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WHAT SHOULD INVESTORS BUY RIGHT NOW?

We constantly monitor trends in the Greater Toronto Area's real estate market, and here are the conclusions we came to. Apartments located within a 30-minute drive from the downtown on public transport are the most sought-after. It is this niche, according to our calculations, that will bring the maximum profit to investors in the near future.

Today, I would like to talk about three projects that our company will be selling in early September. These projects will be very interesting to those who consider buying an apartment at the initial stage of construction for themselves. These projects are of particular interest to investors interested in pre-construction condos.

Each of these projects has its highlight, which makes it stick out from many other projects. Thus, apartments in this area will be very popular. Prices, which are still quite diplomatic here, will rise over time, and, accordingly, those who have invested in these projects early will earn a good profit.

1 Backyard Condos is a community master plan in eastern Etobicoke. Each building of the project has its name. The first two towers of the project were quickly sold out at the end of last year and beginning of this year. The third tower, which goes on sale in early September, is called King's Mill. In my opinion, it is one of the most successful constructions. The 10-story complex with great views of Humber River will have all the necessary amenities. It will be built right at the entrance to King's Mill Park, with many kilometres of walking, and cycling paths located in the green zone, that stretches along the Humber River. The Toronto Kayak and Canoe rental centre is within a 5 minute walking distance, so that guests can enjoy water sports there.

The project has good transport accessibility: the nearest subway station "Old Mill" in the Bloor line can be reached in 10 minutes by transport, or 20 minutes on foot through the park. The nearest GO train station is Mimico, also 10 minutes away. In the next two years, the city plans to open a new Go station - Park Lawn, which will be located near the project, and will further improve the transport accessibility of the area.

Prices here are still very diplomatic: 1 BR apartment with parking and locker can be purchased for less than 500 thousand dollars. Until recently, no new construction was built in this area; however, after the change in zoning, the lands were quickly sold out, and the area began to develop rapidly. In the

upcoming years, it will change dramatically, and turn into an elite area, like those adjacent to High Park; which, by the way, can be reached in 10 minutes by bicycle from Backyard Condos. The low prices, convenient location for a comfortable stay, and the ability to reach downtown in less than half an hour make this project very attractive both for buying for yourself or investing in.

2 Thirty Six Zorra Condos - Atree Developments' new project, also located in Etobicoke, will be built in the Queensway neighbourhood. This is a 36-story tower with a 7-story podium. In total, the project will have 460 apartments of various sizes from Studios to three-bedrooms. The project has a unique architectural solution: all the amenities corresponding to the level of five-star hotels, including a unique pool on the tower's roof will be there.

The project has excellent transport accessibility: it provides a free shuttle that will take residents to the Kipling Subway Station in just six minutes, and Islington Station in seven minutes. Consequently, the trip to downtown won't take longer than half an hour. In addition, it will be even faster to get to Union Station using the GO train, since the Mimico GO Station is very close to the project. In low traffic, both downtown and Pearson Airport can be reached in just 10-15 minutes by car. A small apartment in the project can be purchased for less than 400 thousand dollars, and I have absolutely no doubt that by the time the construction is completed the prices will rise dras-

The King's Mill at Backyard Condos



Thirty Six Zorra





tically. Undoubtedly, the project is very interesting for those who plan to rent out apartments. Based on our calculations, while apartment prices in this project are more than 40% lower than in downtown Toronto, rental rates here are just 10% lower than in the downtown core. This is one of the few projects where investors will see a positive cash flow when renting out an apartment.

The complex will use the most advanced technologies, including amenities such as ordering groceries through an Internet app on the screen in the apartment, car-sharing, and the electronic use of domestic services. This will be one of the first multi-storey complexes in Toronto fully built in accordance with the "smart home" technology.

be slightly more expensive than the two previous projects described in this article, the prices for the apartments in the first tower will delight buyers.

We have a special agreements with the developers and, as always, our company will be the first to sell these projects. We make it possible for you to purchase the apartment before the official opening of the project, with big discounts and special offers.



The choice of location is not a coincidence. Within a radius of just over a kilometre, there are two subway stations and, the project is close to the GO train station and the express train to Pearson Airport. From here, you can get to almost anywhere in downtown Toronto in less than half an hour.

You can find more information on our website:
www.NewGtaCondos.com,
 or by calling us at 416-832-8343

The construction of the project was possible after a change in the area's zoning, and this is only the beginning of global construction here. In the Toronto municipality, there are dozens of permits for the construction of commercial and residential buildings waiting in line. And, just in a year, there will be active construction, similar to what began five years ago in the Yonge/Eglinton area, where prices doubled during this time. As soon as the project is promoted, the prices will skyrocket too, and those who manage to buy apartments during the initial stage of the project have a chance to make very good money. We already have insider information about the prices at which this project will go on sale, and I have good news for you: although it will

We are planning to reserve apartments in these projects at the very beginning of September. Our presentation centre is located in Richmond Hill, and you can always make an appointment to get information not only about projects under construction, but also about real estate investments in general.

We are holding the next seminar for investors on Thursday, September 12th. You can register online, and consider doing it in advance as the number of spots is limited. Also, you can subscribe to the Mailing List and receive information about projects as well as interesting news about real estate including our articles and TV shows.

3 Galleria Condos. A project of a well-known developer in Toronto, Freed Development, and Elad Development, (a part of Tshuva Group, one of the largest companies in Israel), known for its magnificent projects worldwide.

The construction of the entire complex is planned to be completed by 2026. The first two towers of the project will be built in 2022-2023. Galleria Condos is a community master plan, Canada's second largest project after East Harbor, which is under construction in the east end of Downtown Toronto.

Galleria Condos will dramatically change the neighbourhood, and, in the future, this area will turn into one of the most sought-after areas in Toronto. It will be a huge complex, with a large park and fitness centre; which will be one of Toronto's largest community centres with an area of 95,000 square feet, including an ice rink, indoor promenades, restaurants, and cafes, bank branches, a supermarket and other service enterprises will be located right there.

The King's Mill at Backyard Condos

