

**WE WILL BE STARTING OUR
PRESENTATION SHORTLY
AT 7:00 PM EST**



THE SECRETS TO BUILDING REAL ESTATE WEALTH IN TODAY'S MARKET

MEET THE TEAM



MATT ELKIND

DISCOVER HOW CANADIAN
INVESTOR OF THE YEAR
CHOOSES HIS INVESTMENTS
AND MAXIMIZES HIS ROI



RYAN COYLE

FOLLOW THE JOURNEY OF
TOP REAL ESTATE BROKER
FROM ONE PROPERTY
TO OVER 40!

GROUP OF COMPANIES



AGENDA

- Market Review and COVID-19's Impact
- Why Toronto Real Estate?
- Why Pre-Construction Condos?
- Our Investment Strategy
- Why Bread Company Condos & Brad Lamb?
- The Best Unit for Cash-Flow and ROI
- Q&A and What's Next?

COVID-19 UPDATE

Unprecedented Response

- Federal government brought an avalanche of income and wage support
- \$105,000,000,000 total
- 11.5% GDP (one of the largest programs of all developed countries)

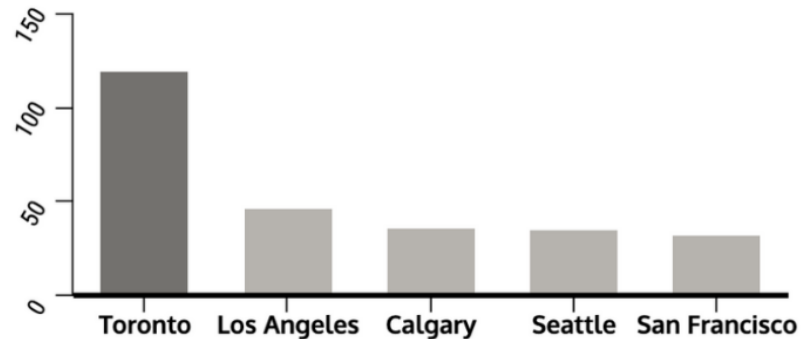


CONSTRUCTION UPDATE

TORONTO: KING OF CRANES

BI-ANNUAL CRANE SURVEY

NORTH AMERICA



- Toronto - 121 Cranes
 - Suburbs included = 246 total
- Toronto makes up 27% of cranes in North America
- 88% of Toronto cranes for residential projects, most being condominiums

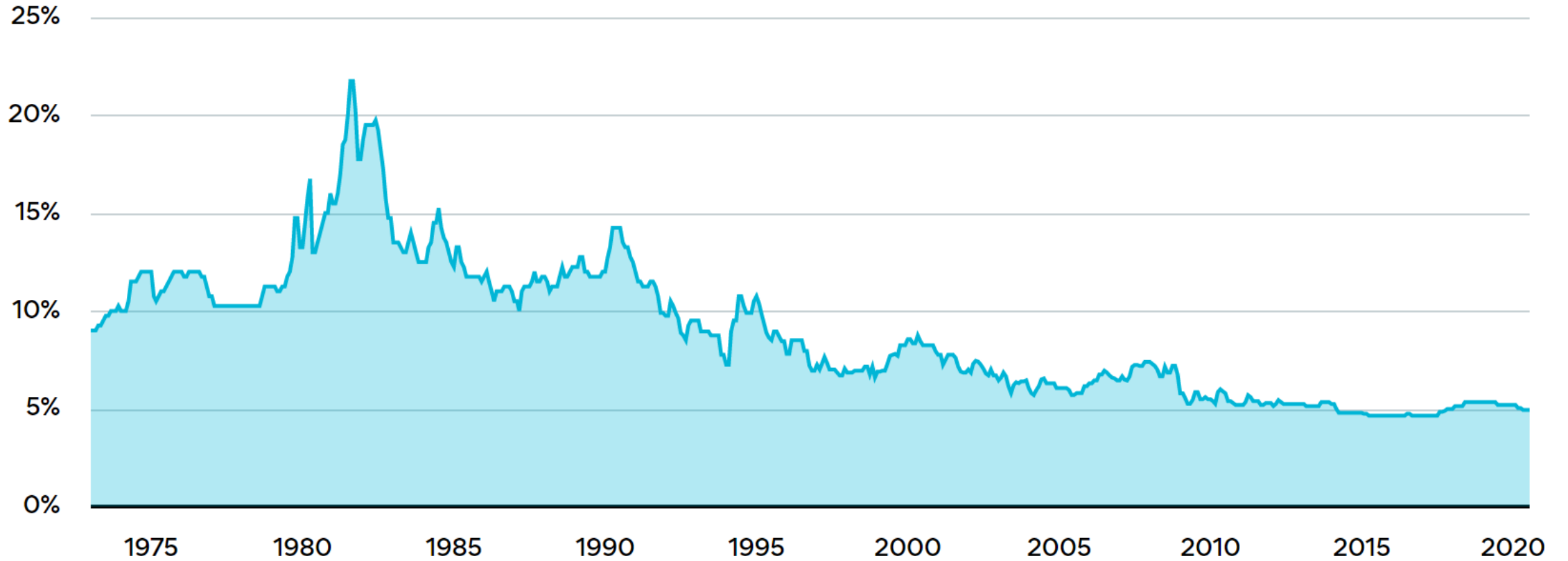
Developers and the Impact of Covid-19

- We are producing something essential
- Short-term =
 - Construction continues with new safety policies
 - Delay in occupancies
 - Municipal disruptions (ie. permits, planning, etc.)



Historical Posted 5-year Mortgage Rates

From 1973 - Today



MARKET UPDATE

HOW'S THE MARKET?

\$1M

Average price for listings sold in Toronto on the MLS in the fourth week of July 2020 compared to \$859.7K in the the fourth week of July 2019.

HOW'S THE MARKET?

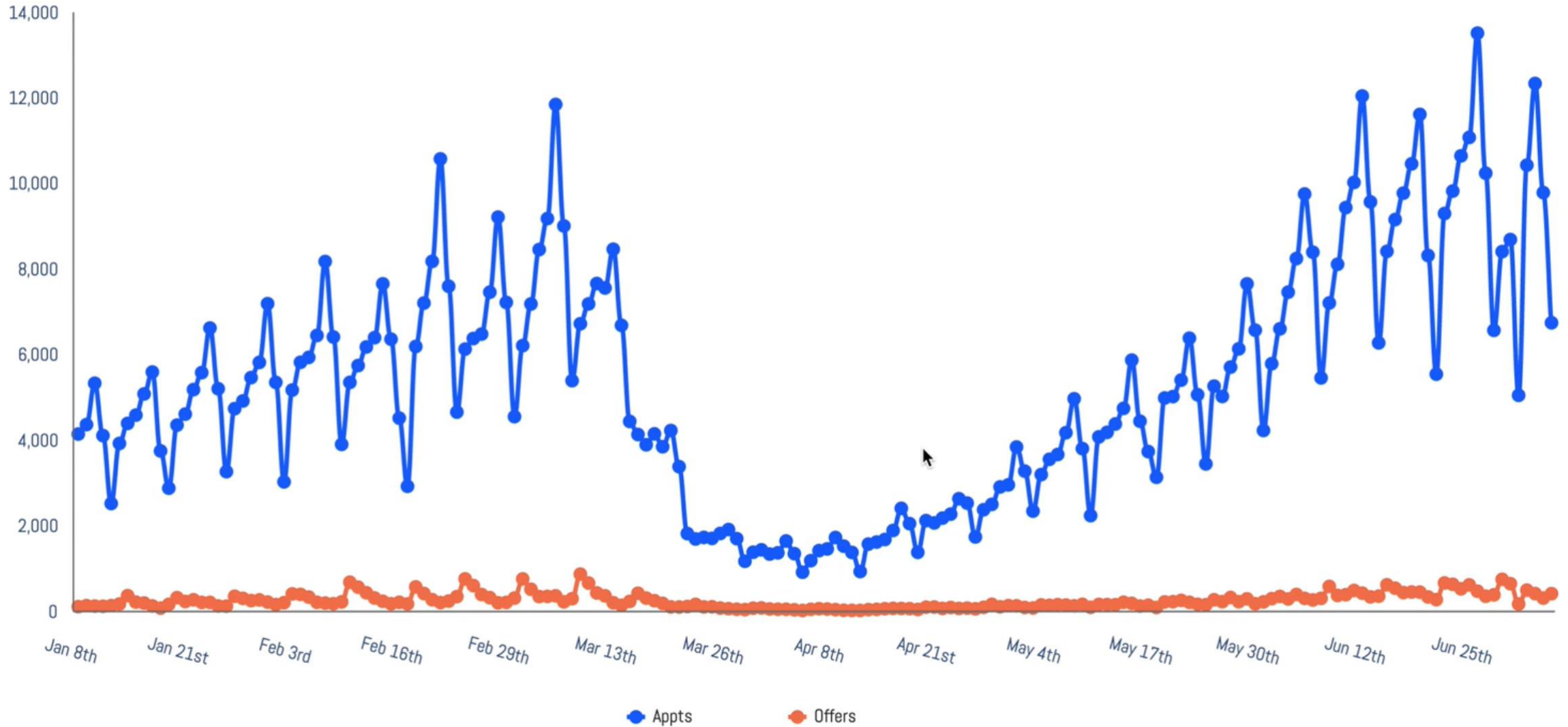
16

Average days on market in the fourth week of July 2020 as compared to 21 days on market in the fourth week of July 2019

GTA Showings & Offers - Last 180 Days



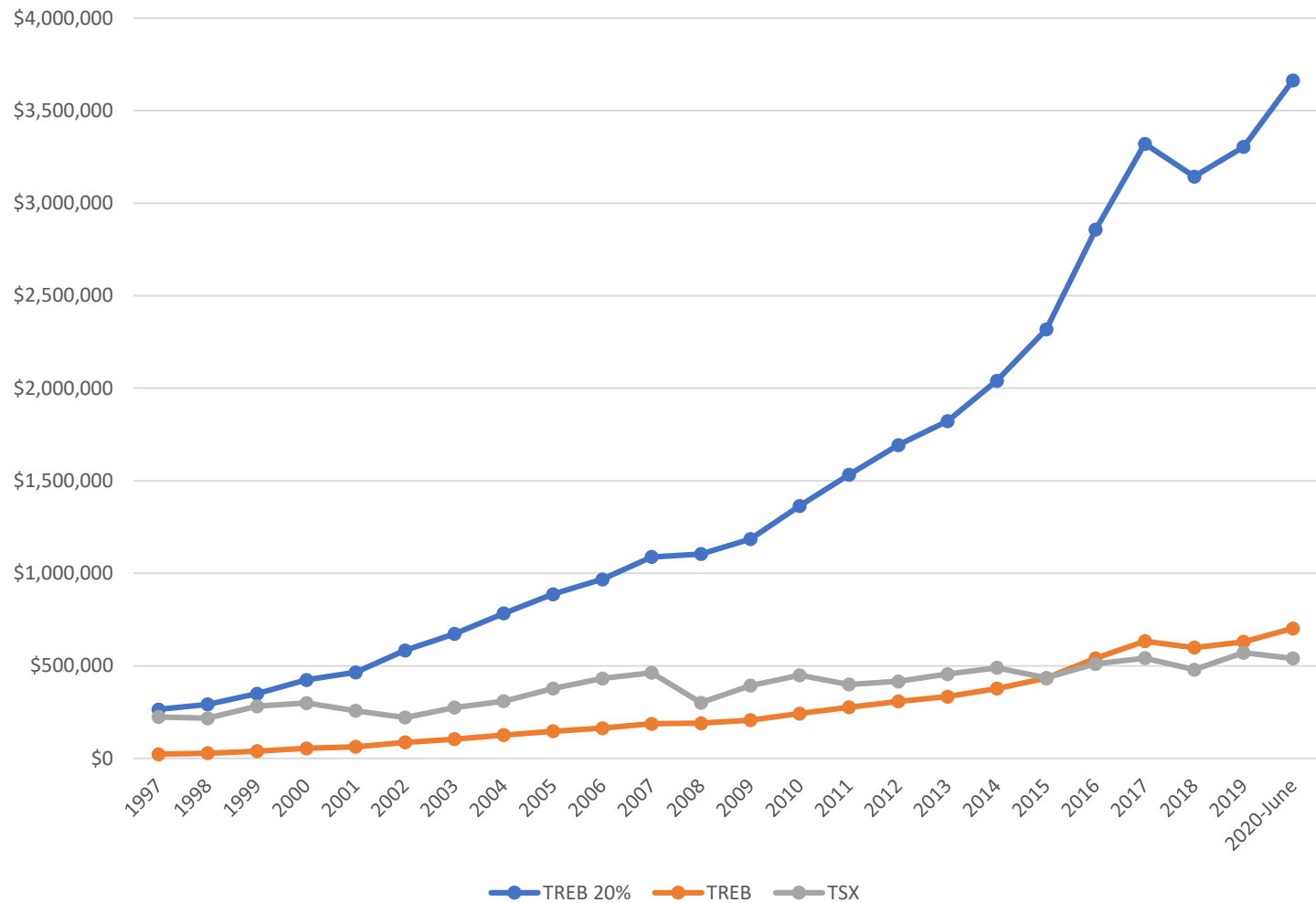
Trailing 180 Days - July 5th 2020



WHY TORONTO REAL ESTATE?



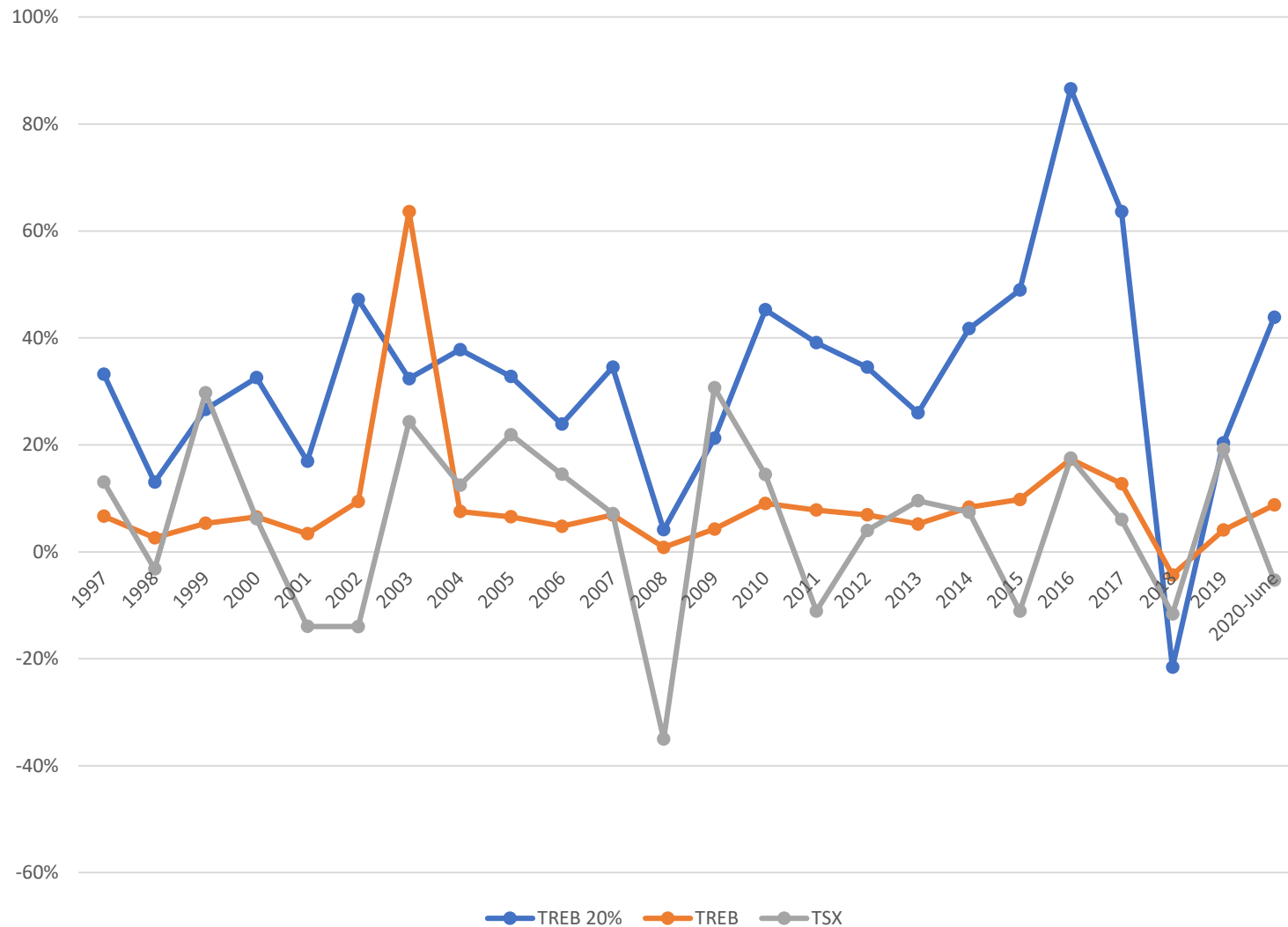
Toronto Real Estate vs TSX



Over 25 years, based off an initial investment of \$198,150 (average TREB cost in 1996):

- TSX returns \$540,299 (273% ROI)
- TREB returns \$702,062 (354% ROI)
- **Leveraged TREB returns \$3,663,235 (1849%!!!)**

Annual Returns TREB VS TSX



Over 25 years, the average annual return is:

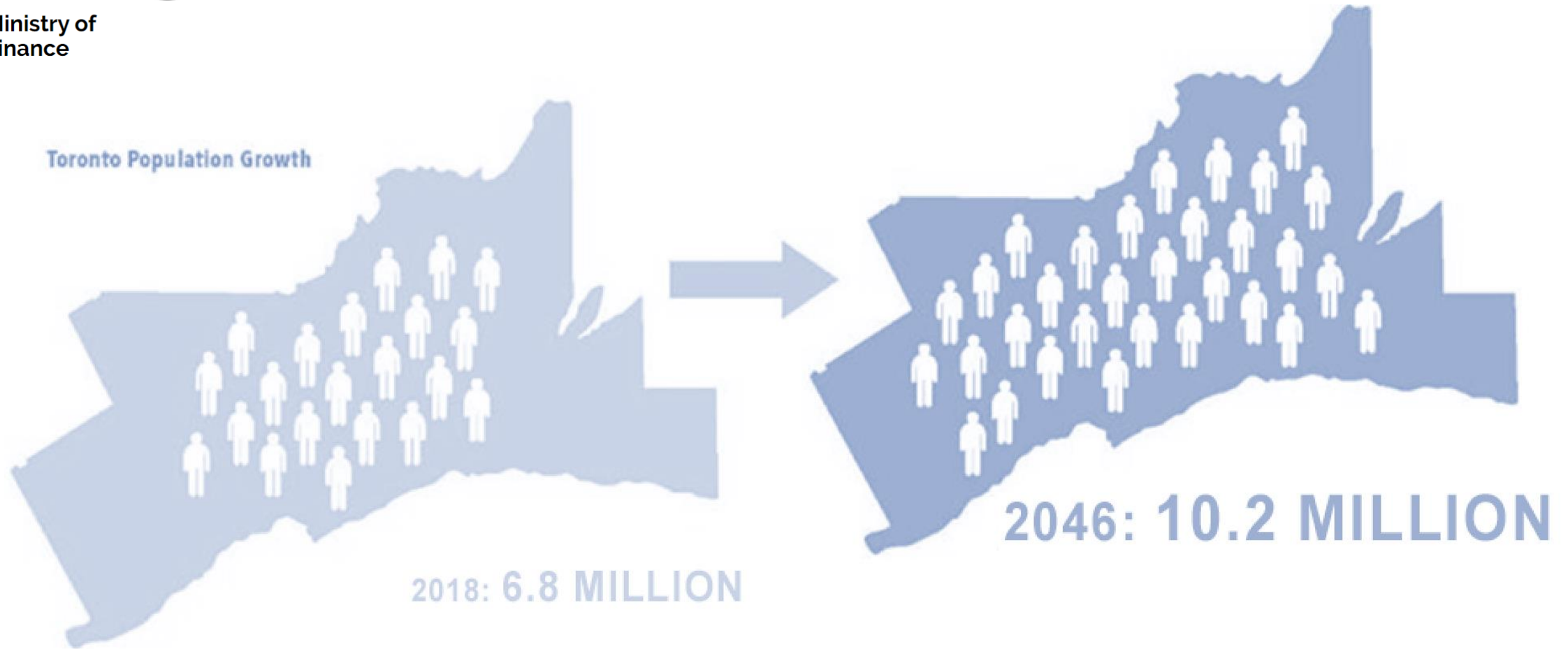
- TSX – 5.54%
- TREB – 8.92%
- **Leveraged TREB - 32.70%**

TORONTO'S POPULATION GROWTH



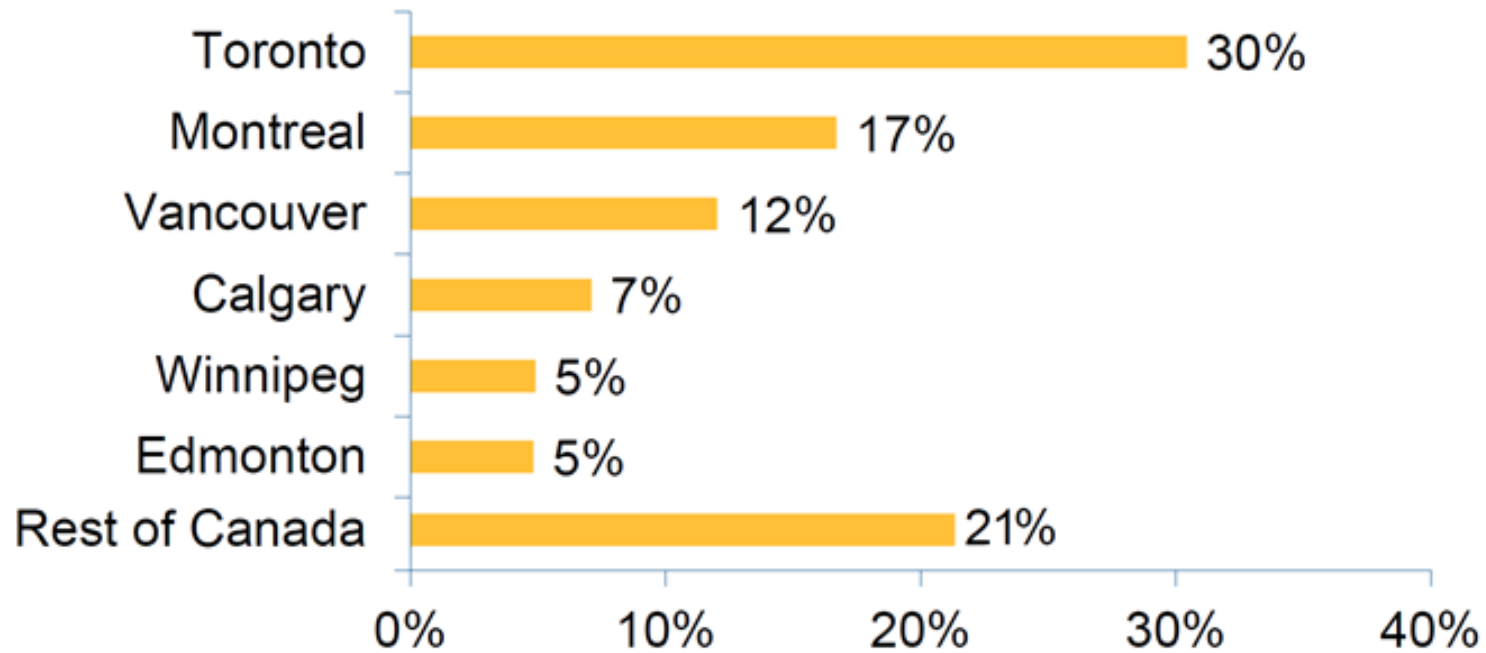
Ministry of
Finance

Toronto Population Growth



TORONTO'S POPULATION GROWTH

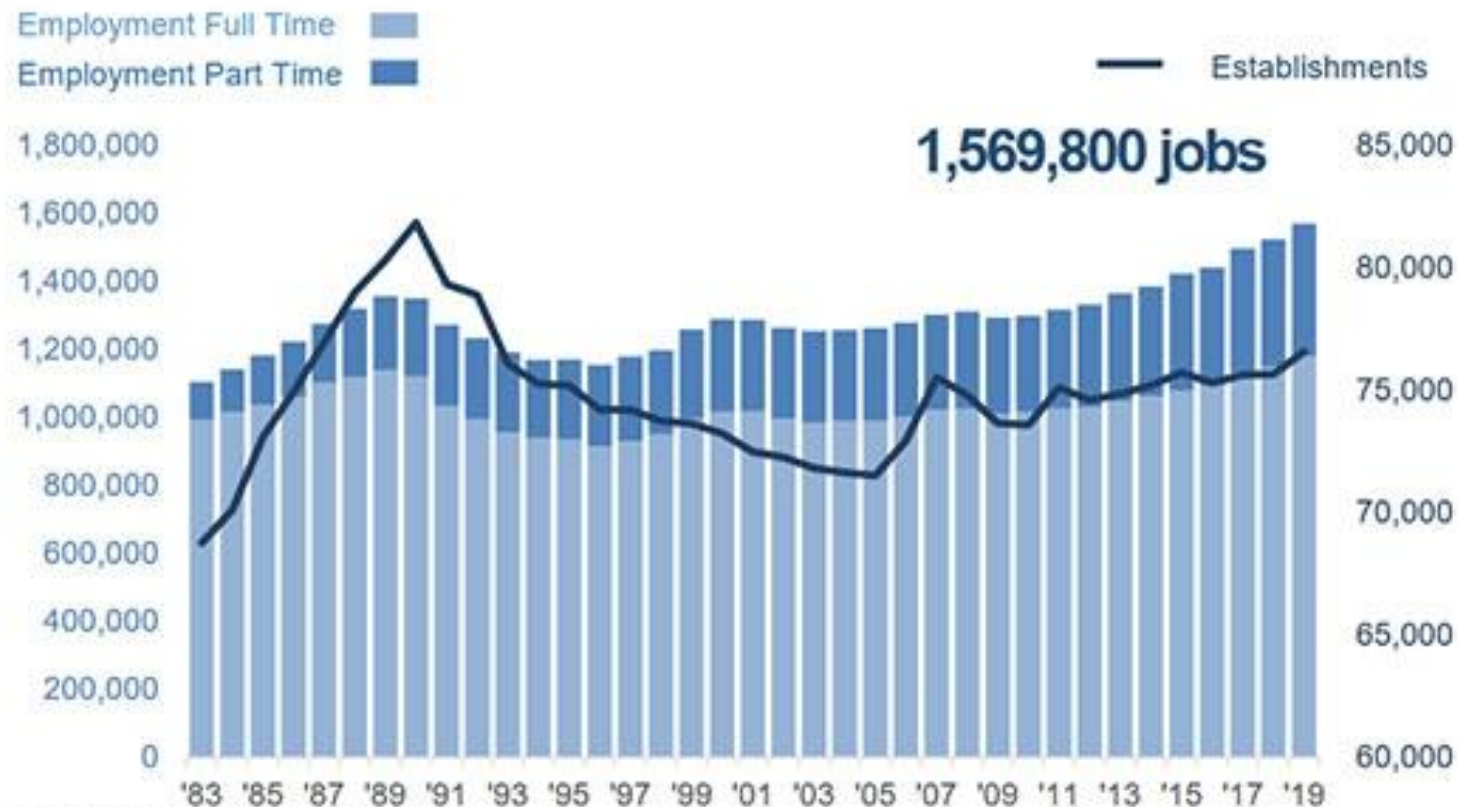
Top Markets for Immigration (% of Total 2011-2015)



Approx. 201,000 newcomers to Toronto over the next two years.

TORONTO'S JOB GROWTH

Figure 1: Full and Part-Time Employment in the City of Toronto, 1983-2018



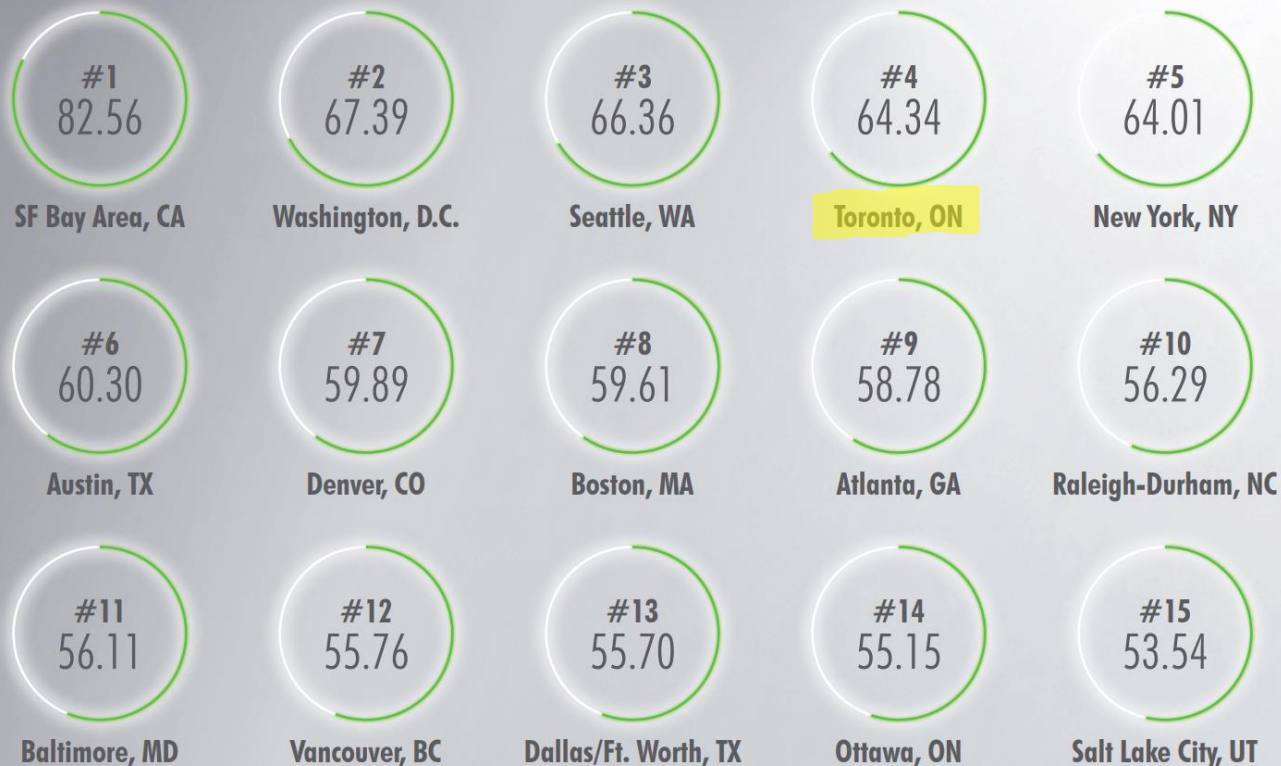
Note: See Table 1; Total Employment

Toronto added more than 46,000 net jobs in 2019 (3.1% yoy growth) – including 10,000 in tech sector alone.

TORONTO'S TECH MARKET

FIGURE 2

Tech Talent Scorecard Ranking



- There were **43,000** more tech jobs than the number of tech graduates in Toronto – trailing only the Bay Area (52,000 more jobs) in terms of the gap between demand and supply
- SF Bay Area, Toronto, Vancouver, Seattle, and Charlotte gained the most tech talent

TORONTO'S TECH MARKET

Market	Tech Degrees (2014-2018)*	Tech Jobs Added (2015-2019)*	Brain Gain or Drain?
SF Bay Area, CA	36,882	88,840	51,958
Toronto, ON	24,083	66,900	42,817
Vancouver, BC	11,993	27,500	15,507
Seattle, WA	17,011	28,750	11,739
Charlotte, NC	6,639	15,780	9,141
Denver, CO	20,307	28,230	7,923
Portland, OR	9,502	14,580	5,078
Tampa, FL	7,394	10,950	3,556
Kansas City, MO	6,427	9,790	3,363
Nashville, TN	4,159	7,180	3,021

- **The SF Bay Area and Toronto lead significantly in the number of new tech jobs added for 2015 – 2019**
- **The SF Bay Area and Toronto have significantly more tech “brain gain” than all other cities or markets**

TORONTO'S TECH MARKET

Large Tech Talent Markets (> 50,000 Labor Pool)

Market	Tech Talent Total	Percent Change ¹	by Volume ²	Concentration ³
SF Bay Area, CA	379,670	30.5%	88,840	10.5%
New York, NY	268,530	18.2%	41,291	3.9%
Washington, D.C.	263,670	9.9%	23,730	8.3%
Toronto, ON	250,000	36.5%	66,900	8.8%
Dallas/Ft. Worth, TX	179,570	14.3%	22,530	4.9%
Chicago, IL	170,500	8.2%	12,930	3.6%
Boston, MA	167,110	6.4%	10,020	6.0%
Seattle, WA	155,330	22.7%	28,750	7.7%
Atlanta, GA	146,720	27.8%	31,960	5.3%
Montreal, QC	141,600	19.3%	22,900	7.4%

- New York, SF, and **Toronto dominate overall tech talent growth** because of their size. These markets have a tech talent labor pool of more than 50,000 workers.
- After the SF Bay Area, **Toronto has the highest concentration of tech workers** – 8.8% of the total labor force
- **Toronto has had the highest growth of tech talent** at 36.5%

Toronto (and Canada) are the cheapest and most cost-effective tech markets in North America – at half the cost of SF Bay Area!

Market	Rent Cost (avg rent x 75,000 sf)	Tech Talent Wages (avg wage x 250 people)	Non-Tech Wages (avg wage x 211 people)	Management Wages (avg wage x 39 people)	Total
SF Bay Area, CA	\$5,111,075	\$34,015,025	\$14,802,418	\$8,085,948	\$62,014,467
New York, NY	\$6,032,250	\$27,647,634	\$12,340,604	\$7,272,752	\$53,293,240
Seattle, WA	\$2,966,250	\$29,792,430	\$13,112,390	\$6,677,970	\$52,549,040
Washington, D.C.	\$3,067,500	\$28,442,748	\$14,066,722	\$6,809,400	\$52,386,370
Boston, MA	\$2,985,000	\$27,348,822	\$13,139,370	\$6,312,930	\$49,786,122
(40 other North American cities here)					
Calgary, AB*	\$2,263,420	\$17,944,586	\$11,369,649	\$3,494,623	\$35,072,278
Ottawa, ON*	\$2,523,955	\$17,168,549	\$10,729,488	\$3,299,560	\$33,721,552
Toronto, ON*	\$2,685,750	\$16,016,177	\$9,700,349	\$3,072,088	\$31,474,364
Vancouver, BC*	\$3,321,750	\$15,439,897	\$9,056,454	\$2,843,394	\$30,661,495
Montreal, QC*	\$2,479,500	\$15,185,113	\$9,188,905	\$3,368,657	\$30,222,175

Office Asking Rent by Market (Q4 2019)

Market	Annual Gross Direct Asking Rent Per SF	Vacancy Rate
New York, NY	\$80.43	7.7%
SF Bay Area, CA	\$68.15	6.1%
Los Angeles, CA	\$43.32	14.1%
Washington, D.C.	\$40.90	16.6%
Boston, MA	\$39.80	11.0%
Seattle, WA	\$39.55	9.4%
Austin, TX	\$38.89	10.7%
San Diego, CA	\$38.04	10.3%
South Florida	\$37.51	11.6%
Orange County, CA	\$36.48	9.4%
Vancouver, BC*	\$33.39	3.7%
Chicago, IL	\$32.16	14.7%
Portland, OR	\$31.10	11.9%
Philadelphia, PA	\$30.23	14.2%
Charlotte, NC	\$29.81	8.4%
Raleigh-Durham, NC	\$29.07	10.8%
Houston, TX	\$29.03	19.3%
Newark, NJ	\$28.88	14.1%
Denver, CO	\$28.62	12.9%
Minneapolis, MN	\$28.33	18.5%
Atlanta, GA	\$28.18	17.1%
Long Island, NY	\$27.65	10.0%
Nashville, TN	\$27.65	9.8%
Phoenix, AZ	\$27.00	14.1%
Toronto, ON*	\$26.99	6.7%

Apartment Asking Rent by Market (Q4 2019)

Market	Average Monthly Apartment Rent	Apt Rent 5 Yr. Growth
New York, NY	\$4,042	6%
SF Bay Area, CA	\$2,874	15%
Long Island, NY	\$2,386	20%
Los Angeles, CA	\$2,310	21%
Boston, MA	\$2,258	18%
Orange County, CA	\$2,150	20%
San Diego, CA	\$2,040	26%
Washington, D.C.	\$1,809	10%
Seattle, WA	\$1,783	27%
Newark, NJ	\$1,756	15%
South Florida	\$1,670	15%
Chicago, IL	\$1,525	10%
Denver, CO	\$1,522	18%
Sacramento, CA	\$1,494	41%
Vancouver, BC*	\$1,469	34%
Toronto, ON*	\$1,459	25%
Portland, OR	\$1,419	24%
Philadelphia, PA	\$1,418	14%
Hartford, CT	\$1,360	9%
Minneapolis, MN	\$1,357	19%
Baltimore, MD	\$1,346	10%
Austin, TX	\$1,310	16%
Nashville, TN	\$1,287	19%
Orlando, FL	\$1,284	26%
Ottawa, ON*	\$1,281	25%

Toronto has the lowest office rent AND the lowest apartment rents among competitive tech markets

4 Toronto, ON

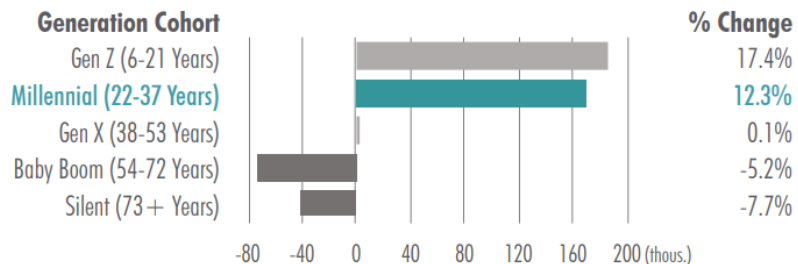
EMPLOYMENT BREAKDOWN

	Employed 2019	Growth 2014-19	Average Wage*	Growth 2014-19
Total Tech Occupations	250,000	36.5%	\$84,989	11.2%
Software Developers & Programmers	72,900	54.4%	\$86,715	10.0%
Computer Support, Database & Systems	106,800	58.9%	\$80,392	13.4%
Computer & Information Systems Managers	26,600	60.2%	\$104,499	14.0%
Technology Engineering-Related	43,700	-16.1%	\$81,453	6.6%
Total Non-Tech Occupations	363,000	16.8%	\$60,989	11.4%
Sales	26,400	0.8%	\$54,600	6.1%
Administrative & Office Support	170,800	8.8%	\$47,133	12.3%
Business Operations & Finance	117,400	29.4%	\$80,475	9.4%
Marketing	48,400	30.8%	\$66,102	1.7%

Source: Statistics Canada (Metro Area), April 2020.
*Data in C\$

POPULATION TRENDS

The population of millennials grew by 168,833 (12.3%) since 2013.



Source: Statistics Canada (Metro Area), 2020.

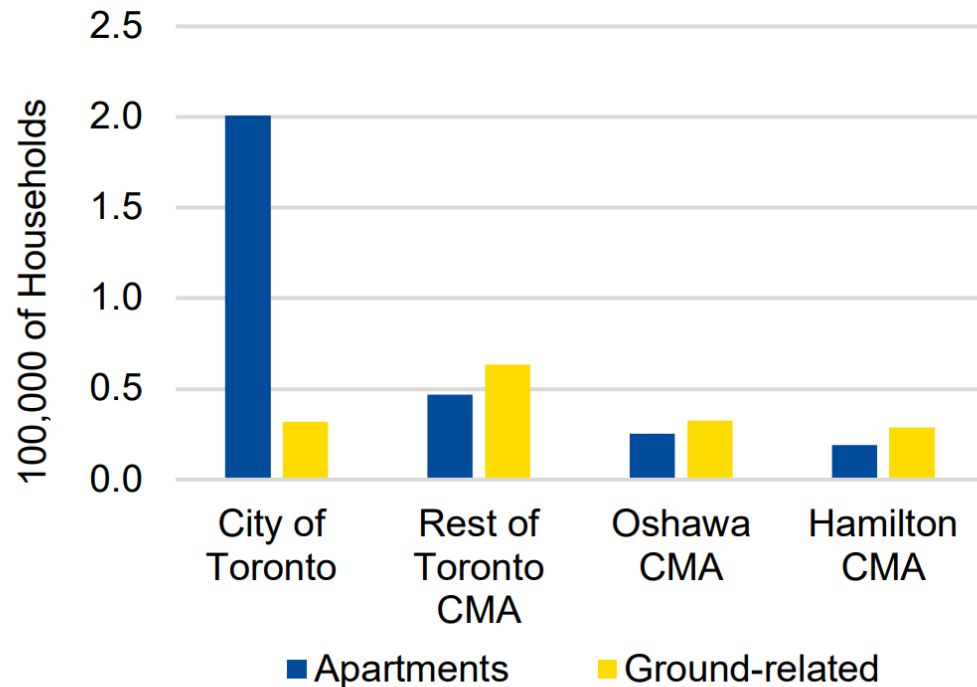
Toronto's millennial population has grown by 12.3% since 2013

2018 Ryerson University's Centre for Urban Research (CUR) and Statistics Canada study:

- “In an unconstrained market, the homeownership rate for Millennials in the GTHA could rise from 40% in 2016 to 60% in 2026.”
- “There will potentially be **almost 700,000 Millennials looking to break off into their own household in the next decade.**”

THE NEXT GENERATION OF HOME OWNERS

Figure 5: Housing Choices for Millennial-Led Households, all Tenures, GTHA, 2016



Source: CUR based on Statistics Canada Census data

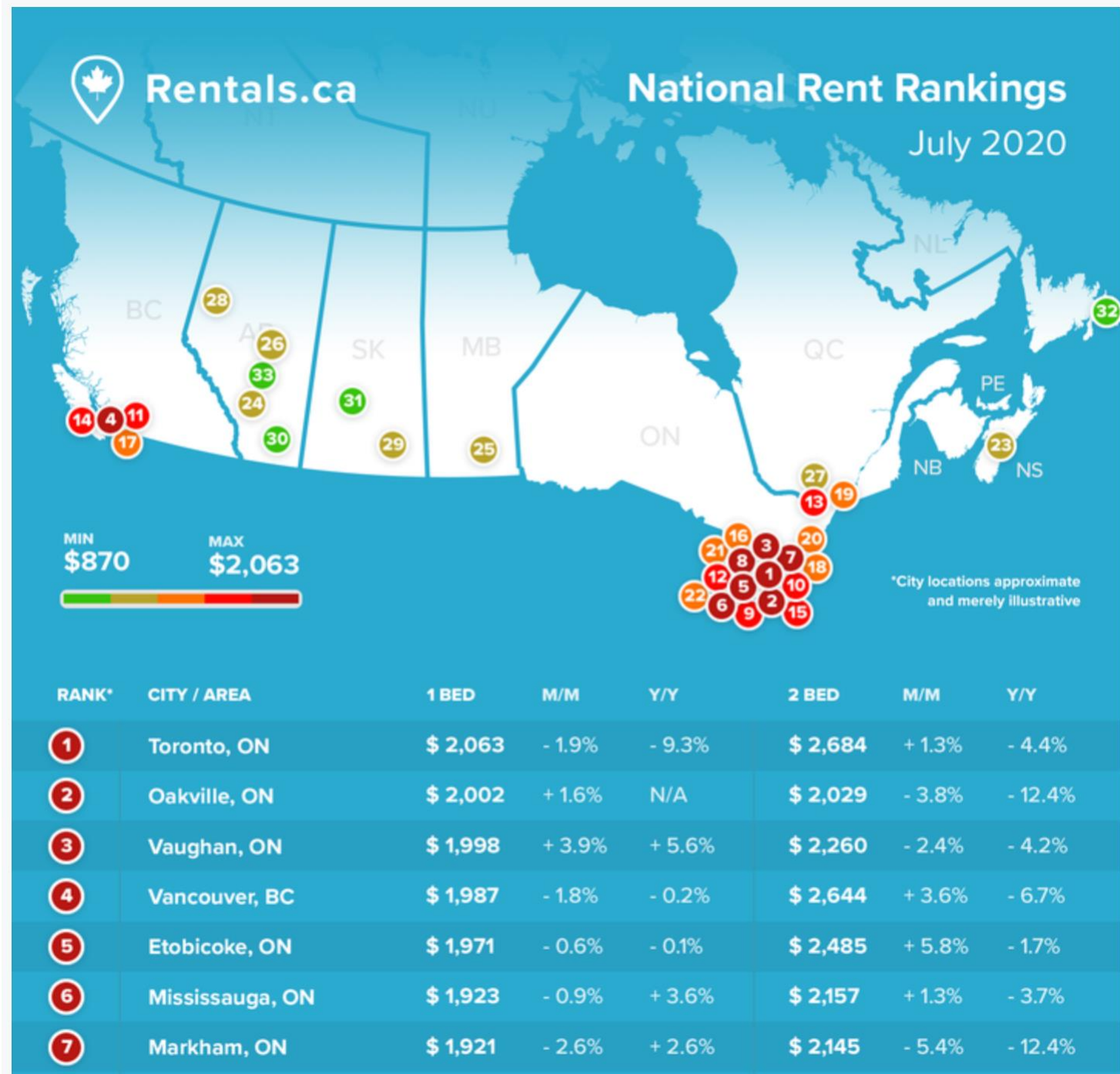
Toronto is by far the most in-demand location for millennials.

- **“Robust migration could attract a further 200,000 or more Millennials over the next decade.”**
- **“Fastest growth in the Millennial population has occurred in the City of Toronto.”**

WHY PRE-CONSTRUCTION CONDOS?

Rentals.ca July 2020 Rent Report

The average rent for all Canadian properties listed on Rentals.ca in June was \$1,770 per month, down 2.4% monthly and 9.4% annually. The median rental rate was \$1,700 per month in June, down \$50 from May 2020 and \$125 from June 2019 (-6.8%).

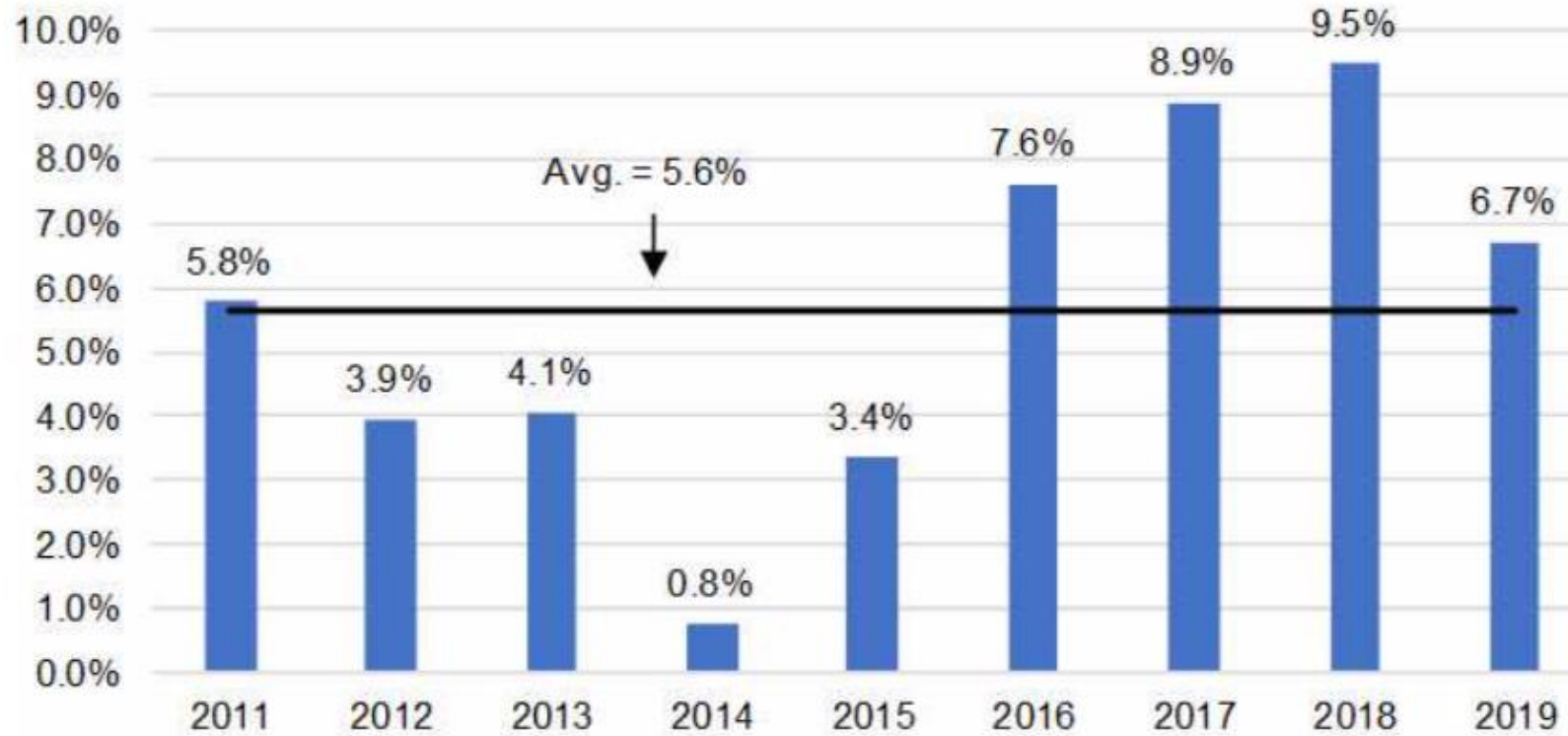


Average Rent for Rental Apartments by Year, Rentals.ca Listings in Canada, January 2019 to June 2020



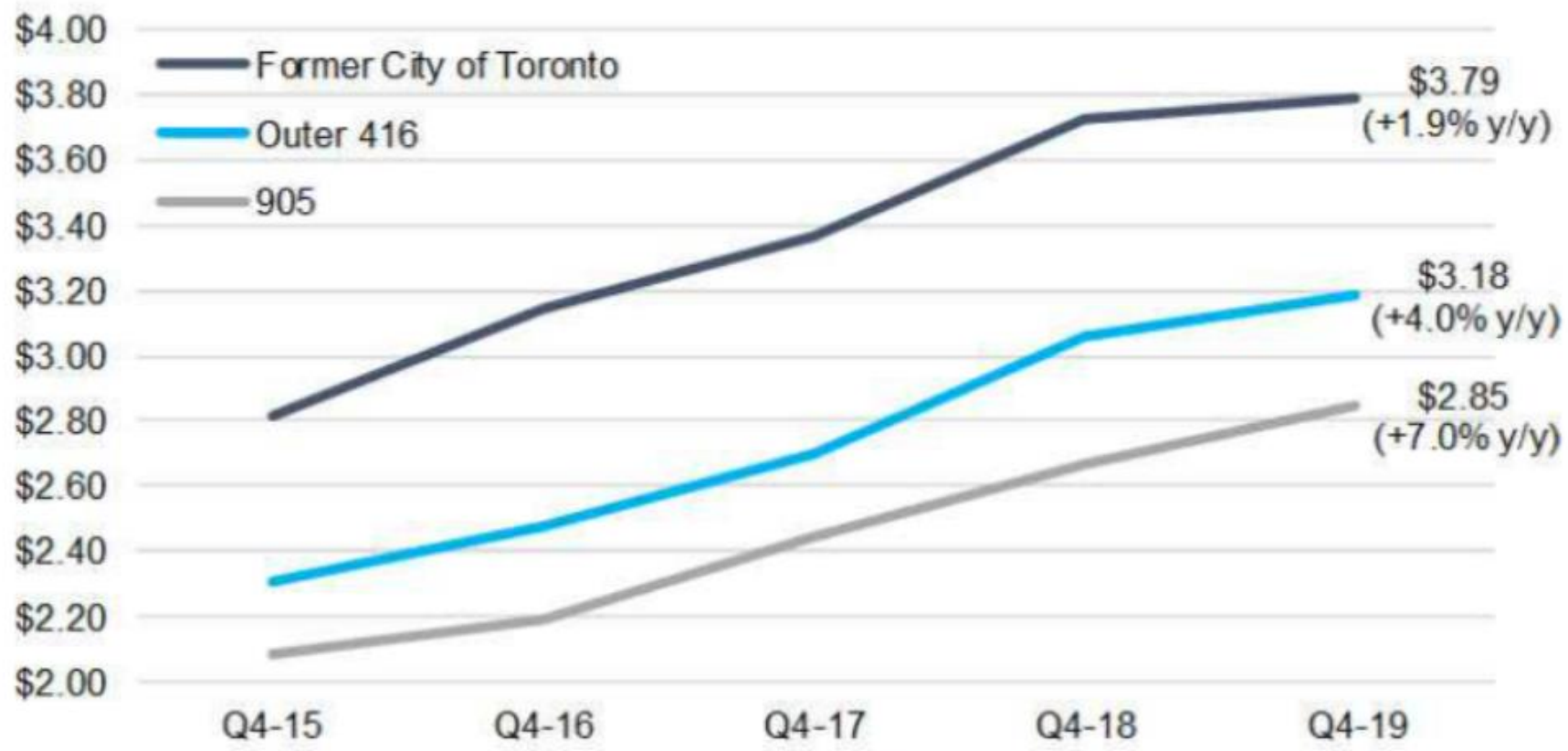
Source: Urbanation Inc., MLS

Annual Average Growth in Condo Rents Per SF Greater Toronto Area: 2011 to 2019



Source: Urbanation Inc., MLS

Average Condo Rents Per SF by Region Greater Toronto Area: 2015 to 2019, Q4 periods



Source: Urbanation Inc. | M I S

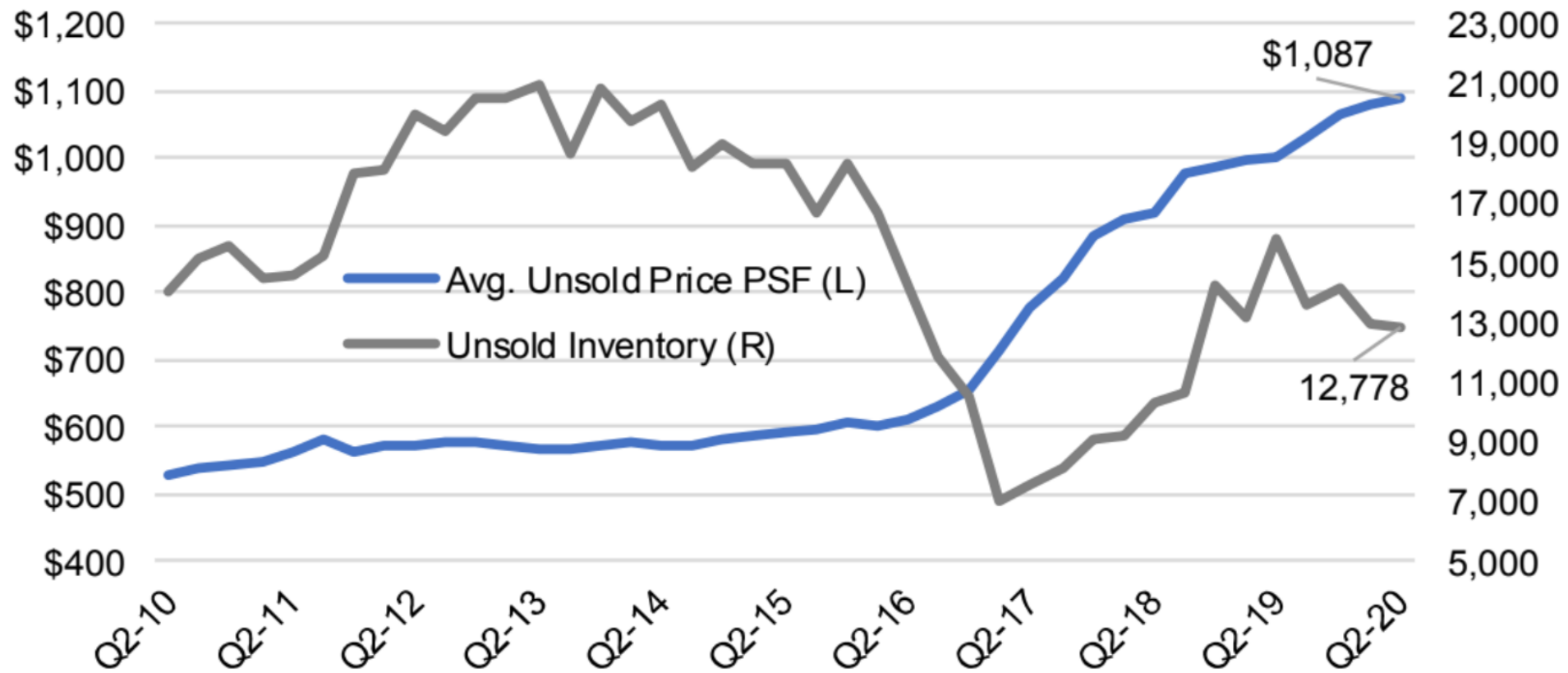
Table 1.1
Condominium Market Overview by Quarter
Greater Toronto Area

Quarter	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020
Active Market					
Projects	328	327	349	340	330
Total Units	94,677	94,061	100,201	99,623	95,246
Quarter Sales	9,149	4,886	8,246	5,633	1,385
Unsold Inventory	15,741	13,630	14,127	12,987	12,778
Avg. Sold PSF	\$802	\$815	\$846	\$863	\$867
Avg. Unsold PSF	\$1,000	\$1,029	\$1,066	\$1,080	\$1,087
Share of Active Units Sold	83%	85%	85%	86%	87%
New Project Openings					
Projects	39	11	31	16	6
Total Units	10,848	2,556	8,711	4,623	1,176
New Project Construction					
Construction Starts	5,094	4,921	8,945	4,918	7,388
Projects UC	240	250	262	259	266
Total Units UC	70,693	72,503	78,931	76,538	78,212
Resale Market					
Projects	1,906	1,916	1,930	1,946	1,965
Total Units	352,321	354,075	358,035	361,861	365,306
Quarter Sales	6,351	5,899	4,916	4,801	3,135
Avg. Price	\$611,000	\$605,000	\$637,000	\$675,000	\$638,000
Avg. Price PSF	\$713	\$720	\$737	\$793	\$788
Total Listings	9,692	8,742	6,420	6,687	7,014
Sales to Listings Ratio	66.0%	67.0%	77.0%	72.0%	45.0%
New Resale Additions					
Projects	18	10	14	16	19
Total Units	4,971	1,754	3,960	3,826	3,445
Proposed Developments					
Future/Potential	378,978	408,117	430,989	435,055	TBD

Source: Urbanation Inc. , Toronto Real Estate Board

Q2-2020 – Only 6 new projects launched (very limited supply) vs Q2-2019 with 39 new projects

Figure 1.3
Remaining Inventory and Avg. Price PSF for Unsold New Condominiums
Greater Toronto Area: Q2-2010 to Q2-2020



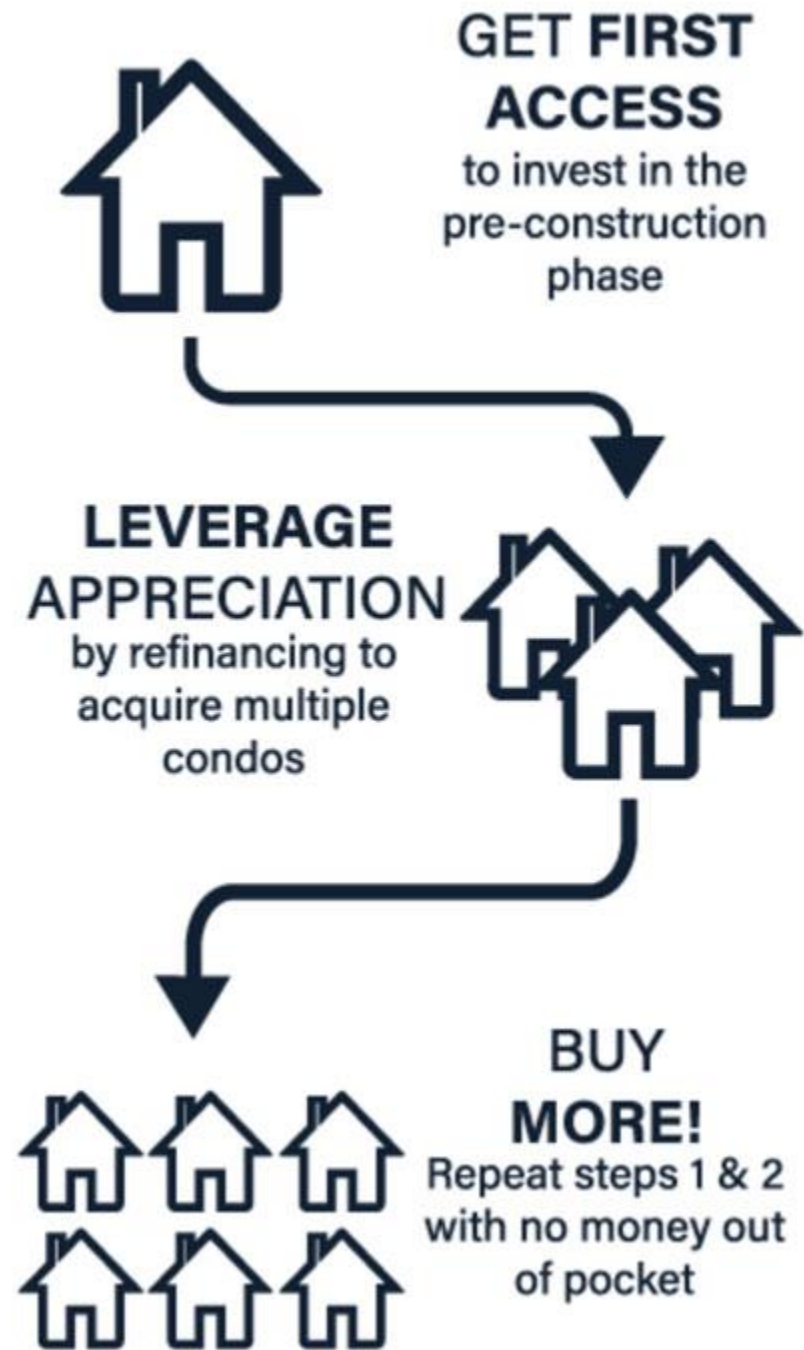
Source: Urbanation

KEY STRATEGIES

1. No Work – **Money works for you**
2. Leverage/Refinance – Multiplier effect
3. Risk minimization
4. Return maximization
5. Assignments
6. Turnkey property management

THE MULTIPLIER EFFECT

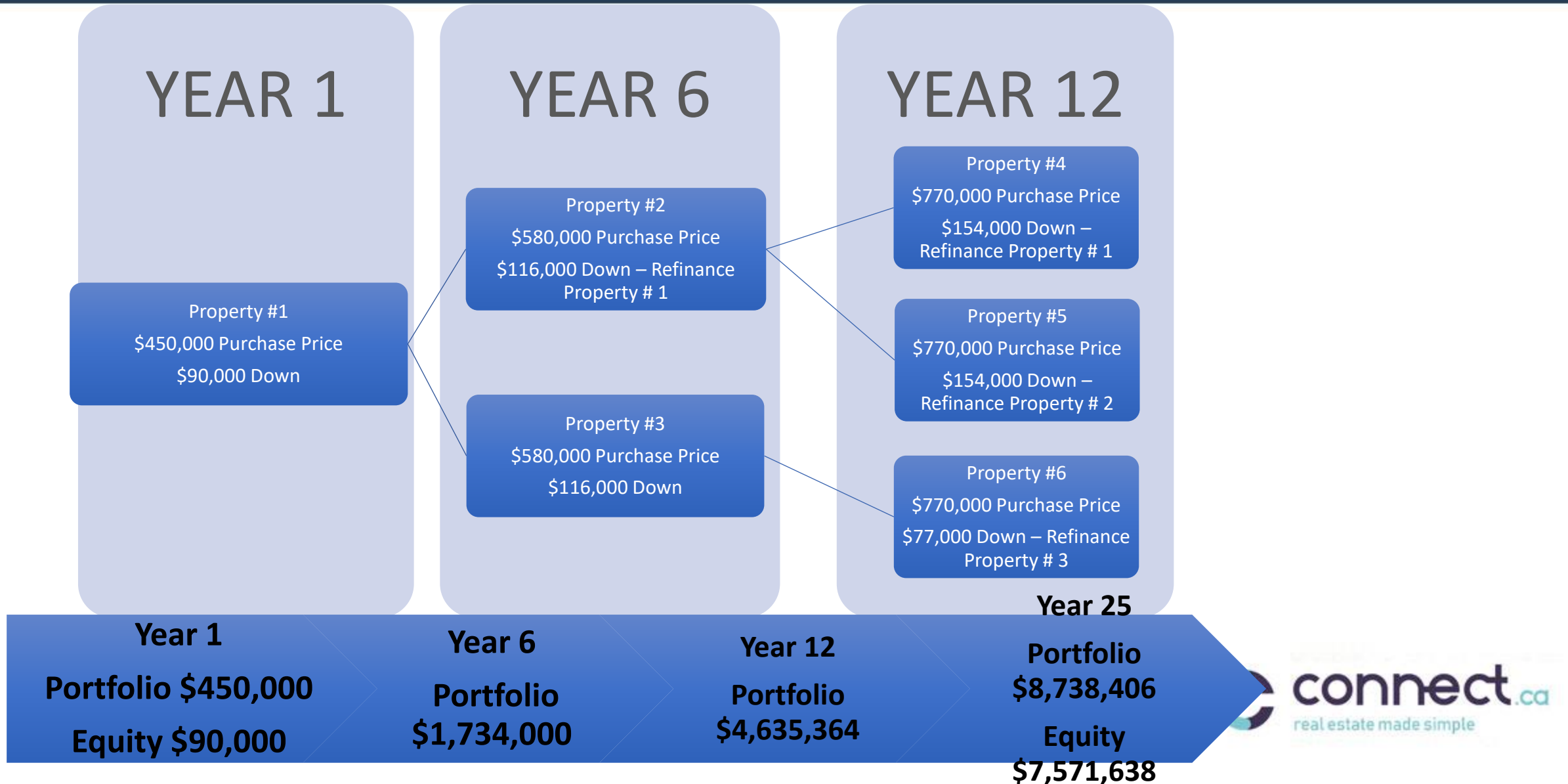
HOW WE TURN ONE PROPERTY
INTO 7 INCOME-GENERATING
PROPERTIES IN 10 YEARS



WEALTH MULTIPLIER PORTFOLIO IN YEAR 25

- ✓ **Initial investment: \$103,000**
- ✓ Portfolio value: \$4,369,203
- ✓ Equity value: \$3,785,819
- ✓ 6 condos
- ✓ Total income Annual income: \$171,000
- ✓ Total return: 3,675%
- ✓ Annualized return: 15.5%

WEALTH MULTIPLIER PORTFOLIO IN YEAR 25



1409 – 20 Tubman closed Jan 16, 2019 \$497,965.93 incl. all costs – Appraisal \$750,000

Date: Jan/31/2020

Client: TDCT Broker

Address of Property: 1409 20 Tubman Ave Toronto ON M5A0M8

Market Value: \$ 750,000

In accordance with your authorization and request, we have conducted an appraisal of the above referenced property to estimate market value.

The property was inspected on Jan/31/2020

After careful consideration of all the above factors that affect value, the market value was estimated to be as referenced above.

This report has been prepared in compliance with the CUSAP Appraisal Standards.

The estimate is subject to the limiting conditions attached to this appraisal and to which the reader's attention is specifically directed.

Should you require further information of clarification as to any portion of this report, please contact the undersigned at your convenience.

Respectfully submitted,

APPRAISER

SIGNATURE: Winston Kim

NAME: Winston Kim

AIC DESIGNATION/STATUS: Membership #: 907155

AIC Candidate Member CRA, P.App AACI, P.App

CO-SIGNING AIC APPRAISER (if applicable)

CO-SIGNATURE: Paul Stewart

NAME: Paul Stewart

AIC DESIGNATION/STATUS: Membership #: 700414

CRA, P.App AACI, P.App



1409- 20 Tubman Feb 14, 2019 \$200,000 plus \$497,965.93 incl. all costs – Mortgage \$600,000



TD Canada Trust

Mortgage Commitment (Broker Channel)

This document sets out the terms of the offer for a mortgage loan.
You and your refer to each borrower named below.
We, our and us refer to The Toronto-Dominion Bank.

TD Mortgage loan number: 1830446

Date: February 05, 2020

Borrowers

Matthew Elkind
1409-20 Tubman Avenue
Toronto, ON, M5A 1Y7, CAN

Address of the property being used as security:

1409-20 Tubman Avenue
Toronto, ON
M5A 0M8, CAN

Mortgage loan summary

Requested principal amount:	\$600,000.00	Collateral charge priority:	First
Total requested principal amount:	\$600,000.00	Annual interest rate (expressed as if calculated semi-annually not in advance):	2.89000%
		Term (closed to prepayment):	60 Months
		Amortization period:	30 years
		Payment frequency:	Monthly

Payment

Monthly principal and interest payment: \$2,488.64

Important dates

Date of advance:	Feb 14, 2020
Interest adjustment date:	Mar 01, 2020
Maturity date:	Mar 01, 2025
Commitment expiry date:	Feb 14, 2020

- A new application will be required after this date

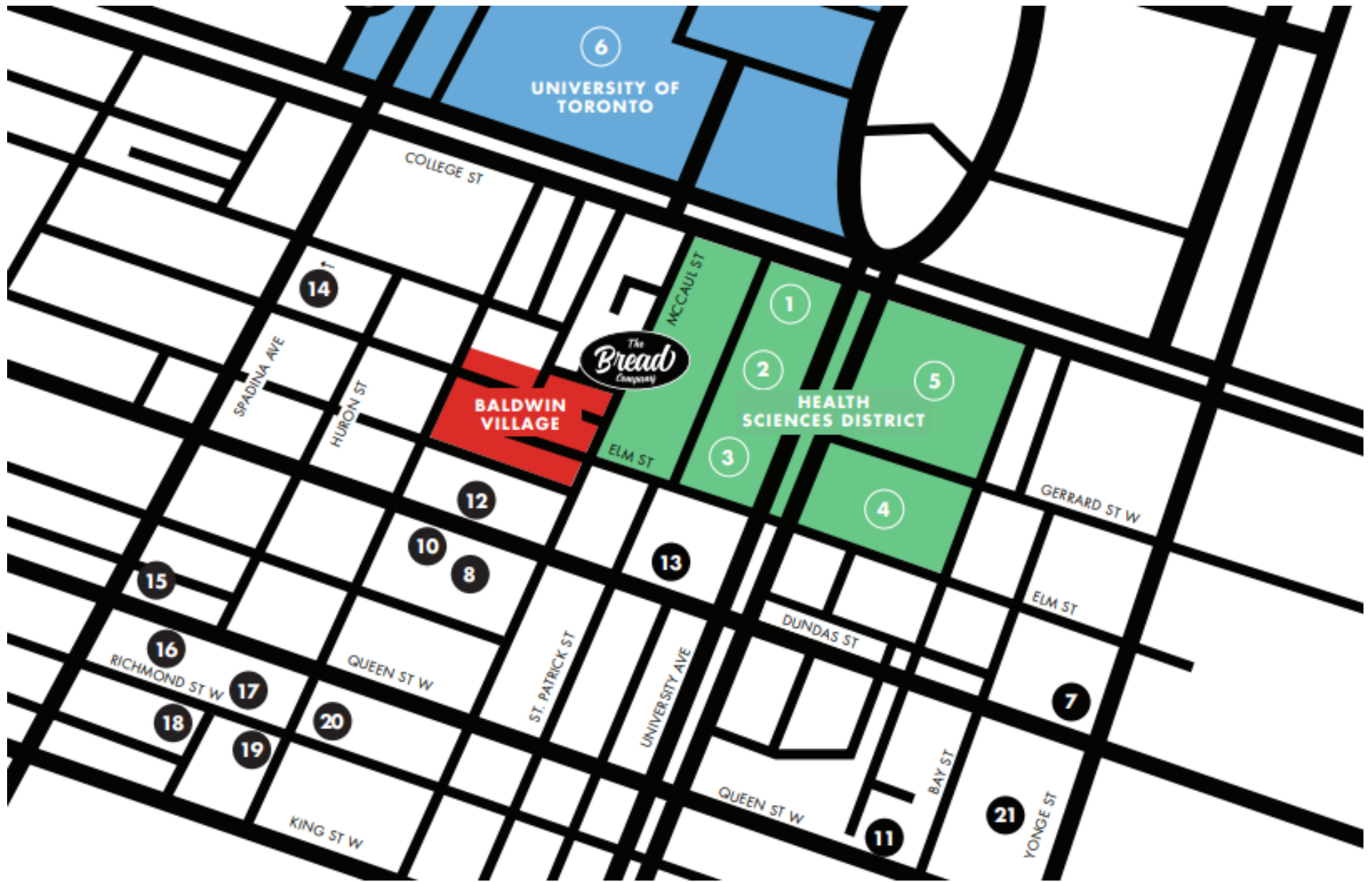


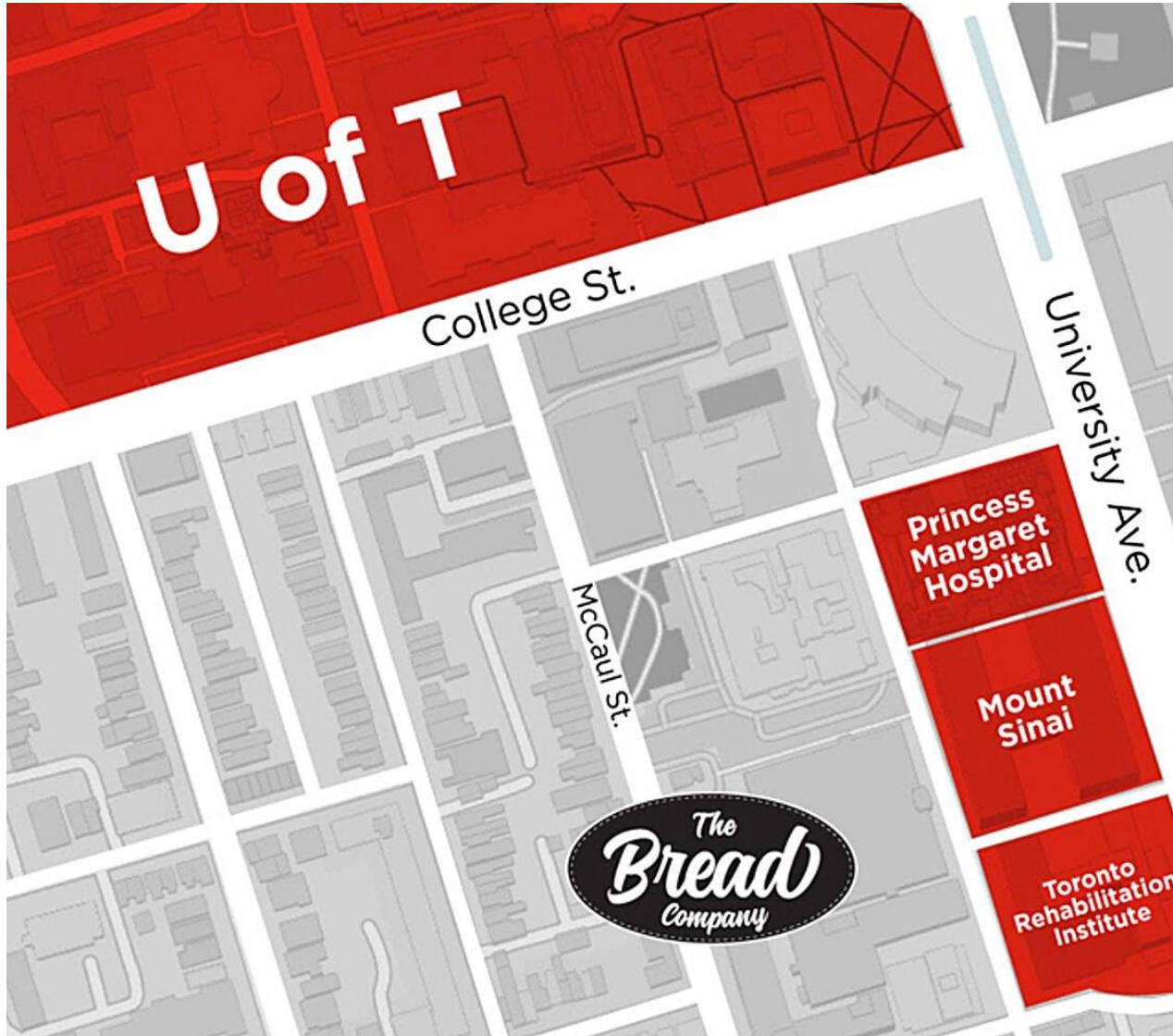


BREAD COMPANY CONDOS

**THE BEST PRE-CONSTRUCTION
OPPORTUNITY ON THE MARKET**

**WE ARE PERSONALLY INVESTING
AT THE SAME INSIDER PRICES
YOU'RE GETTING!**





- 2 mins walk to **Mount Sinai Hospital**
- 3 mins walk to **Princess Margaret Cancer Center**
- 4 mins walk to the **Toronto Rehabilitation Institute**
- 4 mins walk to the **University of Toronto**
- 5 mins walk to the **Ontario College of Art and Design (OCAD)**
- 5 mins walk to the **MaRS Discovery District**
- 5 mins walk to the **Art Gallery of Ontario**
- 6 mins walk to **Sick Kids Hospital**
- 6 mins walk to **Toronto General Hospital**
- 10 mins drive or streetcar ride to **Yonge-Dundas Square**
- 10 mins drive or streetcar ride to **Union Station**

Every year, over 7,500 new full-time students join the St. George Campus alone. In total, the University of Toronto has over 20,000 faculty and 90,000 students. ***Last year, the Financial Post estimated that Toronto alone requires an additional 32,000 student homes to meet demand.***

FINANCIAL POST

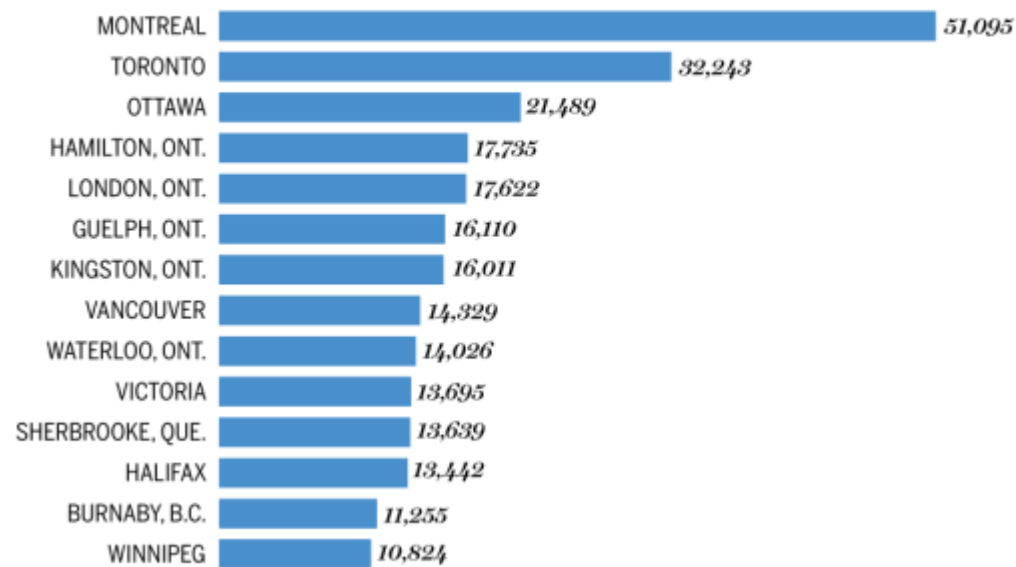
Real Estate / Personal Finance / Mortgages & Real Estate

Huge demand for student housing makes it a lucrative opportunity for investors

Haider-Moranis Bulletin: The private sector can develop student housing into a mature class of real estate investments

UNMET DEMAND FOR STUDENT HOUSING

ESTIMATED NUMBER OF STUDENT BEDS NEEDED



SOURCE: SVN ROCK ADVISORS INC. BROKERAGE

NATIONAL POST

INSTANT APPRECIATION



*Pricing for 1B+D, 1B+D, and 1B+F respectively. Panda and Untitled data is from UrbaNation (for unsold units)

GET TO KNOW

LAMB DEVELOPMENT CORP.

“Lamb is the single most recognizable figure in a decade long real estate boom that has transformed the city’s skyline.”

— TORONTO STAR

“Toronto’s undisputed condo King.”

— MACLEANS

“Brad Lamb is a force to be reckoned with in the development world.”

— TORONTO STAR

“Toronto’s biggest champion of condo.”

— CANADIAN BUSINESS MAGAZINE

“Toronto real estate mogul.”

— CBC NEWS

“The real estate super salesman who personified the condominium boom in downtown Toronto over the past decade.”

— THE GLOBE AND MAIL

“His name has become synonymous with condominiums.”

— NATIONAL POST

“In a city that has gone condo crazy, Lamb Development Corp is about as hot as it gets.”

— REAL ESTATE PRO MAG



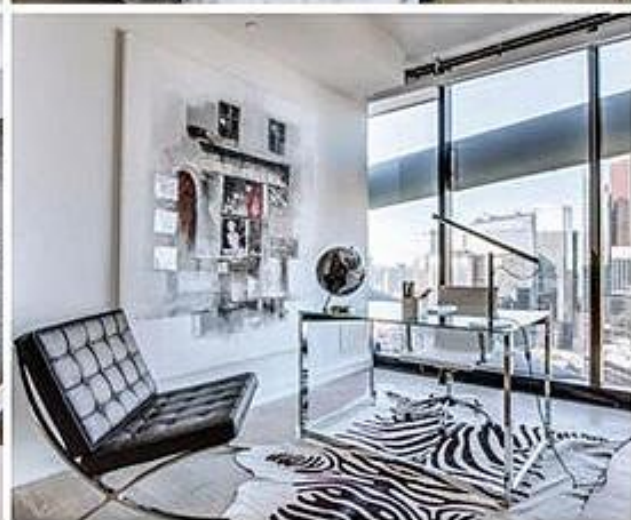


**THE LAMB
STANDARD**

This represents our corporate pursuit of excellence. Our goal is to deliver great architecture, clever modern interior design, and exceptional finishes. All of this is standard at every Lamb Development Corp. project. We guarantee that no other developer can or will deliver the same incredible standard.

Just A Dozen Of Our Phenomenal Standards

- European Styled Modern Kitchen Cabinetry
- 9' Ceilings Or Higher
- Minimum 6' Deep Balconies
- Gas BBQ Nozzles On All Balconies
- High Designed Hallways, Elevator Lobbies, And Entrance Lobby
- Exceptionally Designed Bespoke Facilities
- Exotic Pre-Finished Hardwood Floors
- High Designed Hallways, Elevator Lobbies, And Entrance Lobby
- Loft Style Exposed Concrete Features
- Spectacular Modern Architecture
- Double Thick Stone Kitchen & Vanity Counters
- Spa Quality Bathroom Finishes
- Natural Gas Cooktop And Built-In Oven





THE LAMB ADVANTAGE

Make the largest profits through Lamb Development Corp.



SQ.FT.	OPENING PRICE	CURRENT PRICE	PROFIT
680 SQ.FT. KING AND SPADINA	\$296,900 \$436/SQ.FT	\$571,000 \$839/SQ.FT	460% 7 YEARS*



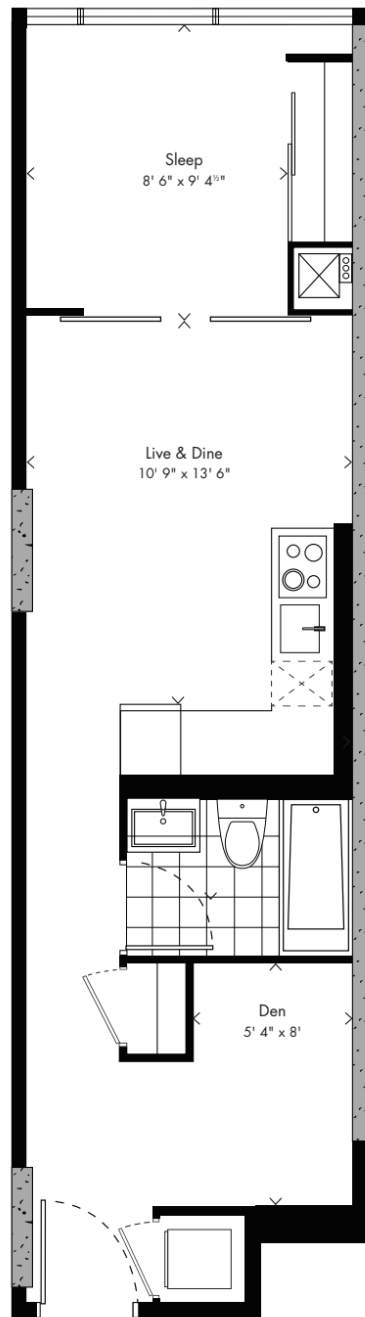
SQ.FT.	OPENING PRICE	CURRENT PRICE	PROFIT
402 SQ.FT. ADELAIDE AND SPADINA	\$243,900 \$607/SQ.FT	\$370,000 \$916/SQ.FT	260% 1 YEAR*



SQ.FT.	OPENING PRICE	CURRENT PRICE	PROFIT
450 SQ.FT. KING AND SIMCOE	\$257,900 \$573/SQ.FT	\$427,000 \$949/SQ.FT	330% 3 YEARS*



SQ.FT.	OPENING PRICE	CURRENT PRICE	PROFIT
500 SQ.FT. RICHMOND AND BATHURST	\$270,000 \$540/SQ.FT	\$550,000 \$1,100/SQ.FT	510% 5 YEARS* <small>*Based on equity of 25% at time of closing.</small>



Window(s), balcony and balcony door may shift. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E&O.E.

THE ARTIST'S LOFT

ONE BEDROOM + DEN

515 SQ.FT.

Selling Price	\$658,900.00
Mortgage Amount	\$494,175.00
Down Payment	\$164,725.00**
Amortization Period	30 years

RENT

Year 1	\$2,700.00*
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MONTHLY COSTS

Maintenance Fees	\$314.15
Property Taxes	\$226.44
Mortgage	\$2,078.51
Total	\$2,619.10

RETURN ON INVESTMENT

Rental Profit (per year)	\$1,036.68
Principal Paid (year 1)	\$10,349.34
Accumulated Annual Rent Return	\$11,386.02
Annual Return From Rental Income (year 1)	6.9%

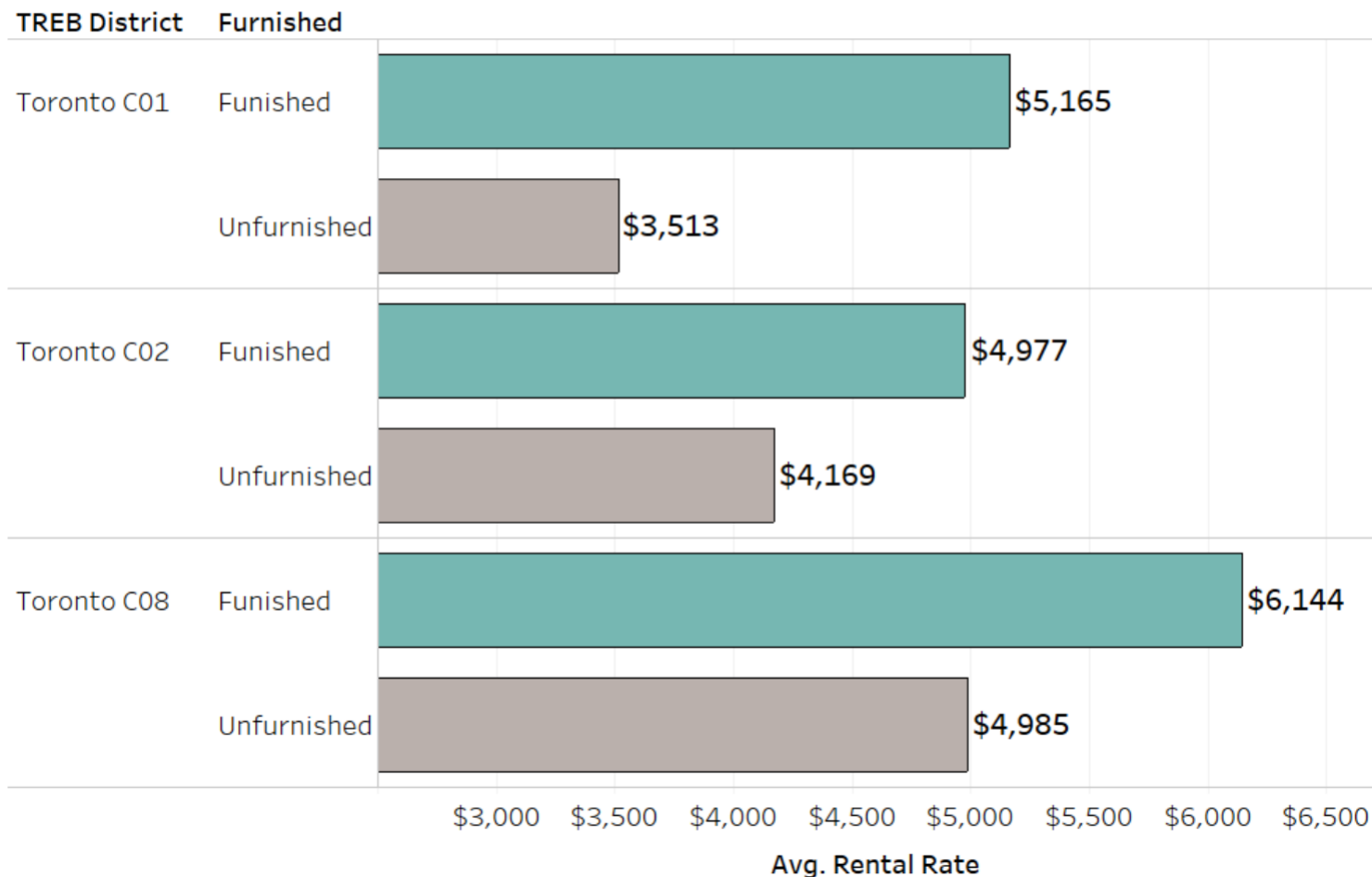
ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

Year 1	24.9%
Year 5	140.0%
Year 10	323.5%
Year 30	1649.1%

*Price increases of 4.5% annually. *Rent increases of 3% annually. Mortgage rates calculated at 3.5% for 1-10 years and 4.5% for 11-30 years. Other Assumptions: Property tax increases 2%/year. Condo fees increase 3%/year. ** Down payment based on 30%. Rates are based on probable 2021 rental rates.

TURBOCHARGE CASH FLOW BY 40%

Average Rental Rate for Furnished versus Unfurnished Units, Select Luxury Resale Condo Projects, August 2017 to August 2019



Turbo charge your rental returns by furnishing your units and average over 45% more rent per month.

We can help you rent your unit to executives because demand is so high and supply is so limited.

Don't forget that as a **CONNECT VIP**, you're getting a year's property management - for FREE.

MARCO TORONTO

- GTHA's leading property furnished rental company for more than 20 years
- Offers Airbnb services and executive furnishing package
- True turn-key service for completely hands-off investment
- Maximize your ROI and cash flow
- **One year FREE property management** including pre-delivery inspection, listing and marketing (co-opt paid for by owner), tenant selection, maintenance management, rent collection, and lease extension

EXCLUSIVE INCENTIVES

OPTION TO ASSIGN AT \$2000

(Excluding legal fees)

OPTION TO LEASE DURING INTERIM OCCUPANCY

(Free of charge)



DEVELOPMENT CHARGES CAPPED

Studio, Junior One Bedroom, One Bedroom **\$10,000**

One+Den & Two Bedroom Suites **\$14,000**

Two+Den & Penthouse **\$20,000**

EST. COMPLETION DATE: MARCH 1, 2023



EXTENDED DEPOSIT STRUCTURE

\$10,000 on signing

Balance to 5% in 30 days

5% in ~~60~~ **165 days**

5% in ~~120~~ **580 days**

5% in ~~180~~ **810 days**

And **one year FREE turnkey property management** provided by Marco Toronto

WHAT HAPPENS NEXT?

WE ARE HERE TO HELP YOU



matt@connect.ca / ryan@connect.ca

Plans, pricing, and downloads:

<https://www.connect.ca/pdf-downloads/the-bread-company-condos>



Reservation form:

<https://share.hsforms.com/1P1Ft-7bSSVaW3OylRzogXg3u7gc>

VIP deadline reservation:

5 PM EST at Wednesday, August 5