



LSQ2

INVESTMENT ANALYSIS

Introducing a smart investment program at LSQ2. Take advantage and invest in one of GTA's best rental submarkets while benefiting from a 2% mortgage rate discount incentive for two years to maximize your return.

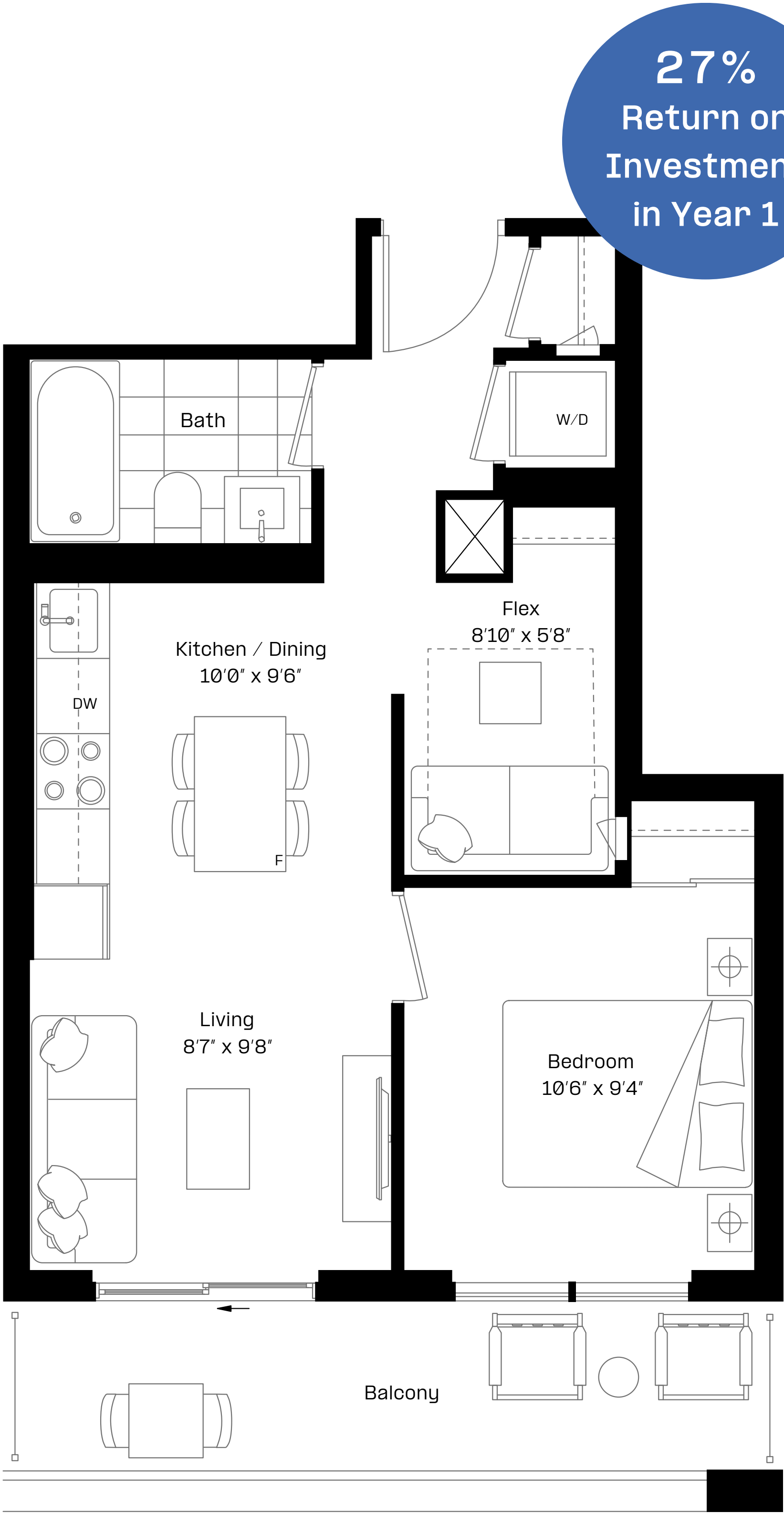
1 + F 5

1 Bed + Flex | 1 Bath | Interior: 493 sq.ft.

Price: \$653,900

Occupancy: June 2028

Investment Analysis	Year 1	Year 2
Rent Collected	\$35,096	\$36,500
Total Mortgage	-\$26,370	-\$26,370
Maintenance & Property Taxes	-\$8,463	-\$8,463
Add:		
1 Year Maintenance Fee Promo	\$4,082	\$0
Principal Recapture	\$11,340	\$11,671
Total Net Return before Appreciation	\$15,685	\$13,338
Annual Return on Investment	12%	10%
Capital Appreciation (3%/yr)	\$19,617	\$20,206
Total Net Return	\$35,302	\$33,543
Annual Return on Investment	27%	26%



The LSQ2 investment analysis is based on current projections and returns are estimates based on current market conditions and selected assumptions. These projections should not be considered as guaranteed future results. Discounts/incentives are provided as credit on closing. Amount provided to purchaser on closing will be based on the First National Fixed Rate of 4.99% discounted by 2% applied to a 30-year mortgage of 80% of the purchase price for a 2-year period, which difference shall serve as the interest rate reduction payment. The purchaser(s) will receive the interest rate reduction promotion by way of a credit on closing. Prices and specifications are subject to change without notice. Vendor and Listing Brokerage reserve the right to alter or remove any incentives at anytime at their sole and absolute discretion. The information contained herein is for information purposes only and should not be construed as financial advice. Please speak with your legal and financial advisors. All statistics provided should be independently verified, they may change from the time of recording and do not constitute representations or warranties of the Vendor. Renderings are artist's concept only and does not represent any condition at present, or in the future, which may obstruct or impede the views, including current or future construction plans by the developer or others. Price, materials, specifications, floor plans and dimensions are subject to change without notice. Dimensions, specifications, layouts and materials are approximate only and are subject to change. Actual usable floor space may vary. Balcony and terrace area is approximate and not included in the net suite area. Bulkheads required for mechanical purposes have not been indicated. These marketing materials do not form part of the agreement of purchase and sale. Please speak to a Sales Representative for additional details and information. Vendor and Listing Brokerage reserve the right to alter or remove any incentives at any time at their sole and absolute discretion. E.8.O.E



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2B 3

2 Bed | 2 Bath | Interior 673 sq.ft.

Price: \$820,900

Occupancy: June 2028

25%
Return on
Investment
in 1 Year

Investment Analysis	Year 1	Year 2
Rent Collected	\$40,711	\$42,340
Total Mortgage	-\$33,104	-\$33,104
Maintenance & Property Taxes	-\$11,072	-\$11,072
Add:		
1 Year Maintenance Fee Promo	\$5,572	\$0
Principal Recapture	\$14,236	\$14,652
Total Net Return before Appreciation	\$16,343	\$12,815
Annual Return on Investment	10%	8%
Capital Appreciation (3%/yr)	\$24,627	\$25,366
Total Net Return	\$40,970	\$38,180
Annual Return on Investment	25%	23%



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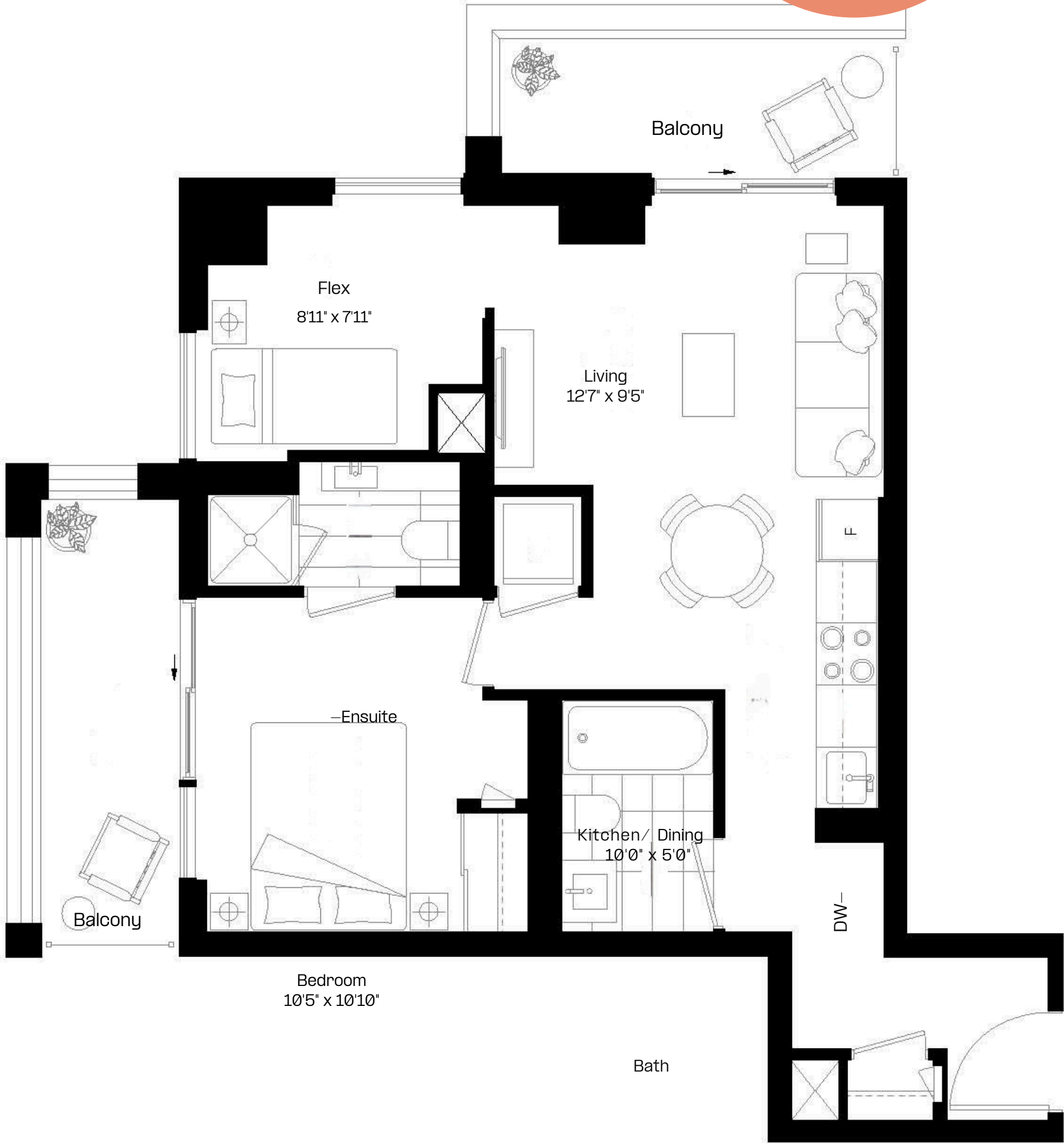
JR 2 Bed | 2 Bath | Interior 626 sq.ft.

Price: \$769,900

Occupancy: June 2028

25%
Return on
Investment
in 1 Year

Investment Analysis	Year 1	Year 2
Rent Collected	\$38,605	\$40,150
Total Mortgage	-\$31,048	-\$31,048
Maintenance & Property Taxes	-\$10,342	-\$10,342
Add:		
1 Year Maintenance Fee Promo	\$5,183	\$0
Mortgage Principle	\$13,352	\$13,741
Total Net Return before Appreciation	\$15,751	\$12,502
Annual Return on Investment	10%	8%
Capital Appreciation (3%/yr)	\$23,097	\$23,790
Total Net Return	\$38,848	\$36,292
Annual Return on Investment	25%	24%



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