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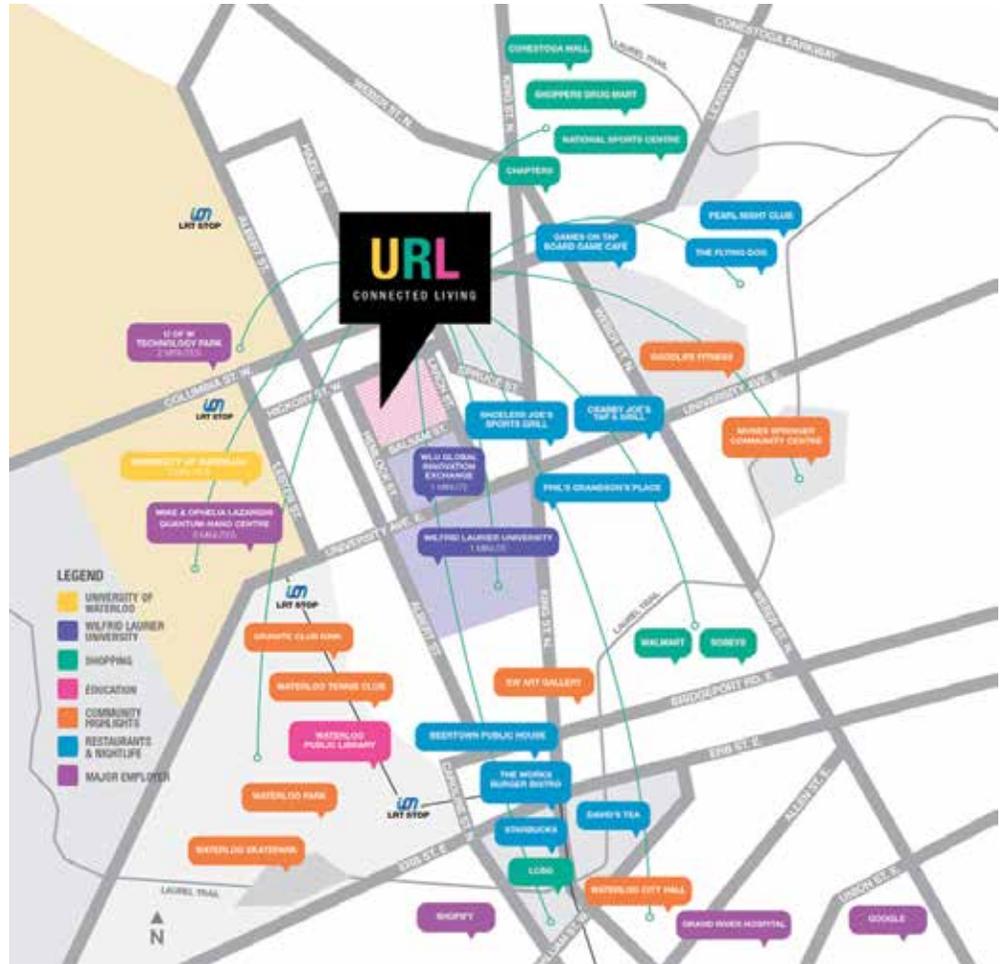
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In my previous articles, I have mentioned strategies of creating a passive income that will provide a financially stable future. In this article, I would like to discuss a project that will be of great interest to those who are seeking an investment in real estate and creating a passive income. Besides a beneficial location, this project remains interesting due to the "Turnkey Investment Package" – if obtaining a unit in this project; you will not have to search for a person interested in renting or worry about providing services in the apartment. These become the responsibilities of the builder company. Furthermore, rent and management are guaranteed by the developer and 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 central 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 including Google and Blackberry. 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 which is a high speed train connecting the majority of notable locations in

# «URL» CONDOS INVESTMENT WITH MORE THAN 40% OF YEARLY PROFIT



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 American 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). Furthermore, there are over three thousand available job opportunities in the future techno-park. As such, renting apartments is very profitable and out-competes the statistics from Toronto. In addition, experts predict an increase in the cost of real estate in the region. 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 "URL Condos." It consists of six floors which are made



up of 380 apartments with one and two bedrooms. This project is equipped with accommodations that make it ideal as a living and study space; 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 "Silicon Valley North Technology Park" which is beside the Waterloo Park that has an area of 45 hectares (111 acres). In addition, it is in close proximity to a station of the ION Transit Line.

There is a limited amount of such buildings in the city and the wait list for such projects is quite extensive – it can take up to several months. This area has a unique location and already, there is limited space for new projects. It has only recently been launched into zoning for the construction of apartment buildings that took place immediately. The project "District Condos" went on sale in February of this year and it was the first project located in this area. All of the apartments sold out within three hours after the beginning

of sales. The next project in the area became "Sage Platinum" which went on sale in May of this year – both corpuses of the project sold out instantaneously. Finally, today we see the third project – "URL Condos" – that will surely belong with the town's architecture.

The project will be completed at the end of 2018 and the expected profit in the first year after completion is over 40% annually of the deposited money, afterwards the profit grows to 50%. In the first two years after completion of construction, rent is guaranteed by the developer so the investor automatically receives income on their bank account every month regardless of whether the apartment is up for rent or not. Furthermore, giving the apartment for rent and all of the services involved in doing so are completely free for the investor or as it is the responsibility of the developer. All apartments come with furniture which includes kitchen appliances. The service fee of Waterloo apartments is twice as small as in Toronto; the monthly fee for a two bedroom apartment consists of \$200. However, you will

not have to pay even this fee during the first two years, as this is once again the responsibility of the developer.

**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 "URL Condos" project with sufficient discounts and improved contract conditions. Signing of the contracts will take place in the banquet hall Le Park in Richmond Hill on **September 24th**. We will conduct a presentation about this project on **September 16th at 6:30** in the office of the company Invest Connect Management in Richmond Hill. This is a perfect opportunity to reserve an apartment of your liking.** Further, you can take a look at the prices, financial schemes, and apartment layout on [WWW.CONDODEAL.CA](http://WWW.CONDODEAL.CA) starting from September 14th. If you are interested in obtaining an apartment from this project, contact me as soon as possible. Judging by the popularity of this project, it will sell out very quickly.