



MAXIM BAGINSKIY

REAL ESTATE BROKER/INVESTMENT ADVISOR

EMAIL: mbaginskiy@gmail.com

PHONE: (416) 832-8343, FAX: (416) 981-7710

WWW.REMLIS.CA

Right at Home Realty Brokerage Inc., 905-695-7888

SAGE PLATINUM CONDOS INVESTMENT WITH PROFIT OF 40% YEARLY

In my previous articles, I discussed strategies of creating a passive income which provide you with a financially stable future. In this article, I would like to tell you about a project that will no doubt interest those seeking an investment and the creation of a passive income. Besides an excellent location, this project comes with a "Turnkey Investment Package." This means that if you purchase a unit you will not have to concern yourself with finding a tenant nor with the apartment services. All of this becomes the responsibility of the builder; in fact, rent and management is guaranteed by the developer throughout the first two years, absolutely free of charge for the investor. Further service will cost the investor a mere symbolic amount.

Now, let's focus on the uniqueness of this project and why I have chosen it out of tens of other projects.

The location is in Waterloo – a bit more than an hour away from Toronto. **This is one of most rapidly developing cities in Canada. Certainly, it is the main technological centre in Canada. It has the University of Waterloo and Wilfrid Laurier University, along with a technological park called "Canada's Silicon Valley."** Furthermore, **Waterloo has the head offices of numerous companies known worldwide. Waterloo is the home of more than 1000 technological startups, 400 scientific laboratories, and research institutions.** Within the next two years, the construction of the **ION Transit Line** will be completed. This is a high-speed train that connects almost all significant locations in the region. Once construction is completed, Waterloo will be the only city in Canada with a truly modern



transportation infrastructure of the European level. In addition, more university campuses and all kinds of research institutions will be built. As a part of their plans for the city, the Government of Canada seeks to create an analog to the American Silicon Valley which will attract specialists of the upmost level. **In 2015, Waterloo was recognized as one of the best cities for investments by the Real Estate Investment Network (REIN).** On the background of a rapidly developing city and a catastrophic lack of rent space (the amount of students from the two large universities is more than 60 thousand while there are less than nine thousand spaces on the university campuses) giving an apart-



ment for rent is very profitable, more so than in Toronto. Moreover, analysts are predicting that the real estate in the region will increase in value. Taking into account all of the aforementioned factors, you can conclude that investing in real estate in Waterloo will bring you very high dividends.

Now let's discuss the project itself. It is called "Sage Platinum Condos" and is a six storey building which encompasses just under 100 apartments. It features studio and one-bedroom apartments. This project is equipped with all kinds of services necessary for a comfortable student life. It is in one of the best locations in the city – a minute away from Wilfrid Laurier University and ten minutes away from the University of Waterloo, Canada's Silicon Valley, a station of the ION Transit Line, and the Waterloo Park (with an area of 111 acres). There are very few projects with such a great location so it is no surprise that the demand for this project is very high. Often, students remain on the wait list for months. The project will be complete in the summer of 2018. The expected profit of the project will be 40% yearly of the invested money already after the first year. The rent is guaranteed by the developer. The prices start at \$950 per month for a studio apartment. From the first day upon completion of the project, you will receive a monthly rent payment onto your bank account from the developer. Moreover, the services for the apartment up for rent are free for the investor and are the responsibility of the developer. All units in the project come with furniture which includes curtains and necessary gadgets. The price of the apartments starts from \$199,900. In the first two years, the developer will also pay the maintenance fee for your apartment. Further costs of maintenance will be \$100-150 per month depending on the apartment. The price of maintenance in Waterloo is twice as small as in Toronto; for this project, it is 25 cents per square foot. Below is a figure that shows how the invested money will work one year after the completion of the project, using a studio apartment as an example.

FIGURE (insert)

In future years, these financial calculations will be even more favorable as there is no doubt that the rent price and the general price of such projects in Waterloo will increase. This will allow investors to raise the profit to 50% annually on the deposited

Purchase Price:	\$ 199,900
Down Payment:	\$ 39,980
Rent Per Month:	\$ 950
Rent:	\$ 11,400
Property Tax:	\$ 1,900
Insurance:	\$ 150
Total Income:	\$ 9,350
Mortgage:	\$ 7,239
Net Cash Flow:	\$ 2,111
Principle Paid Down:	\$ 3,881
Net Income:	\$ 5,991
Annual Return	14.99%
CAP Rate	4.68%
Capital Appreciation:	\$ 9,555
Total Annual ROI:	38.89%

money, a mere three years after the unit is up for rent.

Currently, the region is growing in prices by 6% per year and it is reasonable to suggest that in future years, it will only continue to increase. Even if basing our discussion on the 6% increase, investors have the opportunity to refinance after six months after the completion of construction. They can claim all of the invested money and continue to receive a passive income of almost \$20,000 per year. To attain such an apartment you will need around \$40,000 but not all at once, rather throughout the first year of construction.

Such projects enter the market quite rarely. The last project with such financial characteristics was sold on January 27th of this year. District Condos was fully sold-out within three hours.

We have exclusive access to primary sales of the Sage Platinum Condos with discounted prices and adjustable conditions of the contract. We will begin reservation of units for this project on April 21st and the sales will happen at the end of April. We also conduct presentations on April 21 and 26 in the office company "Invest Connect Management" which is located on 10376 Yonge St, Unit 306, Richmond Hill. You can register for the presentation by calling 416-832-8343 or by email via contact@investconnect.ca. If you are interested in buying an apartment in the project, I recommend that you contact me as soon as possible. Based on the popularity of this project, it will be sold out very quickly. In my opinion, this project is very interesting for those willing to beneficially invest money in real estate. Most importantly, it is accessible for those who currently do not have saved up money. I recommend beginning investing in real estate from such projects. Do not miss your chance.