



HERSH CONDOS
P.O. BOX 1910

DOWNTOWN *@ The Waterfront*



CLIENT INCENTIVES

EXTENDED DEPOSIT STRUCTURE*

DOUBLE YOUR MONEY IN 3 YEARS*

2 YEARS FREE MAINTENANCE FEES*



HERSH CONDOS
INC. BROKER



DOWNTOWN
@The Waterfront

DEVELOPMENT OVERVIEW

208 SUITES

Sizes Between 563 – 1018 square feet

Pricing starting at only \$409,900

Incredible Location & Amenities



THE BUILDING

Outdoor Pool and Terrace

Lounge Area With Firepits

Oasis Cabana Garden

Outdoor BBQ & Dining Space

Fitness Centre

Outdoor Crossfit Facility

Yoga Garden

Guest Suite

Pet Spa



HERSH CONDOS

DOWNTOWN
@The Waterfront



HERSH CONDOS
INC. BROKERAGE

DOWNTOWN
@The Waterfront



HERSH CONDOS
THE WATERFRONT

DOWNTOWN
@The Waterfront

THE SUITES

Smooth 9' Ceilings

Quartz Countertops

Stainless Steel Appliances

Undermount LED lighting and
Electrical Outlets

Glass Shower / Tub Enclosure

Custom European Kitchen
Cabinetry

Luxury Porcelain Floor Tile



HERSH CONDOS
LUXURY



DOWNTOWN
@ *The Waterfront*



HERSH CONDOS



DOWNTOWN
@The Waterfront

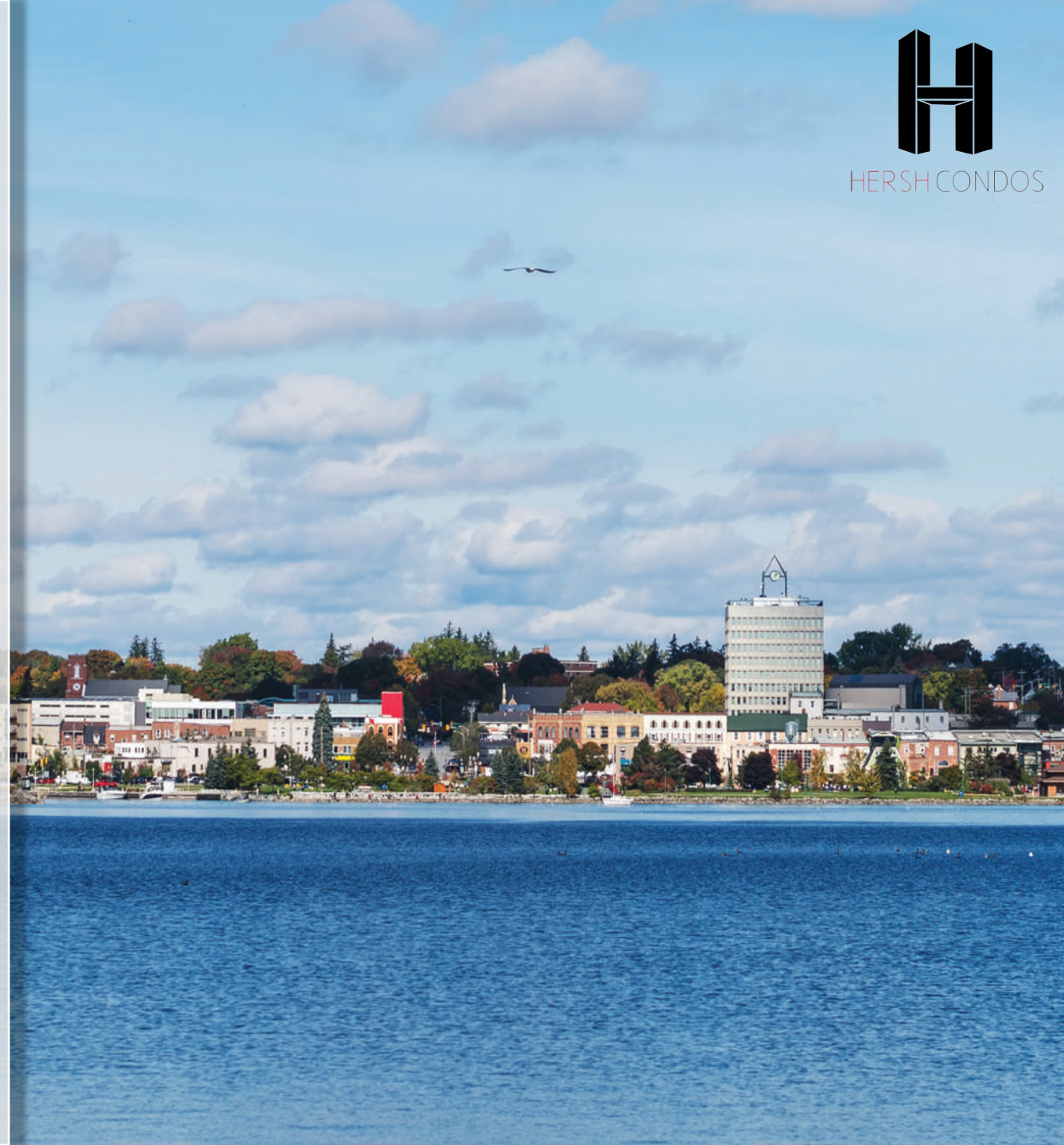
"Barrie has experienced a tremendous amount of growth over the past decade. It's no longer the commuter town it used to be and now offers the best of both worlds: A close knit community experience plus services that rival those found in large Canadian cities, including great schools and state of the art, medical facilities."

Simcoe.com - 2019

DOWNTOWN
@The Waterfront



HERSH CONDOS



"Shortage of rental units and growth in the student body have combined to push up rental prices. Georgian only supplies 525 on-campus rental units, meaning more than 90% of students could be seeking accommodation within the city's general rental market."

-REIN (Real Estate Investment Network)

"In 10 years, the average price of residential property in Barrie has nearly doubled"

-Barrie Real Estate Broker

BARRIE IN THE NEWS

December 2018:

Average DOM for condominium sector was 46 days.

December 2019:

Average DOM for condominium sector was 36 days.

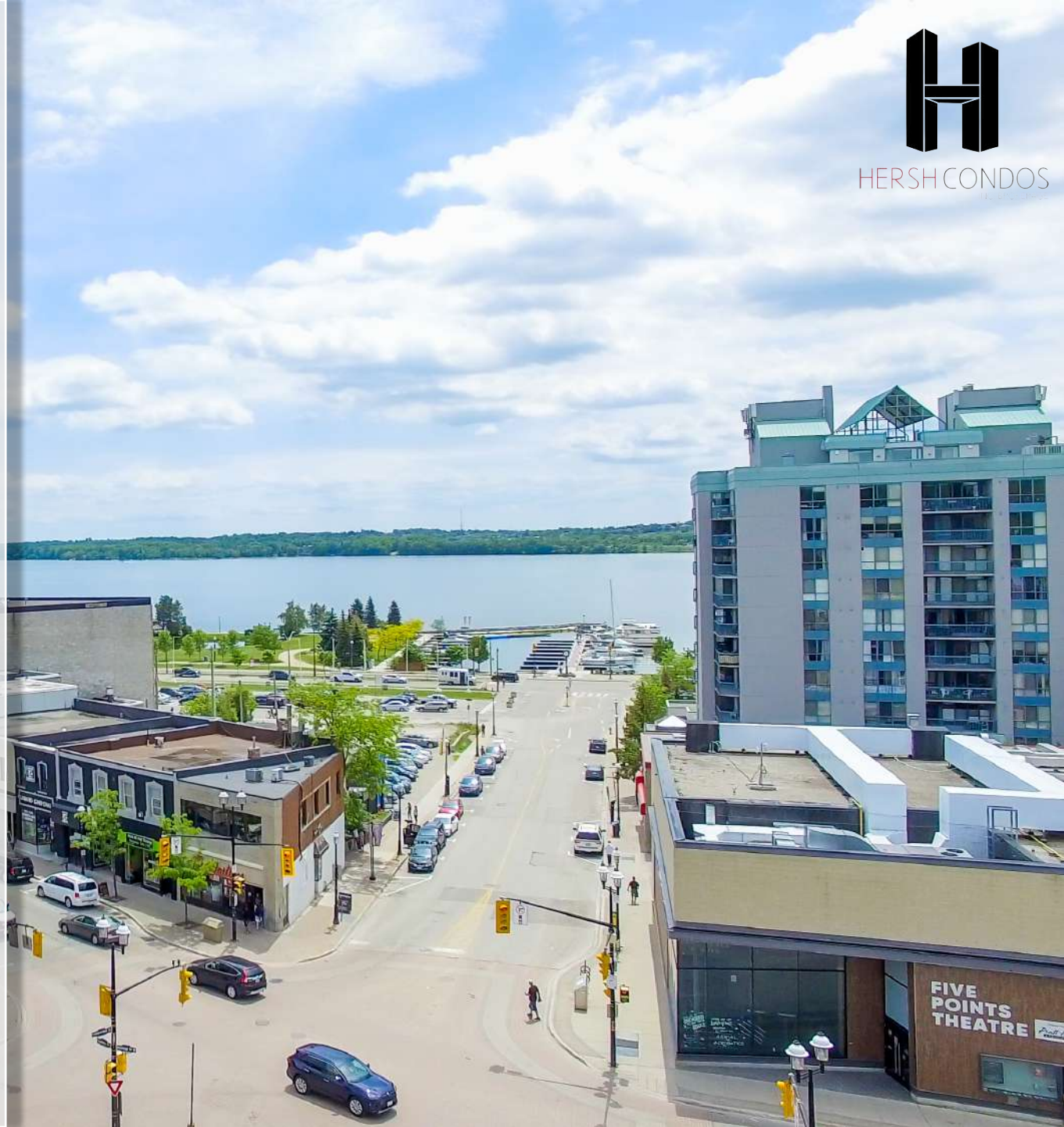
-Barrie Today

THE NEIGHBOURHOOD



HERSH CONDOS

DOWNTOWN
@ The Waterfront





HERSH CONDOS



GO TRANSIT

100-meter walk to Go Transit Station

One Direct Bus to Downtown Toronto

5 Minute Drive or one direct bus to
Allendale Go Station (Train to Union)



DOWNTOWN
@The Waterfront



HERSH CONDOS



HERSH CONDOS

DOWNTOWN
@The Waterfront

PRIME LOCATION

Minutes to Highway 400

Steps to Incredible Waterfront

Surrounded by Restaurants, Stores,
Cafés, and More

10-minute drive to Royal Victoria
Hospital

Walking Distance to Parks and Marina

Much, Much, More



HERSH CONDOS
Building the Future



GEORGIAN COLLEGE

15 Minute Commute to Campus

Direct Bus at Building Doorstep

90% of Students Live Off-Campus

More Than 60% of Students are
Considered Mature (Not Straight Out
of High School)

8300 Full Time Students

13,000 Continuing Education
Students

DOWNTOWN
@The Waterfront



HERSH CONDOS
The Original Waterfront

**DOUBLE YOUR
MONEY IN 3 YEARS***

DOWNTOWN
@The Waterfront



HERSH CONDOS
The Waterfront

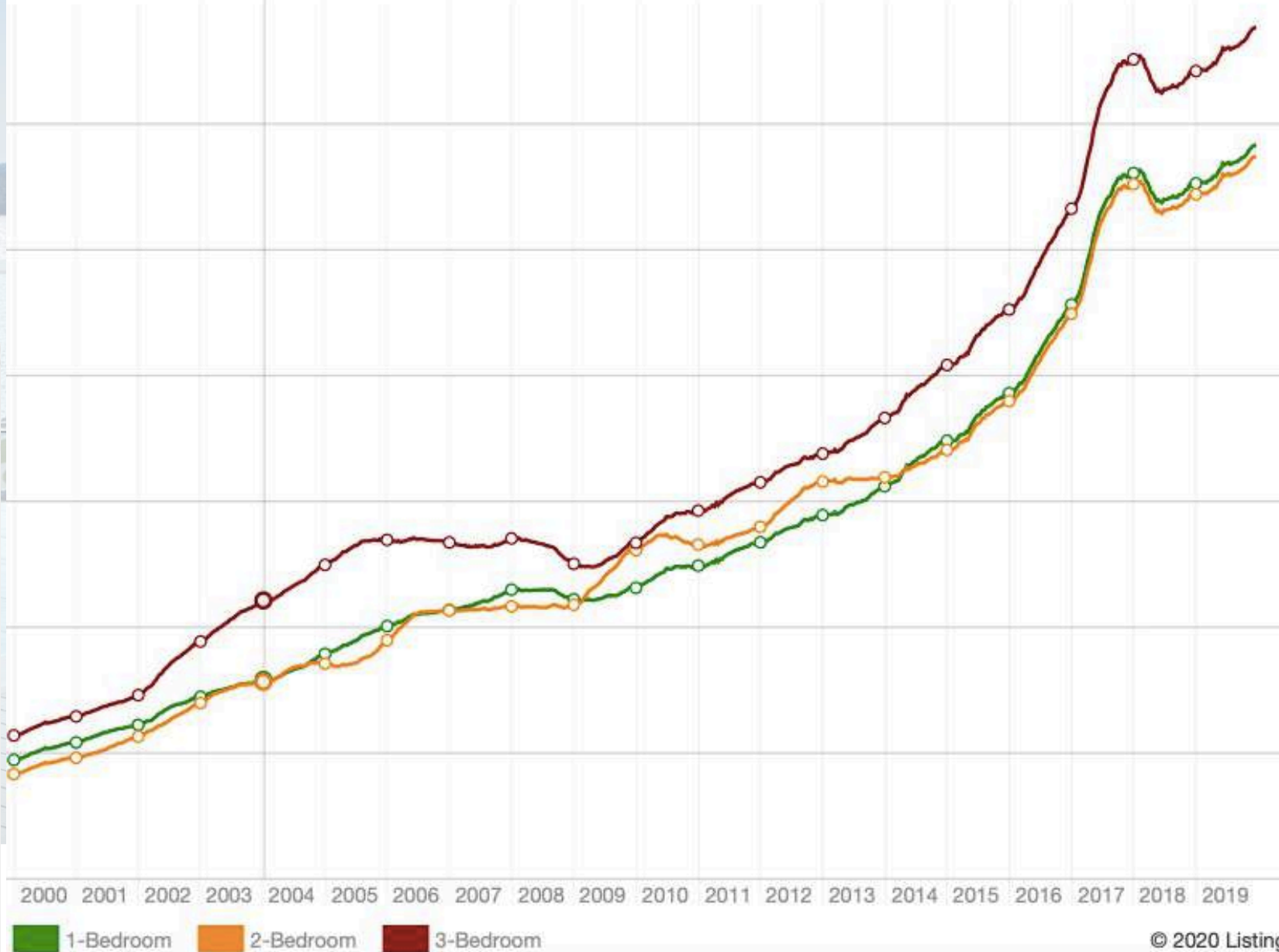
DOWNTOWN
@The Waterfront

Historical Performance

Period	\$ Change	% Change
7 Days	+\$274	+0.079%
30 Days	+\$818	+0.237%
3 Months	+\$5,482	+1.61%
6 Months	+\$6,883	+2.03%
1 Year	+\$15.6k	+4.73%
3 Years	+\$64.3k	+22.9%
5 Years	+\$120k	+53.0%
10 Years	+\$181k	+110%

Barrie ► Barrie Condo Price History

Jan 6, 2004



The Park 563 Sq Ft \$409,900

3% Fixed 5yr mortgage

Price	\$ 409,900.00
20% Deposit	\$ 81,980.00
Mortgage	\$ 327,920.00

Monthly Expenses

Principal & Interest	\$ 1,380.00
Maintenance (\$.50/sq ft)	\$ 281.50
Taxes	\$ 204.95
Total Expenses	\$ 1,866.45

Cash Flow

Income (\$3.25/sq ft)	\$ 1,829.75
Cash Back (2 Years Maintenance)	\$ 281.50
Expenses	-\$ 1,866.45
	\$ 244.80

Cash Flow \$245 x 12	\$ 2,940.00
Mortgage Paydown \$21,240 / 3	\$ 7,080.00
	\$ 10,020.00

Return on Investment

3 Year Cashflow	\$ 8,820.00
3 Year Mortgage Paydown	\$ 21,240.00
3 Year Appreciation (5%)	\$ 64,610.00
Total	\$ 94,670.00

Cash Invested

Deposit	\$ 81,980.00
Closing Costs	\$ 10,873.00
Third Year Maintenance Fee	\$ 3,378.00
Total Cash Invested	\$ 96,231.00

Total ROI 98.38%

Average Annual ROI 32.79%

Based on 5yr fixed rate over a 30 yr amortization period

* Speak to a Sales Representative for details. Representations and information contained herein do not form part of any Agreement of Purchase and Sale. Hersh Condos Inc. Brokerage, 2006536 Ontario Inc., 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 February/March 2020 E.&O.E.

DEPOSIT STRUCTURE

\$5000 ON SIGNING

BALANCE TO 5% IN 30 DAYS

5% IN 180 DAYS

2.5% IN 365 DAYS

2.5% IN 545 DAYS

5% WHEN YOU GET THE KEYS
(OCCUPANCY)



HERSH CONDOS

DOWNTOWN
@The Waterfront



HERSH CONDOS
100 Caledonia



Preview Date:

Saturday February 22nd
12:00pm – 5:00pm

One Day Sale:

Wednesday February 26th
4:00pm – 8:00pm

Both At 1260 Caledonia

DOWNTOWN
@The Waterfront



FOLLOW US ON:

INSTAGRAM | FACEBOOK | YOUTUBE |
SPOTIFY | LINKEDIN | ITUNES | TWITTER

@HERSHCONDOS

416-781-3232 | CONDOS@HERSH.CA

THANK YOU

DOWNTOWN
@The Waterfront



HERSH CONDOS
REAL ESTATE