



PARK PLACE PROPERTIES

Revenue Estimate
560 Front Street
1 bedroom + 1 bathroom

The City of Toronto allows you to rent a maximum of 180 nights per calendar year (6months) for stays less than 28 nights minimum.

*All numbers in CAD

| Twelve (12) Month Forecast | | | | | | |
|---|---|--|---|---|--|---------------------------------------|
| | GROSS Monthly Revenue (Before OpEx & Fees) | GROSS Annual Revenue (Before OpEx & Fees) | Blended Average Daily Rate (weekday/weekend) (ADR) Based on GMR | Average Occupancy Rate | NET Annual Revenue (7mo STR + 5mo monthly, after fees) | Total Projected NET Annual Revenue |
| Park Place Low Performance Forecast | \$3,823.20 | \$37,099.20 | \$169.92 | 75.00% | \$28,690.43 | \$41,453.92 |
| Park Place Average Performance Forecast | \$5,265.75 | \$45,754.50 | \$206.50 | 85.00% | \$36,203.23 | |
| Park Place Peak Performance Forecast | \$7,030.10 | \$56,340.57 | \$246.67 | 95.00% | \$45,391.93 | |
| Calculation Breakdown for Monthly Revenue Forecasting | | | | | | |
| | Gross Monthly Revenue (GMR) | Airbnb Host Fee (Currently 3% of GMR) | Park Place Commission of 20% (Charged against GMR + HST) | Net Monthly Revenue (NMR) GMR - Fees & Commission | Notes | |
| Park Place Low Performance Forecast | \$3,823.20 | \$114.70 | \$864.04 | \$2,844.46 | Low Demand. | |
| Park Place Average Performance Forecast | \$5,265.75 | \$157.97 | \$1,190.06 | \$3,917.72 | Based on market comparables and Park Place performance average of 80% occupancy. | |
| Park Place Peak Performance Forecast | \$7,030.10 | \$210.90 | \$1,588.80 | \$5,230.39 | Based on market comparables, Park Place 80% performance average, and our increase of revenue by 30% on higher caliber properties -- with luxury furnishing and fixtures. | |
| Monthly Furnished Rentals On Airbnb Forecast | \$2,360.00 | \$70.80 | \$533.36 | \$1,755.84 | Based on market comparables for 28 night minimum stays that may range from 4-10 weeks at a time. | |

Comparables

https://www.airbnb.mx/rooms/754462904660551013?adults=1&enable_m3_private_room=true

https://www.airbnb.mx/rooms/1334180499458090573?adults=1&enable_m3_private_room=true

https://www.airbnb.mx/rooms/616449374883279574?adults=1&enable_m3_private_room=true

<https://www.realtor.ca/real-estate/27793149/306-27-bathurst-street-toronto-waterfront->

<https://www.realtor.ca/real-estate/27821040/1808-151-dan-leckie-way-toronto-waterfront->

<https://www.realtor.ca/real-estate/27828661/2208-151-dan-leckie-way-toronto-waterfront-communities->



PARK PLACE PROPERTIES

Revenue Estimate
560 Front Street
2 Bedroom + 1 Bath

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*All numbers in CAD

| Twelve (12) Month Forecast | | | | | | |
|---|---|--|---|---|--|---------------------------------------|
| | GROSS Monthly Revenue (Before OpEx & Fees) | GROSS Annual Revenue (Before OpEx & Fees) | Blended Average Daily Rate (weekday/weekend) (ADR) Based on GMR | Average Occupancy Rate | NET Annual Revenue (7mo STR + 5mo monthly, after fees) | Total Projected NET Annual Revenue |
| Park Place Low Performance Forecast | \$4,291.88 | \$42,551.25 | \$190.75 | 75.00% | \$32,768.09 | \$54,403.14 |
| Park Place Average Performance Forecast | \$6,657.54 | \$56,745.24 | \$261.08 | 85.00% | \$45,088.47 | |
| Park Place Peak Performance Forecast | \$9,787.47 | \$75,524.82 | \$343.42 | 95.00% | \$61,389.14 | |
| | | | | | | |
| Calculation Breakdown for Monthly Revenue Forecasting | | | | | | |
| | Gross Monthly Revenue (GMR) | Airbnb Host Fee (Currently 3% of GMR) | Park Place Commission of 20% (Charged against GMR + HST) | Net Monthly Revenue (NMR) GMR - Fees & Commission | Notes | |
| Park Place Low Performance Forecast | \$4,291.88 | \$128.76 | \$969.96 | \$3,193.16 | Low Demand. | |
| Park Place Average Performance Forecast | \$6,657.54 | \$199.73 | \$1,504.60 | \$4,953.21 | Based on market comparables and Park Place performance average of 80% occupancy. | |
| Park Place Peak Performance Forecast | \$9,787.47 | \$293.62 | \$2,211.97 | \$7,281.88 | Based on market comparables, Park Place 80% performance average, and our increase of revenue by 30% on higher caliber properties -- with luxury furnishing and fixtures. | |
| Monthly Furnished Rentals On Airbnb Forecast | \$2,800.00 | \$84.00 | \$632.80 | \$2,083.20 | Based on market comparables for 28 night minimum stays that may range from 4-10 weeks at a time. | |

Comparables

https://www.airbnb.mx/rooms/11070773?adults=1&search_mode=regular_search&check_in=2025-12-11&check_out=2025-12-11

https://www.airbnb.mx/rooms/1242167338515934693?adults=1&search_mode=regular_search&check_in=2025-12-11&check_out=2025-12-11

https://www.airbnb.mx/rooms/1277603926801747563?adults=1&search_mode=regular_search&check_in=2025-12-11&check_out=2025-12-11

<https://www.realtor.ca/real-estate/27817830/707-19-bathurst-street-toronto-waterfront->

<https://www.realtor.ca/real-estate/27806526/main-20-drapier-street-toronto-waterfront->

<https://www.realtor.ca/real-estate/27866101/2301-151-dan-leckie-way-toronto-waterfront-communities->



PARK PLACE PROPERTIES

Revenue Estimate
560 Front Street
3 Bedroom + 2 Bathroom

The City of Toronto allows you to rent a maximum of 180 nights per calendar year (6months) for stays less than 28 nights minimum.

*All numbers in CAD

| Twelve (12) Month Forecast | | | | | | |
|---|---|--|---|---|--|---------------------------------------|
| | GROSS Monthly Revenue (Before OpEx & Fees) | GROSS Annual Revenue (Before OpEx & Fees) | Blended Average Daily Rate (weekday/weekend) (ADR) Based on GMR | Average Occupancy Rate | NET Annual Revenue (7mo STR + 5mo monthly, after fees) | Total Projected NET Annual Revenue |
| Park Place Low Performance Forecast | \$7,773.75 | \$65,842.50 | \$345.50 | 75.00% | \$52,389.69 | \$76,302.22 |
| Park Place Average Performance Forecast | \$10,289.25 | \$80,935.50 | \$403.50 | 85.00% | \$65,490.41 | |
| Park Place Peak Performance Forecast | \$13,922.25 | \$102,733.50 | \$488.50 | 95.00% | \$84,411.08 | |
| Calculation Breakdown for Monthly Revenue Forecasting | | | | | | |
| | Gross Monthly Revenue (GMR) | Airbnb Host Fee (Currently 3% of GMR) | Park Place Commission of 20% (Charged against GMR + HST) | Net Monthly Revenue (NMR) GMR - Fees & Commission | Notes | |
| Park Place Low Performance Forecast | \$7,773.75 | \$233.21 | \$1,756.87 | \$5,783.67 | Low Demand. | |
| Park Place Average Performance Forecast | \$10,289.25 | \$308.68 | \$2,325.37 | \$7,655.20 | Based on market comparables and Park Place performance average of 80% occupancy. | |
| Park Place Peak Performance Forecast | \$13,922.25 | \$417.67 | \$3,146.43 | \$10,358.15 | Based on market comparables, Park Place 80% performance average, and our increase of revenue by 30% on higher caliber properties -- with luxury furnishing and fixtures. | |
| Monthly Furnished Rentals On Airbnb Forecast | \$3,200.00 | \$96.00 | \$723.20 | \$2,380.80 | Based on market comparables for 28 night minimum stays that may range from 4-10 weeks at a time. | |

Comparables

<https://www.realtor.ca/real-estate/27842266/40-tecumseth-street-toronto-niagara-niagara>

<https://www.realtor.ca/real-estate/2777720/193-booth-main-lower-avenue-toronto>

<https://www.realtor.ca/real-estate/27776390/501-393-king-street-w-toronto-waterfront>

https://www.airbnb.mx/rooms/88570317578315592?adults=1&search_mode=regular_search

<https://www.airbnb.mx/rooms/1301799586358233087>