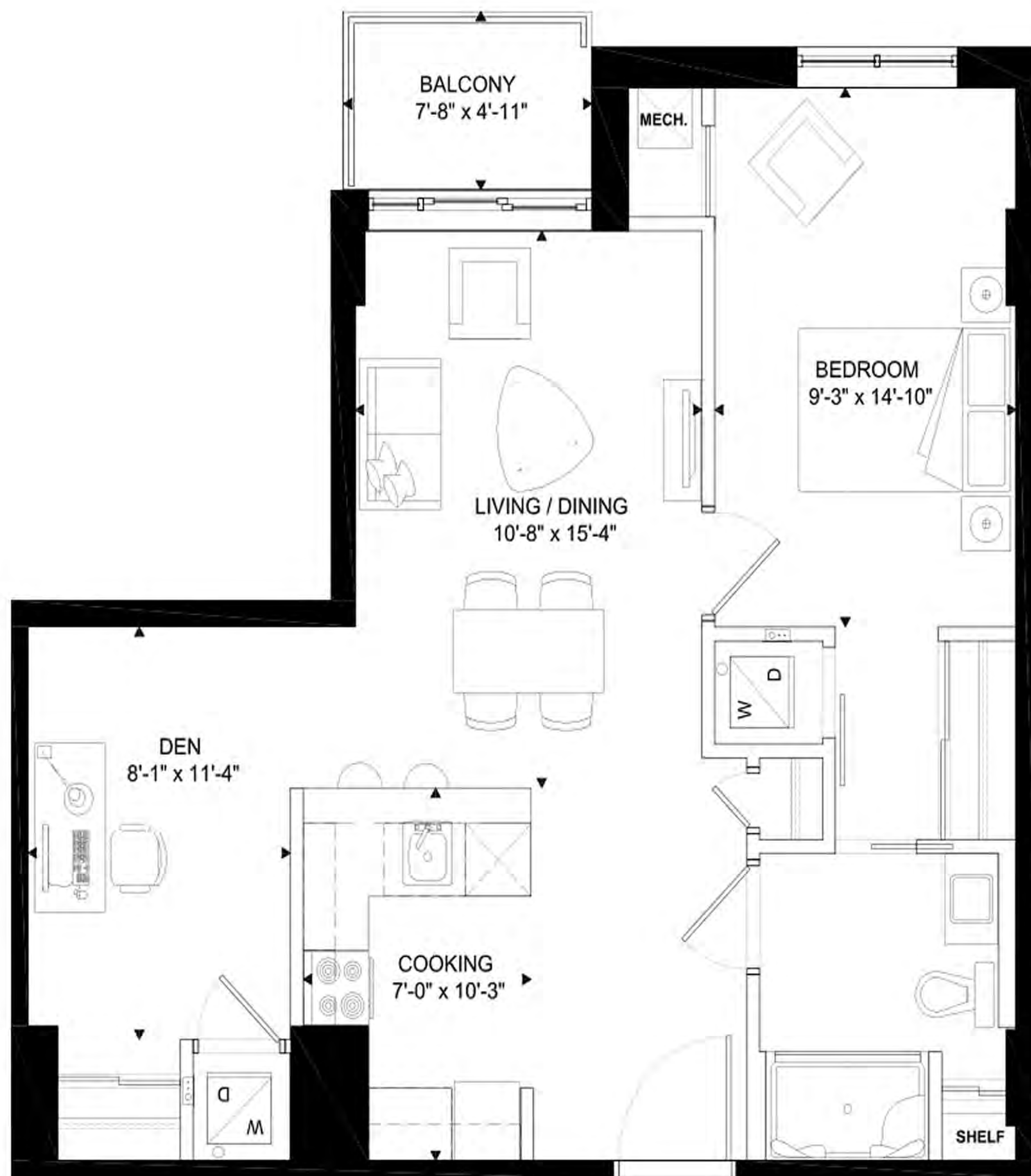
PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 31,725
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 22,332
Annual Property Taxes	\$ 4,939
Total Expenses	\$ 27,271
<b>NET CASH FLOW</b>	
Revenue	\$ 31,725
Expenses	\$ 27,271
Annual Positive Cash Flow	\$ 4,454
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 7,714
Annual Fixed Appreciation	\$ 7,326
Total Annual Return	\$ 19,493
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	17.30%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 31,725
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 19,566
Annual Property Taxes	\$ 4,939
Total Expenses	\$ 24,505
<b>NET CASH FLOW</b>	
Revenue	\$ 31,725
Expenses	\$ 24,505
Annual Positive Cash Flow	\$ 7,220
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 8,969
Annual Fixed Appreciation	\$ 7,326
Total Annual Return	\$ 23,515
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.86%

THE FOUNDERS RESIDENCES - WESTBORO

# THE KENT

1 BEDROOM + DEN | 781 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$508,900
20% DOWN PAYMENT	\$101,780
NET CLOSING COSTS	\$14,115
TOTAL INVESTMENT	\$115,895

CLOSING COSTS	
LAND TRANSFER TAX	\$6,653
DEVELOPMENT FEES	\$10,000
INTEREST	(\$3,788)
LEGAL (ESTIMATED)	\$1,250

PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 32,663
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 23,010
Annual Property Taxes	\$ 5,089
Total Expenses	\$ 28,099
<b>NET CASH FLOW</b>	
Revenue	\$ 32,663
Expenses	\$ 28,099
Annual Positive Cash Flow	\$ 4,563
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 7,948
Annual Fixed Appreciation	\$ 7,551
Total Annual Return	\$ 20,062
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	17.31%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 32,663
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 20,161
Annual Property Taxes	\$ 5,089
Total Expenses	\$ 25,250
<b>NET CASH FLOW</b>	
Revenue	\$ 32,663
Expenses	\$ 25,250
Annual Positive Cash Flow	\$ 7,413
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 9,242
Annual Fixed Appreciation	\$ 7,551
Total Annual Return	\$ 24,206
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.89%

THE FOUNDERS RESIDENCES - WESTBORO

# THE TILLBURY

2 BEDROOM | 844 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$533,900
20% DOWN PAYMENT	\$106,780
NET CLOSING COSTS	\$14,427
TOTAL INVESTMENT	\$121,207

CLOSING COSTS	
LAND TRANSFER TAX	\$7,153
DEVELOPMENT FEES	\$10,000
INTEREST	(\$3,976)
LEGAL (ESTIMATED)	\$1,250

### PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)

<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 34,225
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 24,141
Annual Property Taxes	\$ 5,339
Total Expenses	\$ 29,480
<b>NET CASH FLOW</b>	
Revenue	\$ 34,225
Expenses	\$ 29,480
Annual Positive Cash Flow	\$ 4,745
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 8,338
Annual Fixed Appreciation	\$ 7,926
Total Annual Return	\$ 21,009
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	17.33%

### PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)

<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 34,225
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 21,151
Annual Property Taxes	\$ 5,339
Total Expenses	\$ 26,490
<b>NET CASH FLOW</b>	
Revenue	\$ 34,225
Expenses	\$ 26,490
Annual Positive Cash Flow	\$ 7,735
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 9,696
Annual Fixed Appreciation	\$ 7,926
Total Annual Return	\$ 25,357
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.92%

## THE FOUNDERS RESIDENCES - WESTBORO

# THE DALHOUSIE

2 BEDROOM | 871 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$541,900
20% DOWN PAYMENT	\$108,380
NET CLOSING COSTS	\$14,527
TOTAL INVESTMENT	\$122,907

CLOSING COSTS	
LAND TRANSFER TAX	\$7,313
DEVELOPMENT FEES	\$10,000
INTEREST	(\$4,036)
LEGAL (ESTIMATED)	\$1,250

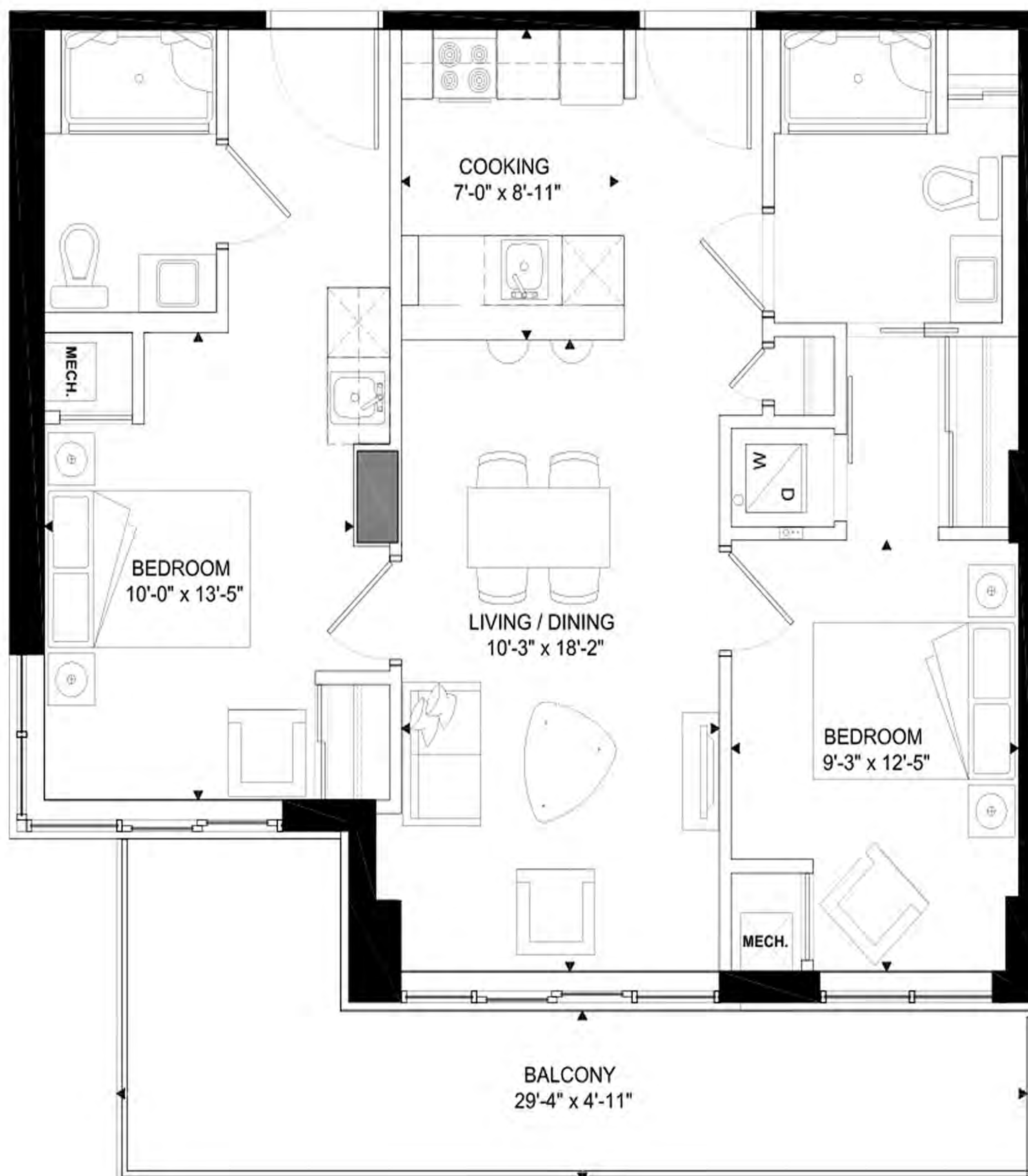
PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 34,725
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 24,503
Annual Property Taxes	\$ 5,419
Total Expenses	\$ 29,922
<b>NET CASH FLOW</b>	
Revenue	\$ 34,725
Expenses	\$ 29,922
Annual Positive Cash Flow	\$ 4,803
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 8,463
Annual Fixed Appreciation	\$ 8,046
Total Annual Return	\$ 21,313
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	17.34%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 34,725
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 21,468
Annual Property Taxes	\$ 5,419
Total Expenses	\$ 26,887
<b>NET CASH FLOW</b>	
Revenue	\$ 34,725
Expenses	\$ 26,887
Annual Positive Cash Flow	\$ 7,838
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 9,841
Annual Fixed Appreciation	\$ 8,046
Total Annual Return	\$ 25,725
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.93%

THE FOUNDERS RESIDENCES - WESTBORO

# THE ISLAND PARK

2 BEDROOM | 890 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$543,900
20% DOWN PAYMENT	\$108,780
NET CLOSING COSTS	\$14,552
TOTAL INVESTMENT	\$123,332

CLOSING COSTS	
LAND TRANSFER TAX	\$7,353
DEVELOPMENT FEES	\$10,000
INTEREST	(\$4,051)
LEGAL (ESTIMATED)	\$1,250

PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 34,850
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 24,593
Annual Property Taxes	\$ 5,439
Total Expenses	\$ 30,032
<b>NET CASH FLOW</b>	
Revenue	\$ 34,850
Expenses	\$ 30,032
Annual Positive Cash Flow	\$ 4,818
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 8,494
Annual Fixed Appreciation	\$ 8,076
Total Annual Return	\$ 21,388
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	17.34%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 34,850
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 21,547
Annual Property Taxes	\$ 5,439
Total Expenses	\$ 26,986
<b>NET CASH FLOW</b>	
Revenue	\$ 34,850
Expenses	\$ 26,986
Annual Positive Cash Flow	\$ 7,864
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 9,877
Annual Fixed Appreciation	\$ 8,076
Total Annual Return	\$ 25,817
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.93%

THE FOUNDERS RESIDENCES - WESTBORO

# THE BANK

2 BEDROOM | 894 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$548,900
20% DOWN PAYMENT	\$109,780
NET CLOSING COSTS	\$14,614
TOTAL INVESTMENT	\$124,394

CLOSING COSTS	
LAND TRANSFER TAX	\$7,453
DEVELOPMENT FEES	\$10,000
INTEREST	(\$4,089)
LEGAL (ESTIMATED)	\$1,250

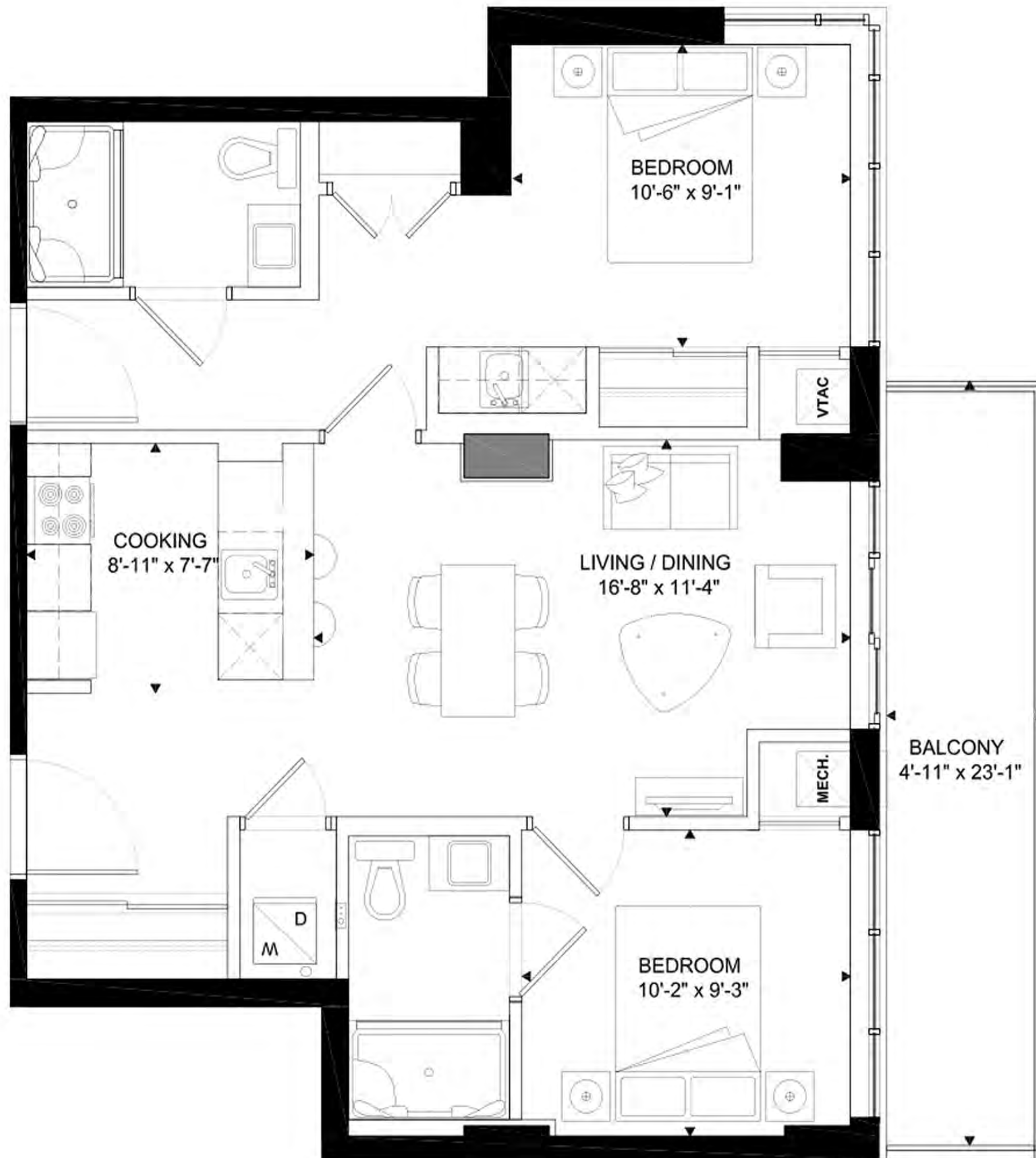
PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 35,163
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 24,819
Annual Property Taxes	\$ 5,489
Total Expenses	\$ 30,308
<b>NET CASH FLOW</b>	
Revenue	\$ 35,163
Expenses	\$ 30,308
Annual Positive Cash Flow	\$ 4,854
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 8,573
Annual Fixed Appreciation	\$ 8,151
Total Annual Return	\$ 21,578
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	17.35%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 35,163
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 21,745
Annual Property Taxes	\$ 5,489
Total Expenses	\$ 27,234
<b>NET CASH FLOW</b>	
Revenue	\$ 35,163
Expenses	\$ 27,234
Annual Positive Cash Flow	\$ 7,928
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 9,968
Annual Fixed Appreciation	\$ 8,151
Total Annual Return	\$ 26,047
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.94%

THE FOUNDERS RESIDENCES - WESTBORO

# THE BRONSON

2 BEDROOM | 896 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$553,900
20% DOWN PAYMENT	\$110,780
NET CLOSING COSTS	\$14,676
TOTAL INVESTMENT	\$125,456

CLOSING COSTS	
LAND TRANSFER TAX	\$7,553
DEVELOPMENT FEES	\$10,000
INTEREST	(\$4,127)
LEGAL (ESTIMATED)	\$1,250

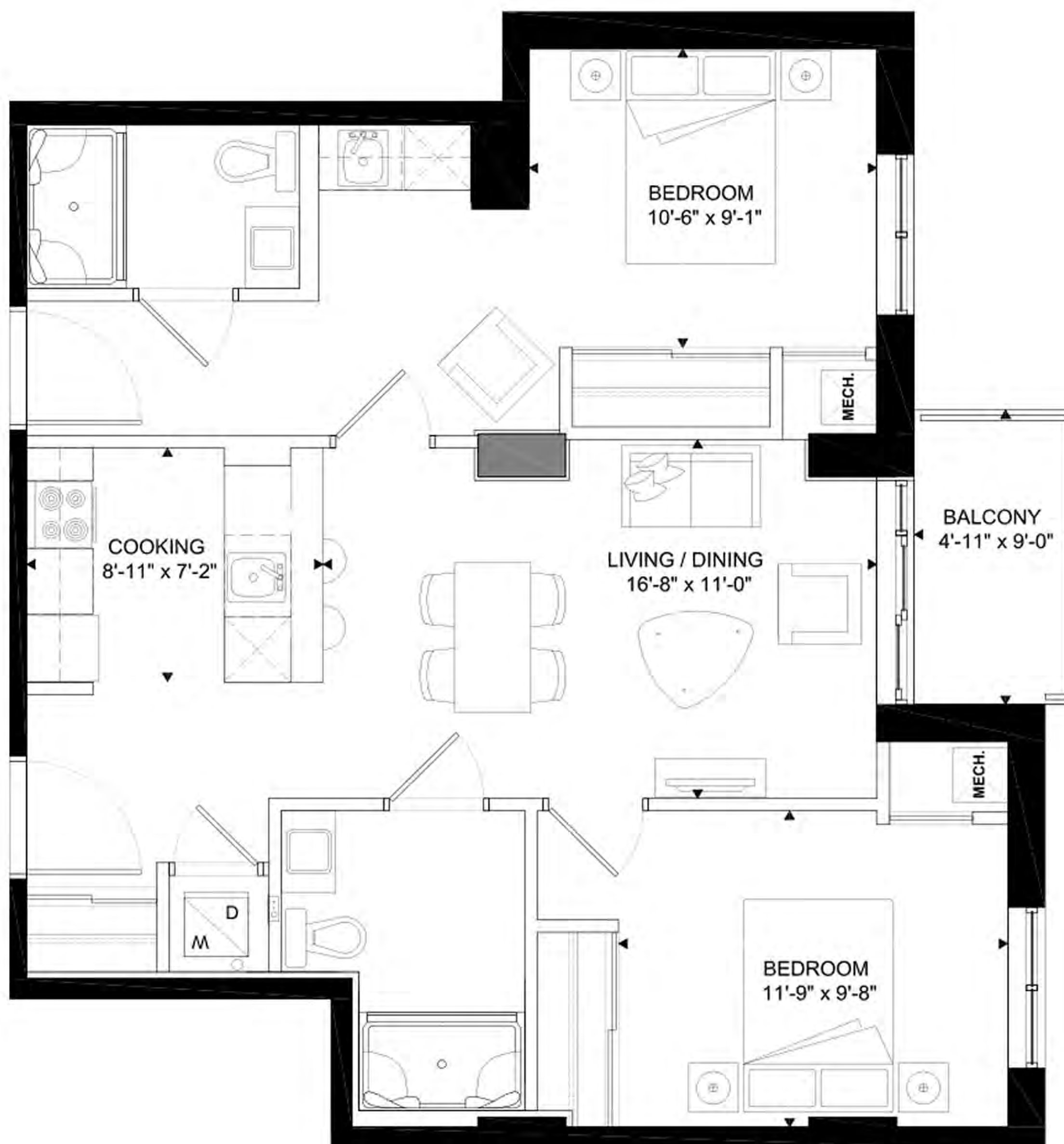
PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 35,475
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 25,045
Annual Property Taxes	\$ 5,539
Total Expenses	\$ 30,584
<b>NET CASH FLOW</b>	
Revenue	\$ 35,475
Expenses	\$ 30,584
Annual Positive Cash Flow	\$ 4,891
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 8,651
Annual Fixed Appreciation	\$ 8,226
Total Annual Return	\$ 21,767
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	17.35%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 35,475
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 21,943
Annual Property Taxes	\$ 5,539
Total Expenses	\$ 27,482
<b>NET CASH FLOW</b>	
Revenue	\$ 35,475
Expenses	\$ 27,482
Annual Positive Cash Flow	\$ 7,993
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 10,059
Annual Fixed Appreciation	\$ 8,226
Total Annual Return	\$ 26,278
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.95%

THE FOUNDERS RESIDENCES - WESTBORO

# THE CHURCHILL

2 BEDROOM | 901 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$553,900
20% DOWN PAYMENT	\$110,780
NET CLOSING COSTS	\$14,676
TOTAL INVESTMENT	\$125,456

CLOSING COSTS	
LAND TRANSFER TAX	\$7,553
DEVELOPMENT FEES	\$10,000
INTEREST	(\$4,127)
LEGAL (ESTIMATED)	\$1,250

PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 35,475
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 25,045
Annual Property Taxes	\$ 5,539
Total Expenses	\$ 30,584
<b>NET CASH FLOW</b>	
Revenue	\$ 35,475
Expenses	\$ 30,584
Annual Positive Cash Flow	\$ 4,891
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 8,651
Annual Fixed Appreciation	\$ 8,226
Total Annual Return	\$ 21,767
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	17.35%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 35,475
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 21,943
Annual Property Taxes	\$ 5,539
Total Expenses	\$ 27,482
<b>NET CASH FLOW</b>	
Revenue	\$ 35,475
Expenses	\$ 27,482
Annual Positive Cash Flow	\$ 7,993
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 10,059
Annual Fixed Appreciation	\$ 8,226
Total Annual Return	\$ 26,278
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.95%

## THE FOUNDERS RESIDENCES - WESTBORO

# THE WINONA

2 BEDROOM | 912 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$558,900
20% DOWN PAYMENT	\$111,780
NET CLOSING COSTS	\$14,739
TOTAL INVESTMENT	\$126,519

CLOSING COSTS	
LAND TRANSFER TAX	\$7,653
DEVELOPMENT FEES	\$10,000
INTEREST	(\$4,164)
LEGAL (ESTIMATED)	\$1,250

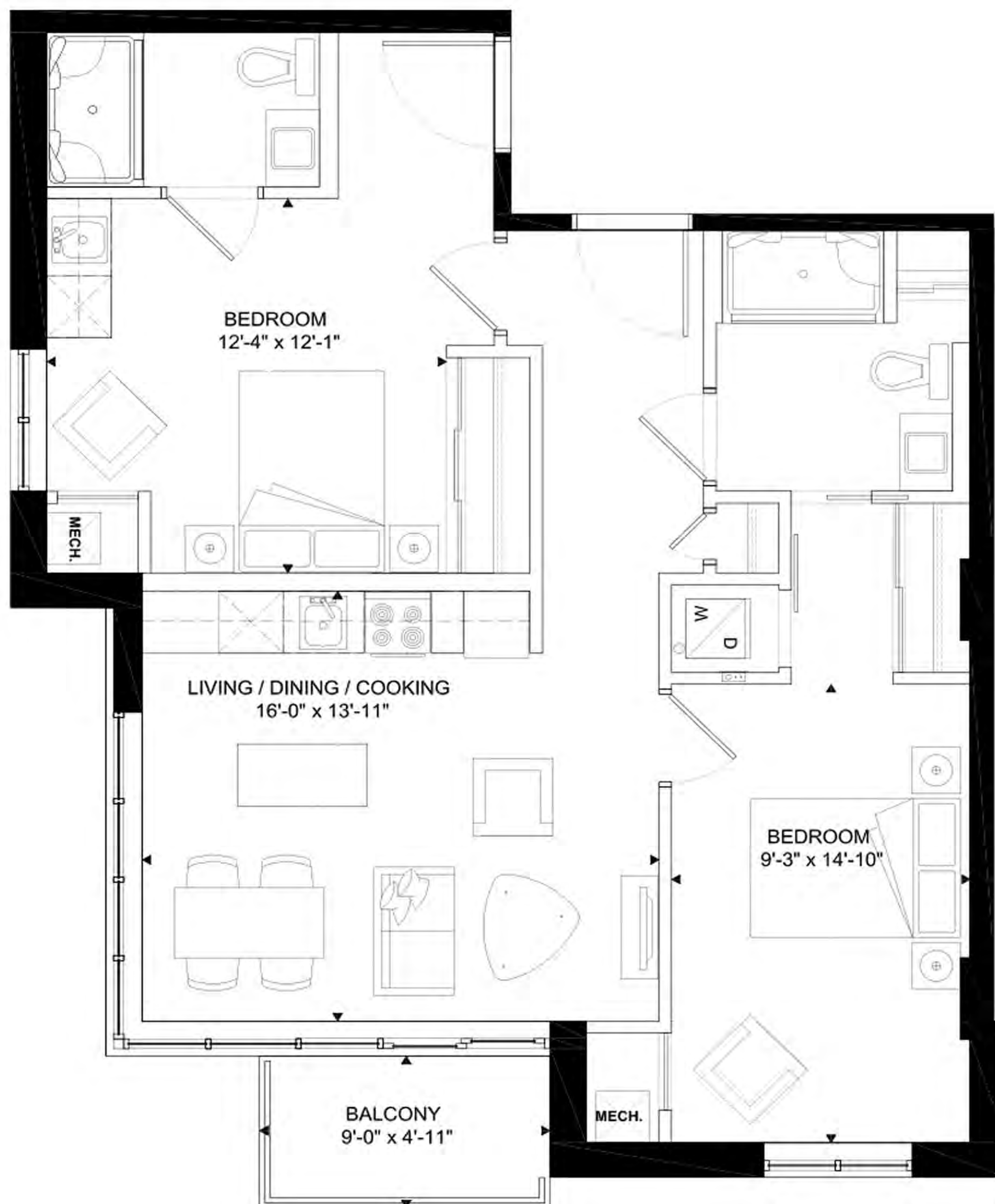
PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 35,788
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 25,271
Annual Property Taxes	\$ 5,589
Total Expenses	\$ 30,860
<b>NET CASH FLOW</b>	
Revenue	\$ 35,788
Expenses	\$ 30,860
Annual Positive Cash Flow	\$ 4,927
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 8,729
Annual Fixed Appreciation	\$ 8,301
Total Annual Return	\$ 21,957
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	17.35%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 35,788
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 22,141
Annual Property Taxes	\$ 5,589
Total Expenses	\$ 27,730
<b>NET CASH FLOW</b>	
Revenue	\$ 35,788
Expenses	\$ 27,730
Annual Positive Cash Flow	\$ 8,057
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 10,150
Annual Fixed Appreciation	\$ 8,301
Total Annual Return	\$ 26,508
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.95%

THE FOUNDERS RESIDENCES - WESTBORO

# THE KENSINGTON

2 BEDROOM | 928 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$563,900
20% DOWN PAYMENT	\$112,780
NET CLOSING COSTS	\$14,801
TOTAL INVESTMENT	\$127,581

CLOSING COSTS	
LAND TRANSFER TAX	\$7,753
DEVELOPMENT FEES	\$10,000
INTEREST	(\$4,202)
LEGAL (ESTIMATED)	\$1,250

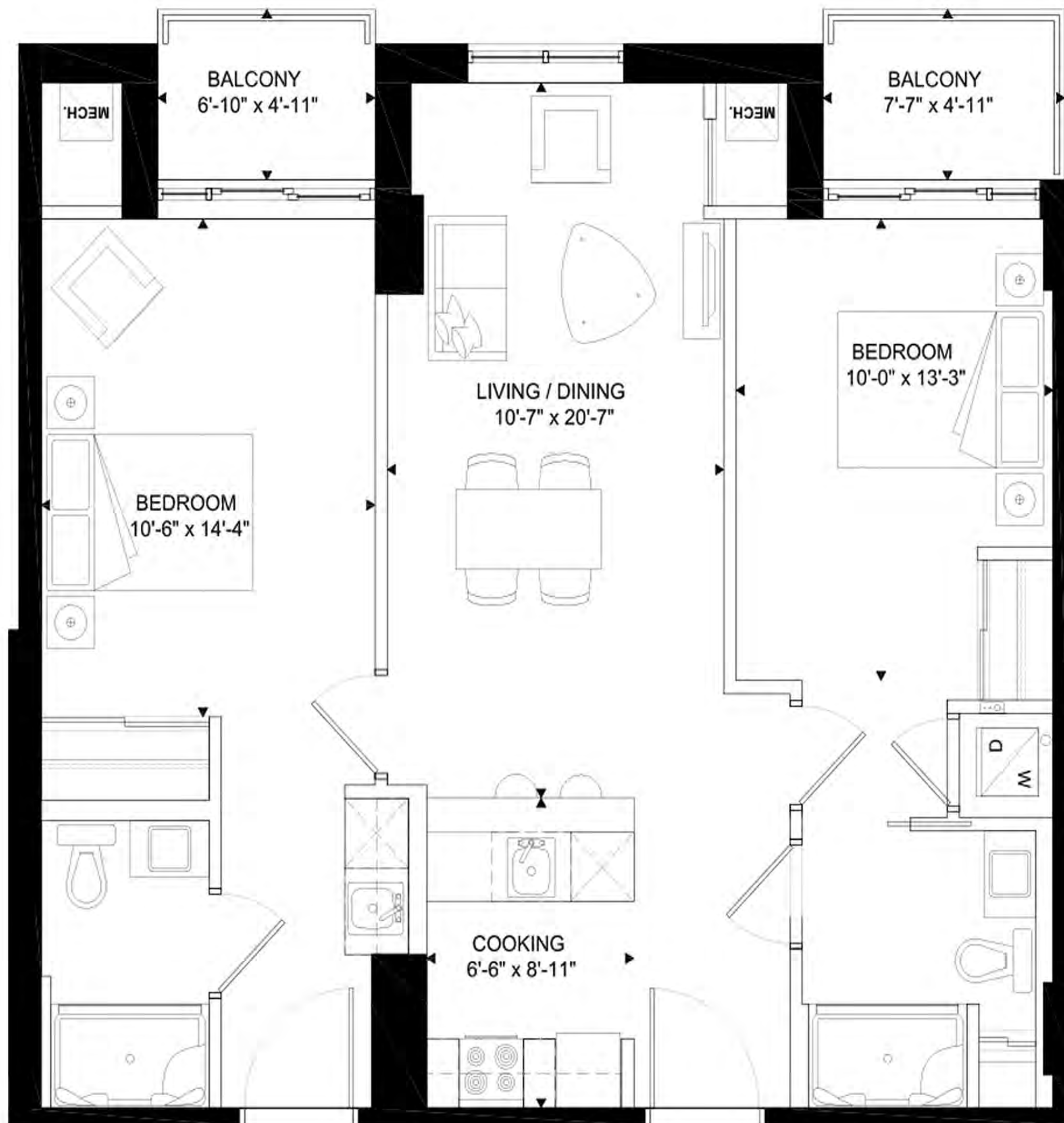
PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 36,100
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 25,497
Annual Property Taxes	\$ 5,639
Total Expenses	\$ 31,136
<b>NET CASH FLOW</b>	
Revenue	\$ 36,100
Expenses	\$ 31,136
Annual Positive Cash Flow	\$ 4,964
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 8,807
Annual Fixed Appreciation	\$ 8,376
Total Annual Return	\$ 22,146
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	17.36%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 36,100
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 22,339
Annual Property Taxes	\$ 5,639
Total Expenses	\$ 27,978
<b>NET CASH FLOW</b>	
Revenue	\$ 36,100
Expenses	\$ 27,978
Annual Positive Cash Flow	\$ 8,122
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 10,240
Annual Fixed Appreciation	\$ 8,376
Total Annual Return	\$ 26,738
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.96%

THE FOUNDERS RESIDENCES - WESTBORO

# THE METCALFE

2 BEDROOM | 961 SQUARE FEET



## FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$574,900
20% DOWN PAYMENT	\$114,980
NET CLOSING COSTS	\$14,946
TOTAL INVESTMENT	\$129,926

CLOSING COSTS	
LAND TRANSFER TAX	\$7,973
DEVELOPMENT FEES	\$10,000
INTEREST	(\$4,277)
LEGAL (ESTIMATED)	\$1,250

PROJECTED ANNUAL RETURNS (FIXED MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 36,725
<b>EXPENSES</b>	
Annual Mortgage Payment (3.89%)	\$ 25,995
Annual Property Taxes	\$ 5,749
Total Expenses	\$ 31,744
<b>NET CASH FLOW</b>	
Revenue	\$ 36,725
Expenses	\$ 31,744
Annual Positive Cash Flow	\$ 4,981
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 8,979
Annual Fixed Appreciation	\$ 8,526
Total Annual Return	\$ 22,486
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	17.31%

PROJECTED ANNUAL RETURNS (VARIABLE MORTGAGE)	
<b>REVENUE</b>	
Annual Rent After Utilities and Condo Fees	\$ 36,725
<b>EXPENSES</b>	
Annual Mortgage Payment (2.89%)	\$ 22,775
Annual Property Taxes	\$ 5,749
Total Expenses	\$ 28,524
<b>NET CASH FLOW</b>	
Revenue	\$ 36,725
Expenses	\$ 28,524
Annual Positive Cash Flow	\$ 8,201
<b>MORTGAGE PAYDOWN AND APPRECIATION</b>	
Annual Mortgage Principle Paydown	\$ 10,440
Annual Fixed Appreciation	\$ 8,526
Total Annual Return	\$ 27,167
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	20.91%

THE FOUNDERS RESIDENCES - WESTBORO