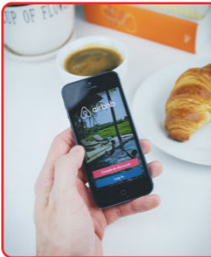
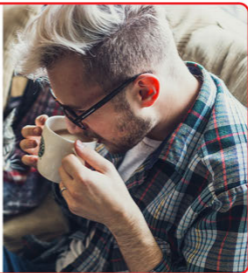


9 ways to find affordable real estate in *Toronto*

1

Buy a house with a basement apartment and rent it to a **long term tenant**.

The prices on basement apartments have dramatically increased. If the basement suite has been recently renovated you could add another \$1300 - \$1600 / month to your monthly income. Now that's a mortgage helper.



2

Buy a house with a basement apartment and rent the basement to a **short-term tenant**.

The short-term rental platform, AirBnB, is helping home-owners make ownership more affordable. A decent basement apartment could give you an additional \$30,000+ each year. That's a great second income.

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3

Buy a house with a *friend*.

Purchase a duplex and live on one floor while your friend lives in the other unit. You still get your own space but get to enjoy the benefits and the appreciation of a house. Now you have a partner in crime to help you take out the garbage.



4

Buy a house or condo and ask a friend to move in as a *roommate*.

You did it in university so what's a few more years of having a roommate. It doesn't have to be forever. Maybe 3-5 years.

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5



Buy a property and ask your *parents or a family member* to invest with you.

Your parents will pass their wealth down to you eventually so they may as well give you some of that money now so they can watch you build your life with it.

Buy a property in an area that *hasn't become expensive* yet.

Toronto has a few pockets left that aren't overrun with buyers. Consider checking out some less explored territory around Toronto.

Areas to consider?

- Oakwood & Vaughan Rd
- St Clair & Weston rd
- Danforth & Main
- Woodbine & Lumsden

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7



Buy a house that needs a little **TLC**.

The trick is to find a house that's not a complete gut job but needs a little TLC, but not too much TLC. If it's a gut job, you'll be fighting over it with contractors. If it's too pretty everyone will want it. If it's somewhere in the middle it will draw less attention from other buyers. Think Goldilocks and the 3 Bears. You want a place that's "just right" in the middle.

Be Ready for **Offers** anytime!

When houses in Toronto go on the market without offer dates, that's the time to snap them up. Why? The longer the house sits, the more prospective buyers become interested in the home.



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9



Move *outside of the GTA* to a less expensive home.

There are many buyers who've decided to purchase rental properties, homes or vacation homes outside of the GTA just so they can own something. Places like Hamilton, Cobourg, Prince Edward County & The Kawarthas offer cheaper alternatives.



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