



PRE-CONSTRUCTION INVESTMENT

GUIDE

by CondoDevelopers

*Specializes in pre-construction Condos
Big Success starts with small actions*

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Who are we?

We provide a complete solution to our clients through our systems to satisfy them with our services.

We help our clients to make the best decision for their investment. Especially when buying a home is one of the most important decisions in life. Our highly experienced training team will assist them with the process. We have a unique approach to helping clients. We educate them to fully understand their investments through our custom tools and process.

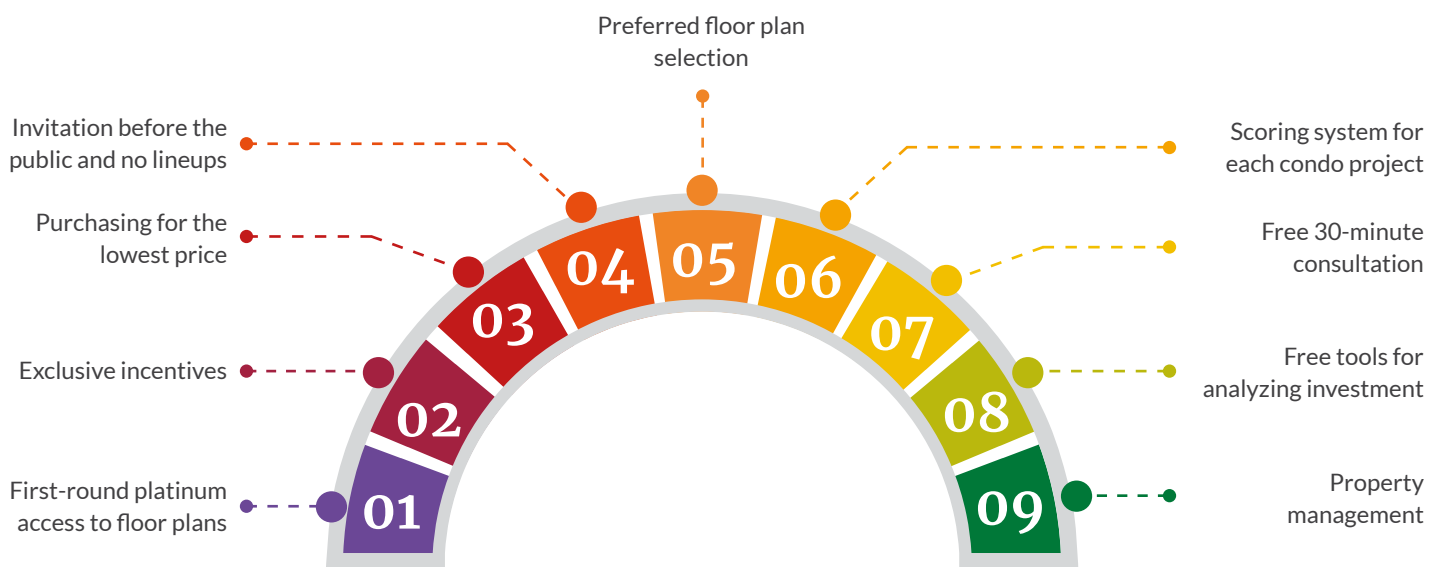
Whether you're moving or investing across the city, country, or worldwide, we have the expertise, knowledge, and resources to make your next move exciting and successful.

CondoDevelopers have comprehensive knowledge of the housing market and will work with you to get the best results from your investment. We have a dedicated team that studies and analyzes the market with our in-house tools. We work only with reputable builders in the GTA. We focus on different provinces and international development.

Our goal is to provide our clients excellent solutions for their needs with our knowledge, experience, system, and process. To achieve any goal, focus on the system, not the result.

Why CondoDevelopers?

CondoDevelopers work only with reputable builders with a strong history of completing projects. By choosing CondoDevelopers you will choose the following benefits:



Why invest in real estate?

Real estate has been an excellent tool to build wealth. About 90 percent of the world's millionaires have invested in real estate over the past two centuries.

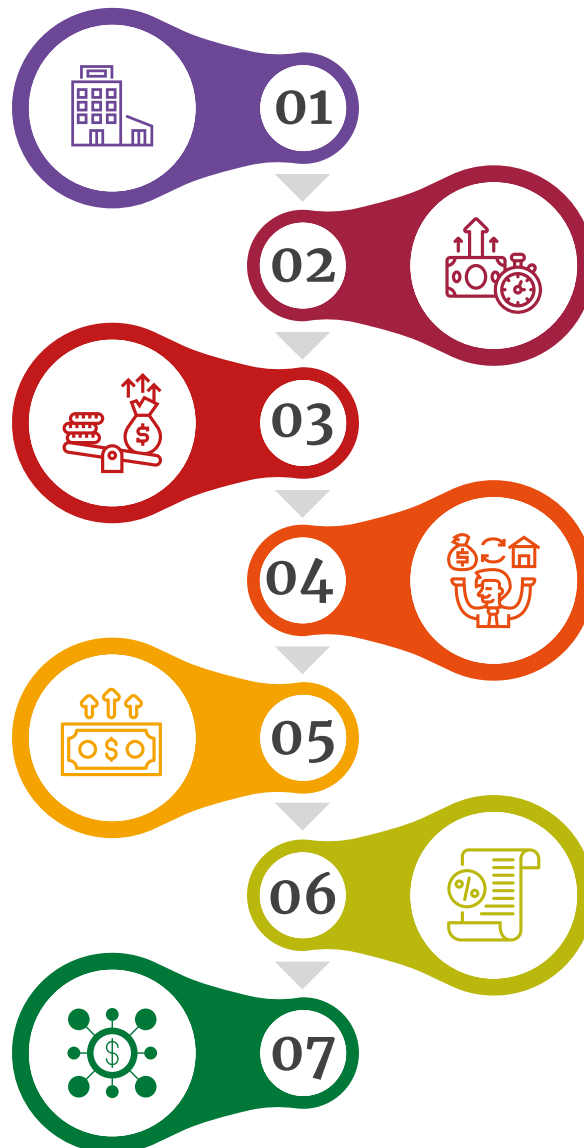
Example: One can buy a property worth \$300,000 with a downpayment of \$40,000 and get \$260,000 from the bank. He now owns \$300,000 of assets. If he invests \$40,000 in paper assets, he will get assets worth only \$40,000.

Real estate brings steady cash flow - through rent

Lets you use leverage - when you are investing in real estate, you may not have enough money, but you can take out loans from banks or buy property with other people's money

Hedges you against inflation - when the prices of goods and services increase, home value and rent typically increase.

Diversification - adding real estate to your investment portfolio diversifies and protects it from other investments such as stocks, oil, etc.



Appreciates over time - real estate market always increases, especially in the GTA - by 5% every year.

Builds equity and gives more control - you can refinance and buy more property or diversify your investment.

Tax advantage - you can deduct several expenses against your investment property: your property taxes, mortgage interest, property management fees, property insurance, and much more

CondoDevelopers Approach

We have a unique approach to working with our investors. When we find out our clients' needs, we work with them in unique ways using our system.

THE SYSTEM

EDUCATE

Knowledge is power, but learning is more powerful. We educate clients through our tools. Educating them helps us to understand them and how we can help them. We must understand our clients' needs to provide the best services.

Every client is unique. We have unique strategies for every client. This process forms a professional relationship.



Top 5 Reasons to Invest in a Pre-Construction Condo Project

Real estate is always the surest way to grow your money, especially if you are deciding to invest in a pre-construction condo project.

When you invest in a pre-construction condo, you are choosing a path where your investment substantially grows from day one till the day you decide to sell the unit.

This long-term investment can become a really good source of profit after all the years of possession, or it can generate passive income for you if you decide to rent the unit.



1. Wide options to invest in

Buying a condo is so much different than investing in a pre-construction one, which is actually a better, more profitable, and wise option. When investing in a pre-construction project, you are usually one of the first ones to pay and get the unit location/floor plan of your choice, since you have a large variety of investment options.

You can critically examine your needs and choose the ideal plan to invest in, you don't have to settle for anything. Moreover, your property starts appreciating from the moment you buy it, and you are the one that's building the equity of the property, not buying one.

These things count for so much if you decide to sell the unit in the future.



2. Low down payment and flexible deposits

Another critical reason to invest in such a huge opportunity is that it doesn't require too much money at once. You only have to pay the down payment (that you need to have saved up) to book a unit. The down payment is usually 20% of the total unit cost.

After that, you will have flexible deposit plans to pay for the unit gradually throughout the years. Since you are not bearing all the weight at once, it's a perfect investment.



3. Leveraged investment

In pre-construction condo investments, you get leverage as an investor. What you are paying in total in such kinds of investments is the total cost of the unit, but your investment appreciates more over the years.

To make it easy, you only pay 20% of the total cost, the bank finances the 80%, but the property appreciates at a total of 100%. With the interest rates being low, for now, your borrowing cost will decrease as well.



4. Increment in rental income

To cover mortgage payments, most investors make the property available for rent as soon as it's ready for occupancy. The rent takes care of the mortgage payments, after which you can decide to do whatever you want with the unit.

However, rental incomes increase in the long term, which means even if you decide to keep your unit occupied by a tenant, you are in for a long-term source of income, which will be increasing over years.



5. Equity increment

Once you sign the deal, it will take around 3 to 5 years for the construction to complete. These years will build up the equity of your property (again, on the total amount of the property, not just the down payment). You can use this equity as leverage in the financing of your future investments.

Tools/Resources

- Scoring system for every project
- Investment calculator
- Mortgage calculator
- HST calculator
- FAQ
- HowTos and Guides
- Case Studies
- Real Estate Updates

A Step-by-Step Guide to Investing in a Pre-Construction Condo

If you are interested in investing in a pre-construction condo project, it is crucial that you know all the details beforehand.

Buying a pre-construction condo is a lot different than buying a resale condo. The process of the pre-construction one is more complex, with more steps and paperwork involved.

Fret not! We are here to simplify all of that for you, so there are no surprises when you actually do the deed. Find below a 12-step guide to investing in a pre-construction condo.

Get in touch with a realtor

Your first step is to make sure that you have a source of all the latest and valid information about the pre-construction condo market, and find out what opportunities are there for you. And nobody does it better than a real estate agent. Feel free to contact the Get yourself one!

Consider other factors

When you are finalizing a condo, make sure you consider other factors too before you make your decision, such as price range, size, amenities, proximity to employment district and public transit, etc.

Sign the agreement

This is where things get exciting. Now that you have settled on all the factors, it's time to sign the agreement. Your realtor would guide you through the whole agreement procedure.

Get pre-approved

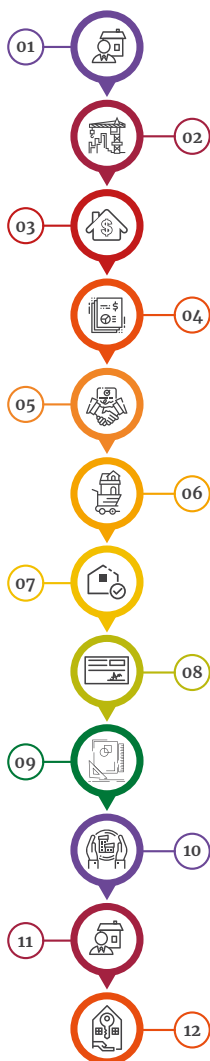
Now is the time to show your pre-approval and commitment letter. If you were prepared for this, you will have no issues at all. If not, you need to keep in mind that since the building is in construction, it is not legally registered. Therefore, you cannot take out a mortgage officially. Go around that, we would recommend revising your options with your realtor, lawyer, or sales representative of a developer firm.

Design yourself

Since the condo is at the pre-construction stage, you will have the availability to pick your colors, designs, finishes, or any upgrades to suit you.

Contact your lender

We advise you to contact your lender at least one year before the occupancy date to finalize the process of mortgage approval, so there are no complications at the occupancy date.



Pick the best projects

Once you are presented with the prospective projects to invest in, pick the one with the best floor plan. This way, your ROI will be increased. You can pick multiple projects and compare them later to decide which one you want to absolutely go for.

Submit the worksheet

Once you have finalized the condo you want to invest in, get in touch with the realtor and get your name in as an interested party. The sooner you do it the better because there's always someone else waiting in line.

Take advantage of a 10-day cooling-off period

Once you sign the agreement, your "10 days cooling off period" will begin. At this point, you are 100% allowed and protected by law to review the purchase agreements. The condo will be on hold for you for 10 days.

What you can do in these 10 days is find a lawyer who would explain and interpret the contract for you. You can also use this time to get a mortgage and financing done. For 10 days, you will have the right to cancel the contract if you have a change of mind.

The first cheque

After ten days, if you are satisfied with the purchase agreement, the contract will take place and your cheque will be deposited right after you make the payment, which is usually on the 11th day.

Interim occupancy

3 or 4 years down the line, the developer will tell you about Interim Occupancy, meaning that the apartment is ready for occupancy. You should be ready to pay any occupancy fees.

Note that you are not the owner yet, your mortgage and payments won't occur until the Final Registration date.

Lease the condo

If you are not the occupant yourself, lease the condo to a tenant. The rent will help you pay your mortgage and the condo's equity will be increased by the time you actually need or decide to sell it.

This was our 12-step guide. We hope it helped you understand the process of investing in a pre-construction condo.



Pre-Construction Investment Strategies

1. Free consultation with us
2. Learn through our system and choose investment properties
3. Generate passive income and build equity
4. Use the BWCHRR strategy - buy, wait, close, hold, refinance, repeat
5. Use the BWA strategy - buy, wait, assign
6. Use the BWCHS strategy - buy, wait, close, hold and sell

Actions are important If you want to proceed with the next step, book a free consultation call to see how CondoDevelopers can help you on your Pre-Construction investment.



ACTION TIME

With the proper knowledge, experience, and resources, real estate investors can have success in creating wealth and stability through their investments. If you want to take the next step, please schedule a consultation call with us, and we will help you with archiving your goals.

"Big Success Starts With Small Actions"

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