

Chapter Excerpt from *Alisa Choi*

FROM
ORDINARY
TO
EXTRAORDINARY



Success stories from
women investing in **Real Estate**

Curated by Liza Rogers



An Excerpt from Alisa Choi's CHAPTER

It was near the end of March when I went for a walk with a friend in the Annex in Toronto. We donned our masks and admired the budding greenery and the beautiful architecture in the Annex heritage houses.



That's when I stumbled upon an old heritage house on Spadina Road near Bloor. It was in a prime location beside the Spadina TTC (Toronto Transit Commission) station and the parking lot for the Madison Pub which is popular among the college crowd.

It was a three-story duplex, with a basement. Half of the building was so rundown I'm sure squatters were living there

The other half—which I discovered was Spadina 11 Guesthouse—seemed inhabited and used but still rundown. Looking past the tired paint and metal shoe racks, I saw amazing potential. "I wonder what kind of license they operate under?" I asked myself. I began to feel like a Real Estate maven.

In addition to doing my due diligence on the Spadina 11 Guesthouse, I viewed a few other large houses, including a twenty-four-bedroom heritage house near Broadview and Gerrard. The recent renovations brought the Spadina house up to LEEDS standards, including solar panels and energy-efficient heating.

Formerly operated as a rooming house, it took the current owners two years to evict the previous tenants and two more years after that to renovate. Now redesigned as a Coliving home with a shared kitchen, common spaces, and twenty-four individual suites with washrooms, it embodied the Coliving business model for me.

If other experienced investors were getting into Coliving, I knew I was on to something.