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In my previous articles, I have mentioned strategies of creating a passive income that will provide a financially stable future. Today, I would like to discuss a project that will be of great interest to those who are seeking an investment in real estate and creating a passive income. Besides a beneficial location, this project remains interesting due to the "Turn-key Investment Package" – if obtaining a unit in this project; you will not have to search for the tenant or worry about property management. These become the responsibilities of the the management team, rent and management are guaranteed by the developer. Furthermore, in the first two years is free for the investor. In the years to follow, the investor will have to pay only a symbolic amount.

Now, I will discuss in detail about what makes this project so interesting and unique amongst many others.

The location is in **Waterloo**, a bit more than hour drive from Toronto. **This is one of the most fast-developing cities in Canada. It is Canada's main technological center. It has the University of Waterloo and Wilfred Laurier University as well as a technological park known as "Canada's Silicon Valley."** In Waterloo, there are representatives of many large-scale companies. **It is the home to over 1000 technological start-ups and over 400 research laboratories and institutions.** In the next two years, the construction of the **ION Transit Line** will be complete

DISTRICT CONDOS INVESTMENT WITH MORE THAN 40% OF YEARLY PROFIT



which is a high speed train connecting the majority of notable locations in the region. When this transit system will be complete, Waterloo will be the only city in Canada with a modern and developed transportation infrastructure of the European level. Moreover, more university campuses and various research institutions are being built. The Canadian government plans to construct an analogy to the US Silicon Valley that will attract top notch specialists. **In 2015, Waterloo was recognized as one of the best cities for investments by the Real Estate Investment Network (REIN).** The city is fast-developing and there is a clear shortage in the availability of apartments for rent (there is a total of approximately 60 thousand students in the two universities but less than 9000 spaces are available for residence on campus). As such, renting apartments is very profitable and out-competes the Toronto statistics. In addition, experts predict significant increase in real estate prices in the area. Considering all of the mentioned factors, you can be convinced that investing in real estate in Waterloo will bring large dividends with time.

The outstanding project is called "District Condos." It consists of 25 floors which are made up of 250 apartments with one bedroom plus den and two bedrooms. Some features include a student lounge, rooftop garden, business centre, library, and an outdoor theatre. It is located right beside the University of Waterloo, the Wilfrid Laurier University, and the Waterloo Park which has an area of 111 acres. In addition, it is in close proximity with the central technological park and the ION Transit Line station. There is a limited amount of such buildings in the city and the waiting list for the rental units is quite extensive – it can take up to several months. **This project will be complete in 2017. The expected profit in the first year upon completion of construction is more than 40% of the invested money.** In the first two years upon completion **the rent is guaranteed by the builder**

for the price of \$2.5/per sq.ft. Furthermore, the unit management come with no costs for the investor and are taken care of by the developer. **All of the units are offered with all furniture including curtains and all necessary appliances.** In addition, the condo fee in Waterloo is half of that for a condo in Toronto. In this project, it is only 25 cents per square foot; for a month for a two bedroom apartment, this adds up to \$155. The table below presents data for a two bedroom unit that shows the flow of money in this project for the first year after completion of construction. In the following years, this image will become even more profitable as there is no doubt that the price for rent and the overall value of such projects in Waterloo will notably increase. This will allow investors to obtain approximately 50% yearly of the invested money in profit after only three years.

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Purchase Price:	\$276,900
Down Payment:	\$55,380
Monthly Rent:	\$1,550
Yearly Rent:	\$18,600
Property Tax:	\$3,043
Insurance:	\$150
Condo Fees:	\$1,806
Total Income:	\$13,601
Mortgage:	\$10,027
Net Cash Flow:	\$3,574
Principle Paid Down:	\$5,375
Net Income:	\$8,949
Annual Return:	16.16%
Capital Appreciation:	\$13,236
Total Annual ROI	40.06%

The best units in such projects generally sell out in mere hours upon the beginning of sales. **We have an exclusive claim to the first sales of the "District Condos" project with sufficient discounts and improved contract conditions.**

This project will be on sale for one day only on Saturday, January 23 at 12pm.

This event will take place in a specially organized presentation centre in Thornhill. **If you are interested in purchasing a unit in this project, contact me as soon as possible.** As an insider in this project, I will be able to guarantee that the unit of your choice will be available to you during sales event. In my opinion, this project is extremely interesting for those seeking a profitable real estate investment. Do not miss your chance.

