



Bola Sanda

Sales Representative

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www.HomesByBola.com



Realty Services Inc., Brokerage
Independently Owned & Operated

Shoppers World Team

905-456-1000



Bola Sanda is not your typical Realtor. At first glance, it's easy to mistake her for a Hollywood Star, for she radiates beauty in-and-out! Combining Brains with Beauty has earned her a nick-name among her colleagues – the 'Superstar Realtor!' A closer look, however, reveals a very knowledgeable, hard-working, trustworthy, honest and caring professional.

As the saying goes, "What is worth doing at all is worth doing well". Bola devotes a lot of her time into building relationships with everyone she comes in contact with before, during and after each Real Estate transaction, with a personal touch, as opposed to just building a mere database of names. She refers to her contacts as her 'List of Cherished Relationships.' This has earned her a lot of Referrals from many Satisfied Clients.

Message from Bola:

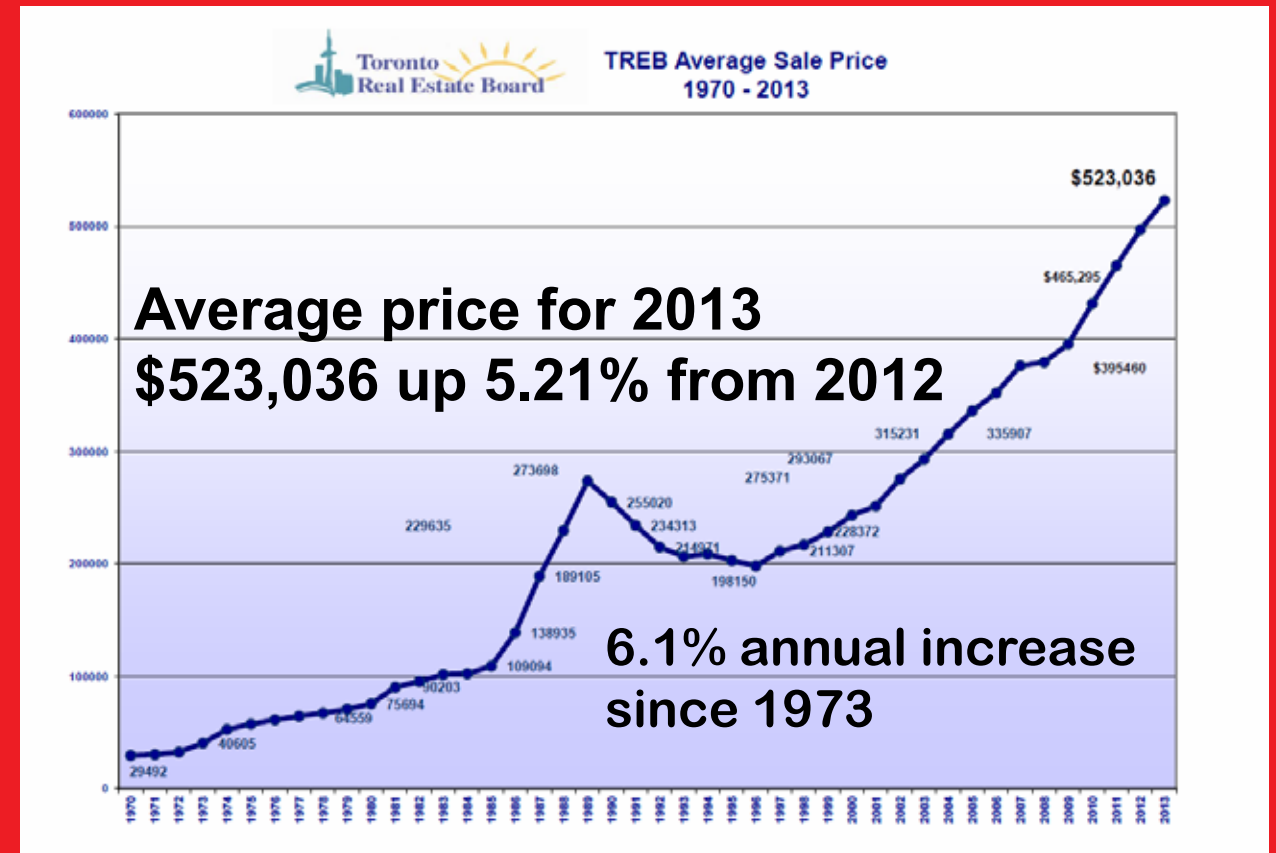
Whether you are planning to sell your property, looking to buy your next home or allocating some funds for Real Estate Investing, in Brampton, Caledon, Etobicoke, Mississauga, Milton, Toronto, Vaughan or anywhere in the GTA, let me give you the level of service you deserve, with Integrity and Honesty.

Please feel free to contact me via telephone, text or e-mail any time and I will be pleased to help you with your real estate needs. I'm never too busy to answer your questions!

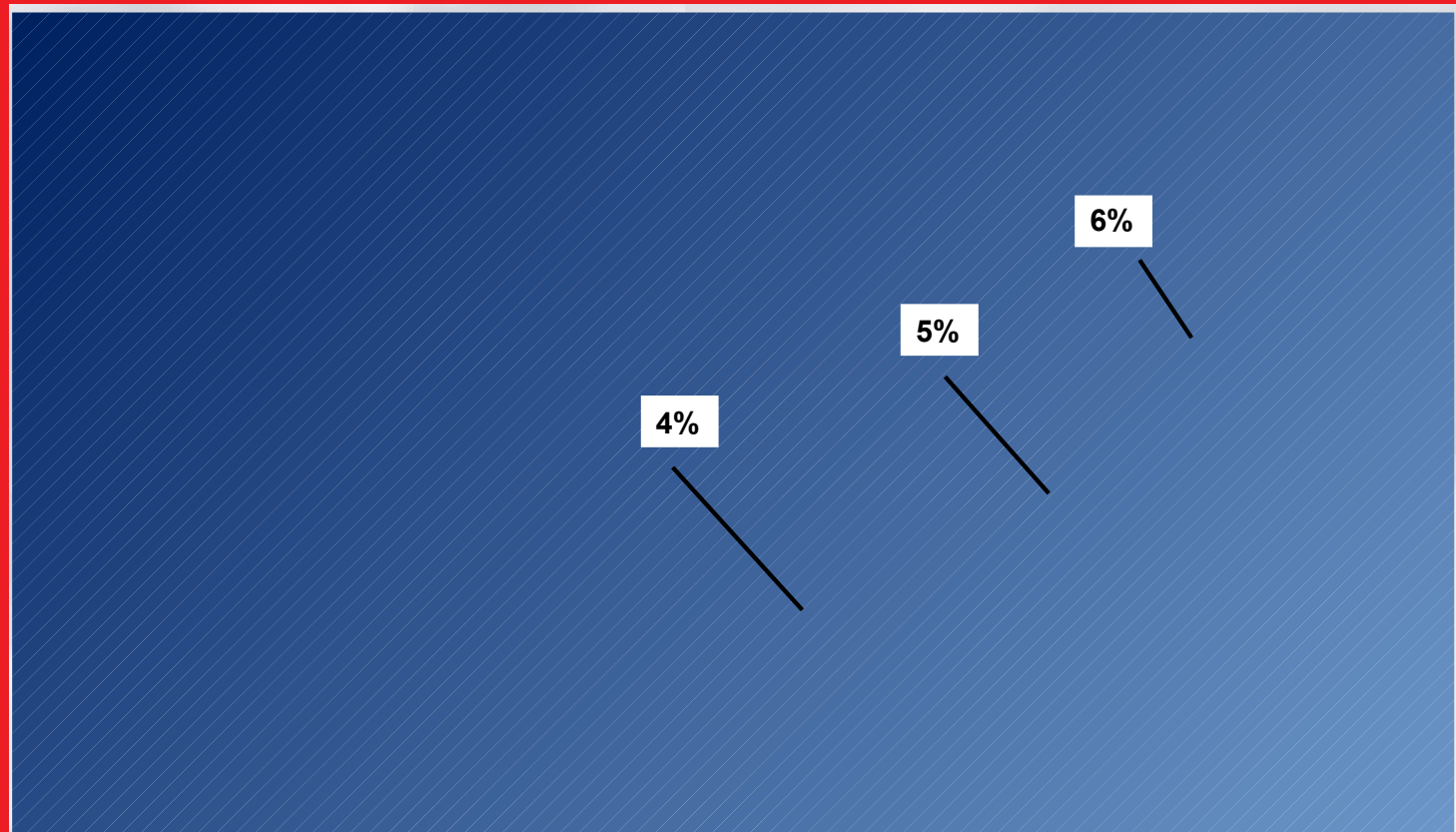
I look forward to speaking with you.

Call anytime.

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Toronto has been ranked the best city to live in the world by the Economist. The ranking aggregates Toronto's performance across a range of indexes, which include safety, livability and cost of living. National level rankings like the Economist's Democracy and Global Food Security Index were also factored into the overall rank. So, like, we're the best. Give yourself a pat on the back.



Just how expensive—or not—is it to buy a condo in Toronto? The city sits at No. 15 out of 94 on the Global Property Guide's ranking of the World's Most Expensive Cities, based on average U.S.-dollar prices per square foot of centrally located condominiums (assuming a 550 square feet—one-bedroom unit)

Price in Toronto: \$385,000

CHEAP compared to...

Monaco \$3,056,270

London \$1,194,000

Hong Kong \$839,000

Tokyo \$658,000

New York \$615,000



The 'Manhattanization' of Toronto

83.4% of people in New York City live in Condos or Apartment Buildings.

70% of people in Toronto and surrounding areas live in Condos or Apartment Buildings.

In Toronto, prices for single detached homes and townhomes are projected to go up 30% to 50% in the next decade.

Condo living is sure to be the default housing option for those wanted to live in the city.



Toronto's red-hot condo rental market is showing no signs of cooling down

Over the past two years, rents have risen by more than 10%, equal to an additional \$170 per month or 23 cents per square foot on average.

Demand for renting condos has heated up with less first-time buyers. Rental transactions have exceeded resale volumes in the condo market since mid-2012.

Investors are increasingly choosing to hold their units rather than flip them for sale.



Toronto's red-hot condo rental market
is showing no signs of cooling down

Toronto's condo boom showed no signs of slowing in 2014, as the number of units rented last year across the GTA increased by 15 per cent from the previous year's level

According to TREB, 22,765 condos were rented out across the city via the MLS website — and that figure doesn't include rentals that are arranged privately or through websites such as Craigslist and Kijiji.

The yearly figure is up by 15 per cent from 2013's level, but it's well over twice the level seen as recently as 2010, when there were only about 10,000 condos rented in the city.

Press Release: 2015 by Urbanation Canada's leading condominium market research company



Toronto Star, February 2nd 2015

thestar.com
REAL ESTATE

New condo sales soared back in 2014 from their 2013 slump, with developers across the GTA recording their third-highest level for sales ever, behind the previous highs of 2011 and 2007, according to market research firm Urbanation

Rental demand was also up and investor interest in Toronto's condo market remained strong as first-time buyers found themselves increasingly priced out of the low-rise house market across the GTA.

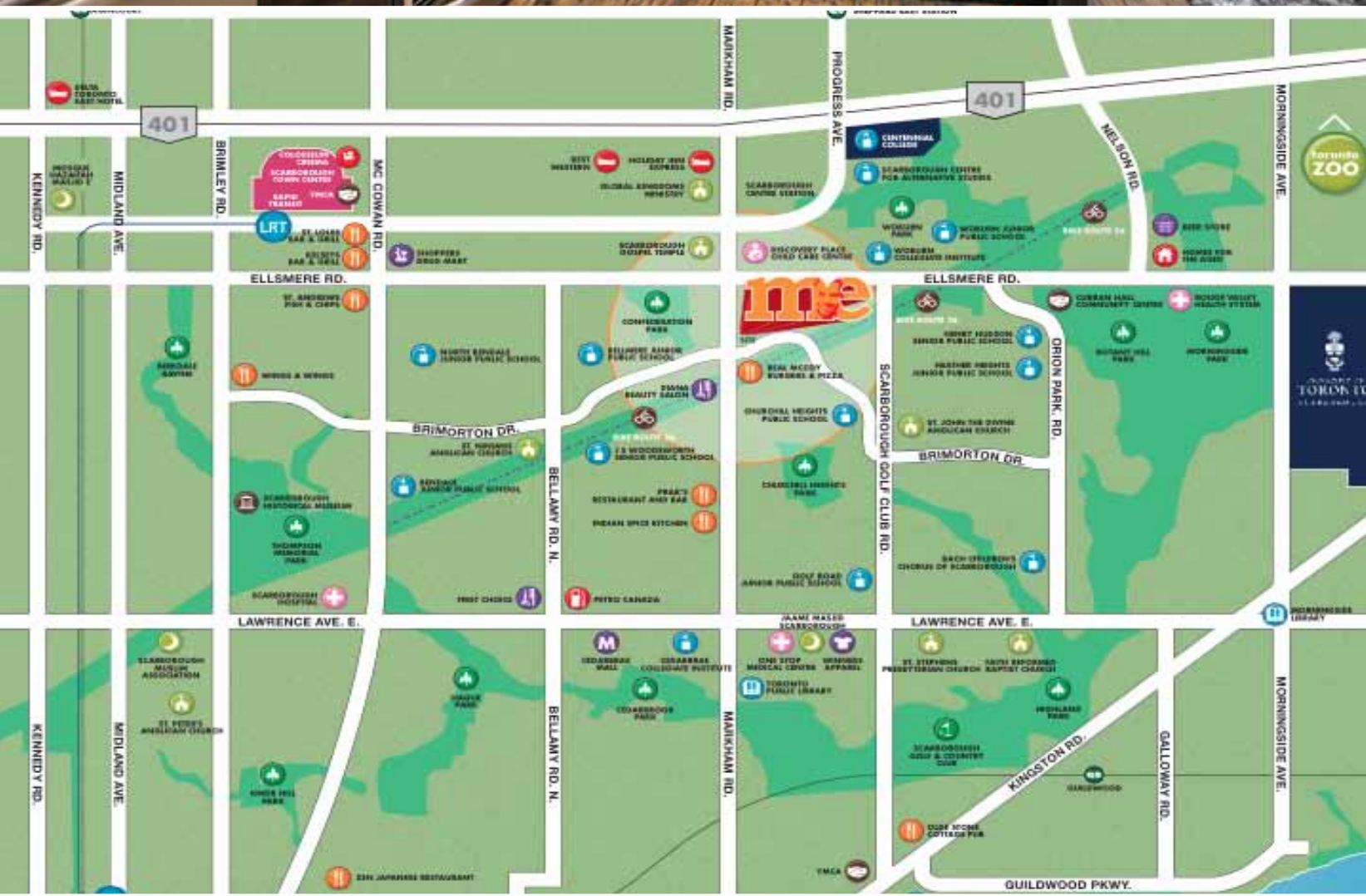
The average selling price of a new condo reached \$560 per square foot across the GTA in the fourth quarter of 2014, the strongest rate of growth recorded in two years and up 3.6 per cent over 2013.



About the Building

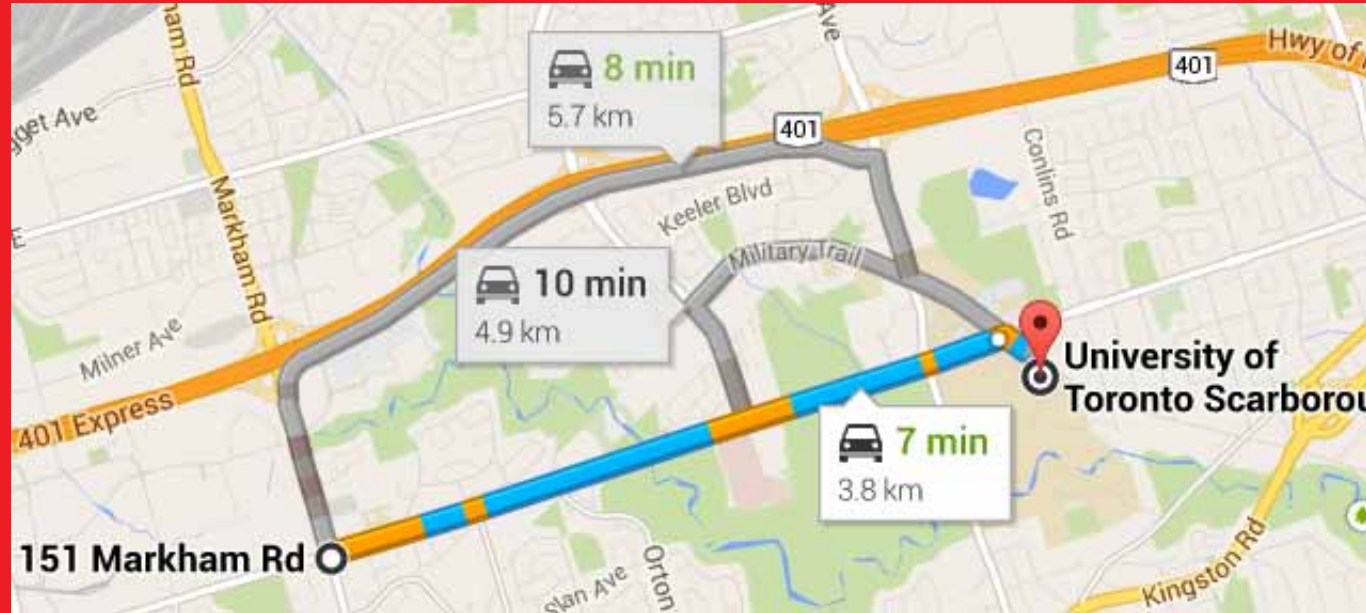




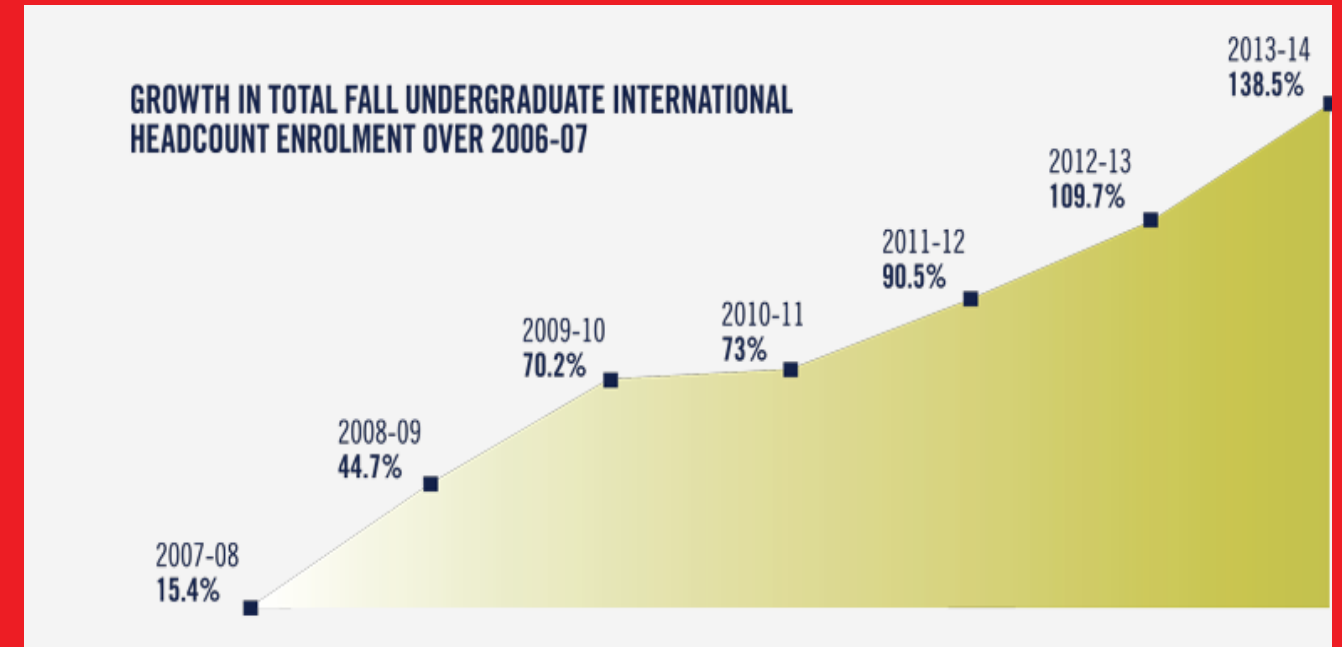


- HW Wing
- Library
- Management Building
- South Residences
- SW Wing
- L.L. Browne Theatre
- North Residences

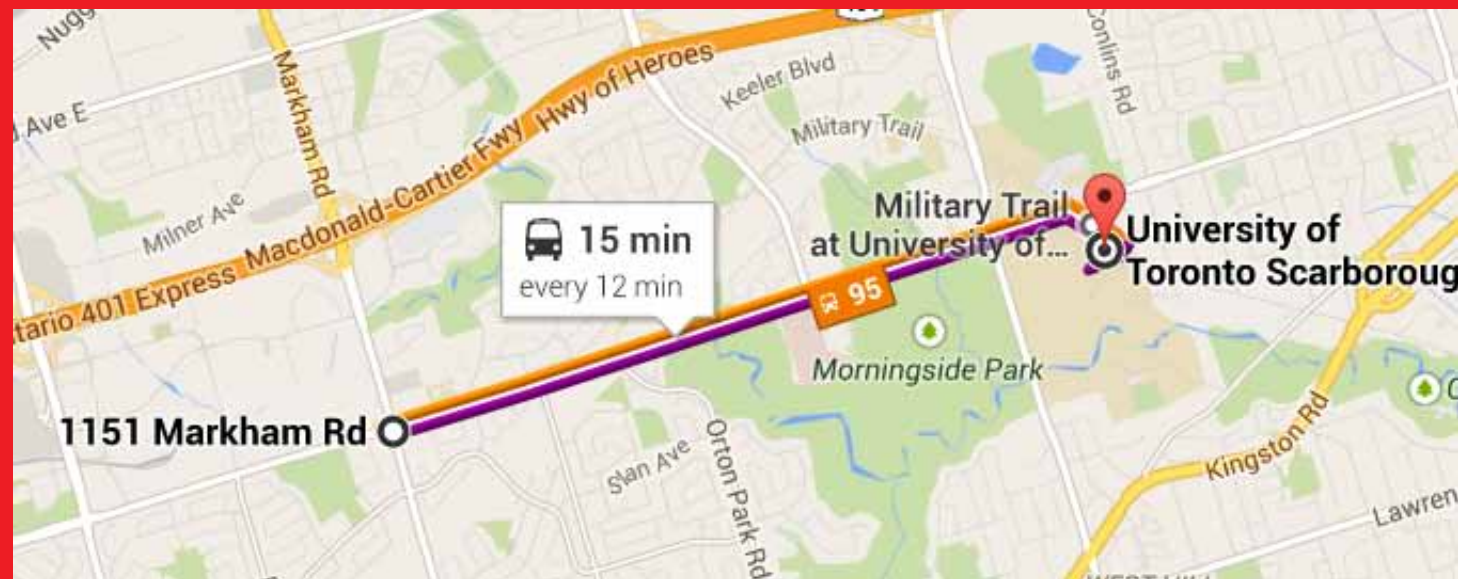
RE/MAX U of T Scarborough Campus



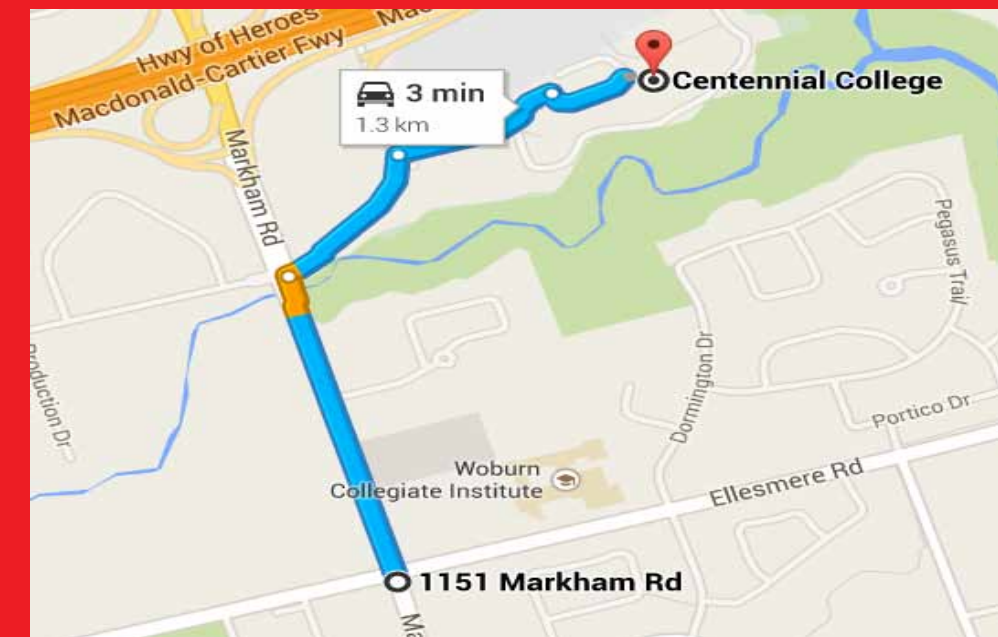
RE/MAX U of T Scarborough Campus



RE/MAX U of T Scarborough Campus



RE/MAX Centennial College: Progress Campus





Own With
\$5,500*

How to buy with \$5500

Purchase Price	\$259,990.00	<i>*parking not included</i>	
1st deposit on signing	\$2,500.00		
2nd deposit 30 days (5% less \$2,500)	+	\$10,500.00	
3rd deposit 120 days (5% paid by builder)	+	\$13,000.00	
4th deposit 720 days (5% builders interest free loan)	+	\$13,000.00	
Total in lawyers trust account 15%		\$39,000.00	
		\$13,000.00	Total from purchaser
			Total from builder
			\$26,000.00
Closing Mortgage CMHC 90%	\$233,990.00		
Balance to Close 10%	+	\$26,000.00	
		\$259,990.00	
Overage in lawyers trust account (\$26,000 - \$13,000)	\$13,000.00		
5% loan repaid to builder	-	\$13,000.00	
Balance remaining in lawyers trust account		\$0.00	
Purchasers original deposit	\$13,000.00		
Cash Back Credit Option (to replace furniture gift card)	-	\$7,500.00	
		\$5,500.00	

* Representations and information contained herein do not form part of any Agreement of Purchase and Sale. Re/Max Realtron Hersh Condos Inc. Brokerage, Lash Group of Companies, do not warrant or represent any or all of the figures and statements above. No placement of mortgage is guaranteed and it is the responsibility of each purchaser to arrange suitable financing. You are advised to verify all figures and statements with your accountant and obtain independent legal advice. Price and availability are subject to change without notice January & February 2015 E.&O.E.

ROI Example Mark 575 Sqft - Furnished

<u>2.35% Variable 4yr mortgage</u>		<u>2.8% Fixed 4yr mortgage</u>	
Price	\$ 259,990	Price	\$ 259,990
20% Deposit	\$ 51,998	20% Deposit	\$ 51,998
Mortgage	\$ 207,992	Mortgage	\$ 207,992
Monthly Expenses		Monthly Expenses	
Principal & Interest	\$ 806	Principal & Interest	\$ 853
Maintenance .50 x 575	\$ 288	Maintenance .50 x 575	\$ 288
Taxes approx. 1%	\$ 217	Taxes approx. 1%	\$ 217
Total Expenses	\$ 1,311	Total Expenses	\$ 1,358
Cash Flow		Cash Flow	
Income \$3.00 x 575	\$ 1,725	Income \$3.00 x 575	\$ 1,725
Expenses	-\$ 1,311	Expenses	-\$ 1,358
	\$ 414		\$ 367
Cash Flow \$414 x 12	\$ 4,968	Cash Flow \$367 x 12	\$ 4,404
Principal \$20,029 / 4	\$ 5,007	Principal \$18,780 / 4	\$ 4,695
	\$ 9,975		\$ 9,099
Return on Investment		Return on Investment	
20% Deposit	\$ 51,998	20% Deposit	\$ 51,998
Builders 5% Deposit	-\$ 13,000	Builders 5% Deposit	-\$ 13,000
Purchasers Investment	\$ 38,998	Purchasers Investment	\$ 38,998
\$9,975 / \$38,998 (cash flow / purchasers investment)		\$9,099 / \$38,998 (cash flow / purchasers investment)	
25.5% Return on Investment		23.3% Return on Investment	

Based on 4yr fixed and variable rates over a 30 yr amortization period

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Most Productive Agents in Canada

*Based on 2012 closed transactions. Source CREA and RE/MAX.



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