



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

THE ROSEDALE ON BLOOR PROJECT - BE THE FIRST!

dos, Dundas Square Gardens, Hilton Garden, etc., will be the one to bring this project to life. This company has established itself as one of the best quality construction companies in Toronto and it promises that this specific project will be distinguishable due to its elegance and beauty. **Rosedale on Bloor condos** will consist of two towers – 42 and 12 floors – that will be located on an 8-floor podium. There will be luxurious stores on the first two floors of the podium. The third and fourth floors will contain amenities as in a five-star hotel for the building residents.

The most interesting factor that lures investors to this project is the fact that part of Bloor St, east of Yonge, is less developed than the part west of Yonge. This area contains many old buildings with few floors. This is because for a long time, construction of high-rise buildings was prohibited in this area. As such, developers lost interest. A few years ago, this regulation was changed. As a result, this area became a magnet for the largest construction companies in Toronto. The first Tridel high-rise building is already developed in the area. Currently, the construction of another high-rise building "Selby" is started – a project completely bought out by the Canadian Pension Fund. Furthermore, in the next two years, several high-rise buildings by Lantera Development will enter the market. On the first floors of these buildings, there will be boutiques, restaurants, bowling, etc. All of these projects are expected to be completed by 2019-2022. Considering these factors, it is safe to say that in the next seven years, this area will cordially change and will be a worthy continuation of the west part of Bloor. It will be just as comfortable as the popular Yorkville.

Subsequently, the prices will match those in Yorkville. For this reason, those who currently attain an apartment in this area with investment purposes can count not only on the market becoming generally more expensive – which, in the next three to four years will experience a massive price hike – but also on receiving sufficient dividends due to the area price hike. In addition, the rent rates in

this area are one of the highest in Toronto. This allows investors counting on a full investment cycle (buying, renting, selling) to earn sufficient profit when re-selling the real estate and during rent.

There is an index called the "Vacancy Rate" which shows how easy and beneficial it is to rent apartments in certain areas. The norm for this index in megalopolises is considered level five. The lower the level, the easier and more beneficial it is to rent apartments in the specific area. Currently, this index is on level two for downtown Toronto. This is unusually low which means that it is very beneficial for the landlords to rent out units at this time. These factors are of great importance to investors. According to statistics, only 20% of investments in condos under construction rely on the "Flip Contract" – the re-selling of the contract after completion of construction. 80% of investors use the full investment cycle by closing the deal and renting out units for some time. This allows for the requalification of profit from Income to Capital Gain and therefore, receiving significant tax benefits. Subsequently, having such beneficial rental market conditions, investors are guaranteed to receive sufficient profit. This makes the whole investment strategy more appealing.

In my previous publications, I explained and demonstrated with examples the importance of choosing the right project to invest in. Regarding the Rosedale on Bloor project, I have no doubts that it will bring great profit to investors.

The VIP sales for The Rosedale on Bloor Project begin on September 16th. Directly working with developers, I am able to provide you with favorable VIP pricing and incentives for this project. Besides being one of the leading brokers for this project, I have access to any units in the project. The interest for this project is so high that I believe all of the best units will be sold out in mere days. If you are interested in purchasing an apartment in this project, contact me as soon as possible so I will have time to reserve the unit of your choice, before the official project opening.

Today I would like to bring your attention to a new project that is interesting not only for those seeking a personal

apartment in downtown Toronto, but also for those who are looking for a profitable investment. The date for the beginning of sales was changed numerous times for this project; many people are expecting it since April of this year. The project is called The Rosedale on Bloor and is located on 387 Bloor Street East. One of the biggest assets of this project is its location – on Bloor St, between Ted Rogers Way and Sherbourne St. It is beside the subway, which can take you to any location in downtown in mere minutes. Furthermore, it is in proximity to central stores such as The Bay, Holt Renfrew, as well as all the boutiques along Bloor and the Marriott Hotel and Conference Centre. These and much more are a mere five to ten minutes away by walking! In addition, the area has numerous office buildings including Roger's central office tower and of course, Yorkville with plenty of bars and restaurants. Yorkville is considered one of downtown's most expensive and elite areas with condo prices of over \$1000 per sq. ft. The builder provides the following facts: by walking, you can reach the subway station in three minutes, Yorkville in six minutes, University of Toronto George Campus in 16 minutes, and Ryerson University in 18 minutes.

The construction company Easton's Group, known for constructing projects such as King Blue Con-

