

This
is
SoBa.

Ottawa #1 Real Estate #1 in Canada

“Ottawa’s red-hot housing market is country’s most active”

— GLOBE AND MAIL | MAY 9, 2018

“Who’s buying? Ottawa’s condo luxury market is on the rebound”

— OTTAWA CITIZEN | FEBRUARY 2, 2018

“Ottawa condo sector on a roll”

— GLOBE AND MAIL | DECEMBER 14, 2017

“Bidding wars intensify as Ottawa homebuyers hit perfect storm”

— CBC NEWS | APRIL 25, 2018

“How Ottawa has become a top real estate market to watch”

— GLOBE AND MAIL | FEBRUARY 1, 2018

“Bidding wars and scant supply: Ottawa’s housing market finds itself ‘listings-starved’”

— OTTAWA CITIZEN | MARCH 6, 2018

“Ottawa leads country with home sales”

— CTV OTTAWA | APRIL 13, 2018

“Dwindling supply driving up Ottawa residential resale prices: OREB”

— OTTAWA BUSINESS JOURNAL | FEBRUARY 6, 2018

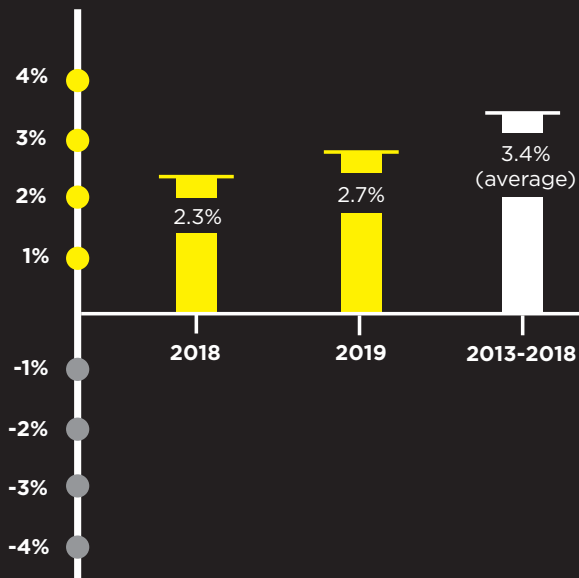
“Ottawa tops in Ontario”

— NEXT HOME | MARCH, 2018

A new five-year intensive 33 Canadian city home price forecast has been completed.

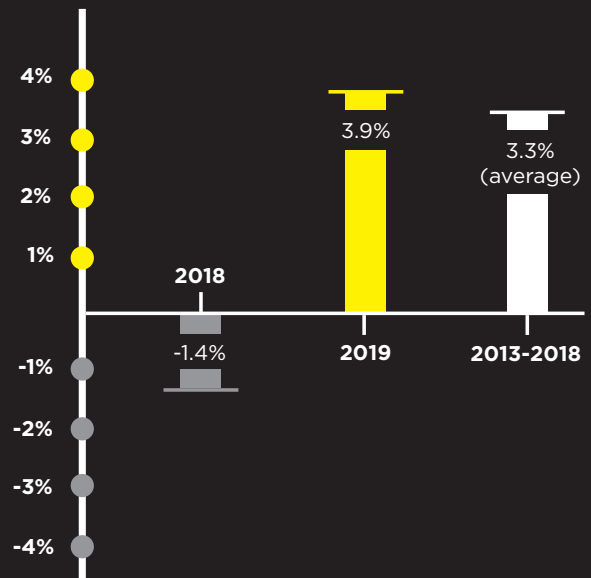
OTTAWA

price increase



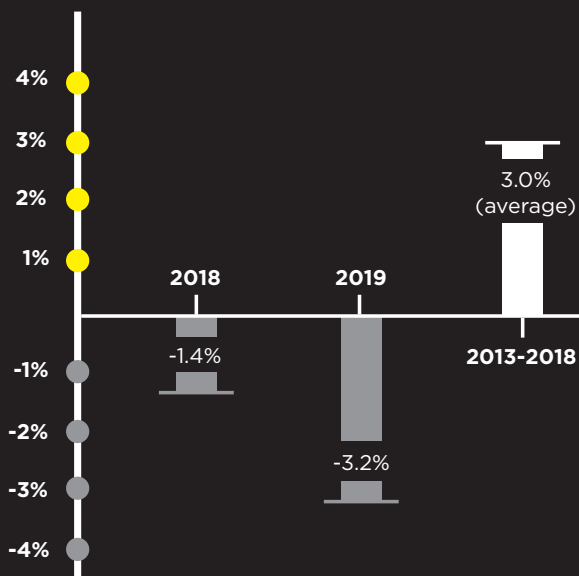
VANCOUVER

price increase



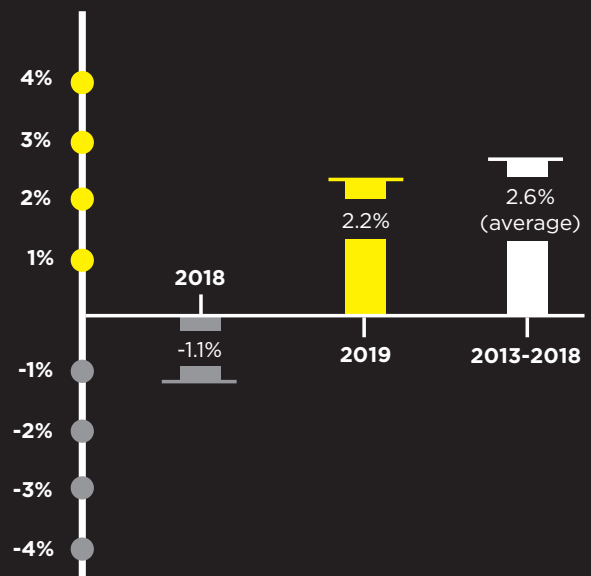
CALGARY

price increase



TORONTO

price increase



Ottawa

is by far the best place
to buy in the next
five years!

— ANDRES CARBACHO-BURGOS
ECONOMY.COM | JUNE 27, 2018

SoBa is Living.

SoBa. South on Bank. Ottawa's hottest new neighbourhood — and the name of the landmark residence that's setting an exciting new standard in the Ottawa housing industry. SoBa is taking city living to the next level with spectacular architecture, incredible interior design and resort-like facilities all in an unbeatable central location.

The project brings together Canada's most celebrated development minds: Lamb Development Corp., Core Architects, and II BY IV Design. This dramatic building rises 20 storeys over the street, with four stacked, oscillating sections that slide across one another creating a striking modern aesthetic. Sleek, loft-inspired interiors pair warm woods and stone finishes with industrial look of exposed concrete walls and columns. Floor-to-ceiling glass, expansive balconies and terraces provide faraway views of the entire city.

With the Golden Triangle to the east, Centretown to the north, and the Glebe to the south, the aptly named SoBa neighbourhood is poised to become the new destination for Ottawa urbanites. SoBa — an amazing new neighbourhood, and dramatic new 20-storey tower.

SOBAOTTAWA.COM



SoBa, Looking Northeast



SoBa Lobby

Enter the lobby of a private members only club. SoBa ownership brings you exclusive membership. Bright white marble stands in contrast to dark slate and hardwood. Towering perforated metal adds depth and texture. SoBa's lobby is an exclusive welcome home.



SoBa Corridor

Light and dark.
Smooth and textured surfaces.
Uniquely beautiful.

Common areas may be different than the images above due to changes in site conditions, plans, and materials.



SoBa Skygarden Club

Clubby warm woods, highly-styled comfortable seating, a great place to hang out. This is an extension of your home. Gather with friends, throw a party, dine in style.



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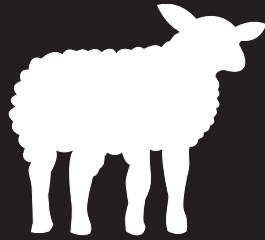


SoBa Spa Pool at the Skygarden

An urban resort. Complete with spa pool, private cabanas, dining al fresco, and sun-drenched chaise lounges. The Skygarden is west-facing for all day sun and evening sunsets.



Common areas may be different than the images above due to changes in site conditions, plans, and materials.



LAMB
DEVELOPMENT CORP.

PROJECT GALLERY

“We are absolutely committed to creating striking modern developments that offer stylish, design-conscious homes for everyone.”

- Brad J. Lamb





GOTHAM, OTTAWA COMPLETED 2015



GLÄS, TORONTO COMPLETED 2009



PARC LOFTS, TORONTO COMPLETED 2011



WOODSWORTH, TORONTO UNDER CONSTRUCTION



EAST FIFTY FIVE, TORONTO UNDER CONSTRUCTION



THE KING EAST, TORONTO COMPLETED 2012



THEATRE PARK, TORONTO COMPLETED 2014



KING CHARLOTTE, TORONTO COMPLETED 2015



6TH AND TENTH, CALGARY COMPLETED 2017



BAUHAUS, TORONTO NEW RELEASE



THE HARLOWE, TORONTO COMPLETED 2018



FLATIRON LOFTS, TORONTO COMPLETED 2012





TELEVISION CITY, HAMILTON NEW RELEASE



WELLINGTON HOUSE, TORONTO NEW RELEASE



**THE LAMB
STANDARD**

This represents our corporate pursuit of excellence. Our goal is to deliver great architecture, clever modern interior design, and exceptional finishes. All of this is standard at every Lamb Development Corp. project. We guarantee that no other developer can or will deliver the same incredible standard.



EUROPEAN STYLED MODERN KITCHEN CABINERY | 9' CEILINGS OR HIGHER | MINIMUM 6' DEEP BALCONIES | GAS BBQ NOZZLES ON ALL BALCONIES







SPECTACULAR MODERN ARCHITECTURE



DOUBLE THICK STONE KITCHEN & VANITY COUNTERS | SPA QUALITY BATHROOM FINISHES | NATURAL GAS COOKTOP AND BUILT-IN OVEN

THE TEAM



LAMB DEVELOPMENT CORP. DEVELOPER

Lamb Development Corp. (LDC) was founded in 2001 by Toronto's top condominium broker Brad J. Lamb to directly participate in the development of stylish, urban condominium projects. At that time, with over 15 years of experience in consulting, marketing and the selling of more than 100 of Toronto's most innovative and exciting projects, Mr. Lamb wanted to bring something different to the development world. Since then, he has done just that; developing 25 projects, along with 3,000 condos in development for a total value of 1.5 billion. An additional 2,000 completed units for a total value of \$1.0 billion.

Lamb Development Corp. has become one of the country's busiest development companies, with each project pioneering up-and-coming locations and delivering a stylish, urban solution to each property.



BRAD J. LAMB REALTY INC. EXCLUSIVE BROKER

Brad J. Lamb has been selling real estate in Toronto since 1988. In 1995 he founded Brad J. Lamb Realty Inc., a boutique brokerage operation specializing in urban condos lofts, and townhomes. Since being licensed, Brad J. Lamb has sold over 29,000 properties for over \$8.5 billion.

Currently with a staff of 12 administrators and 17 licensed sales representatives, Brad J. Lamb Realty Inc. is the dominant name in the central Toronto real estate marketplace.

The company consists of two sales divisions, re-sale and new sale. A few of the over one hundred new projects handled exclusively by Brad J. Lamb Realty Inc. since 1996 are: Toy Factory Lofts, Radio City, Spire, 550 Wellington Condominium and Hotel, 75 Portland, Quad, Glas, Zen Lofts, Tip Top Lofts, East, Mozo, Garment Factory, The Printing Factory, Robert Watson Lofts, The Glasshouse, six50 King West, The Ninety, Parc, Cube, Flatiron Lofts, The King East, Worklofts, Theatre Park, The King Charlotte, One Eleven, The Brant Park, The Harlowe and East 55. Brad J. Lamb Realty Inc. has resold properties in over 300 different condo buildings in the Greater Toronto Area. They have also sold new development projects in Ottawa, Calgary, Edmonton and Montreal. The company prides itself on excellence. Every sales representative and employee working at Brad J. Lamb Realty Inc. is a specialist offering a tremendous level of experience and knowledge to our widespread client list.

CORE

CORE ARCHITECTS ARCHITECT

Core Architects is the architectural and interior design firm behind a rapidly growing number of national and international urban addresses. With a portfolio of residential work that reflects a thorough understanding of urban living requirements, Core sets itself apart by translating these requirements into beautiful, functional living spaces. Core's commitment to modern architecture ensures the use of strong, innovative concepts designed to satisfy the most discerning homeowner.



II BY IV INTERIOR DESIGNER

II BY IV Design founders Dan Menchions and Keith Rushbrook are internationally recognized interior designers who combine their creative skills with a keen sense of current lifestyles and a deep understanding of the way design can enhance them. Their credo is "design magically; think practically". II BY IV has been honoured with more than 100 awards from design juries around the world. The firm's work is seen in Canada, the U.S. and the Caribbean, and circles the world in the interiors they have designed for the ships of the world's top cruise line, Crystal Cruises. It has been featured in several TV productions as well as in countless publications in Canada, the U.S., Europe and Japan. passion; they are capable and excited to explore emerging markets. U31 is united by design.

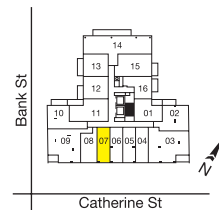
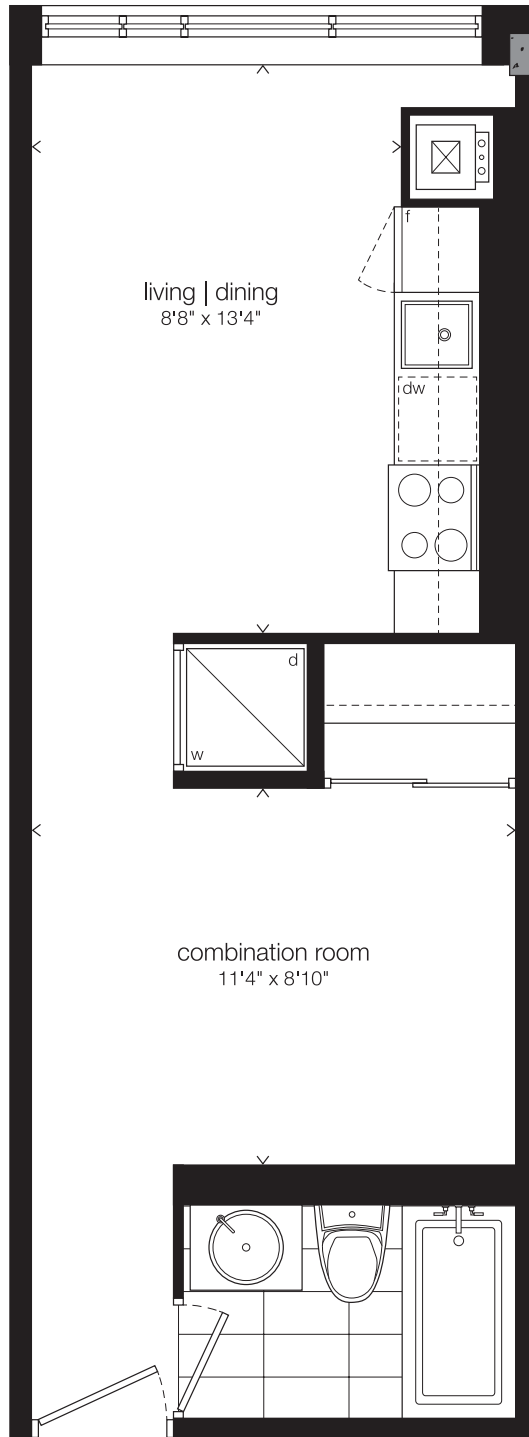
Floor Plans.

Loft-inspired living in the centre of the city. Soaring open concept spaces. Exposed concrete feature walls and ceilings. Oversized terraces and balconies. Smart, sleek design that's like nothing else this city has seen before.

B

Loft

**411 SQ.
FT.**



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Return On Investment

Loft

B

Selling Price	\$217,900.00*
Mortgage Amount	\$152,530.00
Down Payment	\$65,370.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,250.00*
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ESTIMATED MONTHLY COSTS

Maintenance Fees	\$197.28*
Property Taxes	\$178.10
Mortgage	\$761.54
Total	\$1,136.92

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	\$1356.96
Principal Paid (year 1)	\$3,900.18
Accumulated Annual Rent Return	\$5,257.14
Annual Return From Rental Income	8.0%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

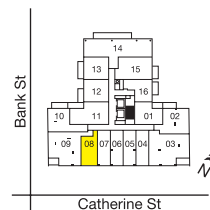
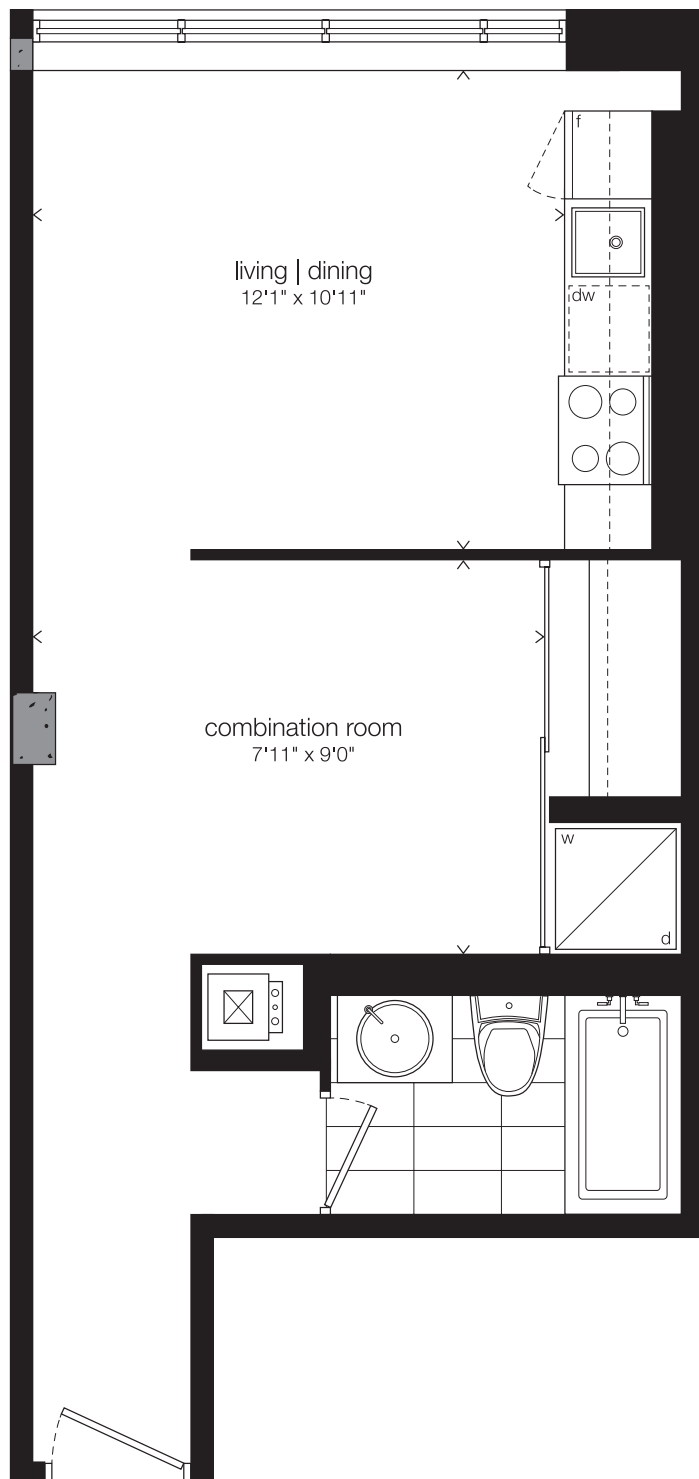
Year 1	23.0%
Year 5	129.7%
Year 10	300.3%
Year 25	1132.1%

Capital gain based on the following estimates: *Price increases of 4.5% annually. *Rent increases of 3% annually. Mortgage rates calculated at 3.5% for 1-10 years and 4.5% for 11-25 years. Other Assumptions: Property tax increases 2%/year. Condo fees increase 3%/year. *Purchase price and rental rates will vary based on suite floor within the building. ** Down payment based on 30%.

C

Loft

463 SQ. FT.



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Return On Investment

Loft

C

Selling Price	\$239,900.00*
Mortgage Amount	\$167,930.00
Down Payment	\$71,970.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,300.00*
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ESTIMATED MONTHLY COSTS

Maintenance Fees	\$222.24*
Property Taxes	\$217.09
Mortgage	\$838.42
Total	\$1,277.75

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	\$267.00
Principal Paid (year 1)	\$4,293.86
Accumulated Annual Rent Return	\$4,560.86
Annual Return From Rental Income	6.3%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

Year 1	21.3%
Year 5	120.7%
Year 10	281.0%
Year 25	1078.9%

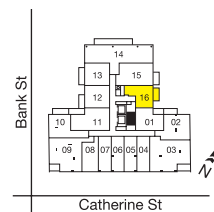
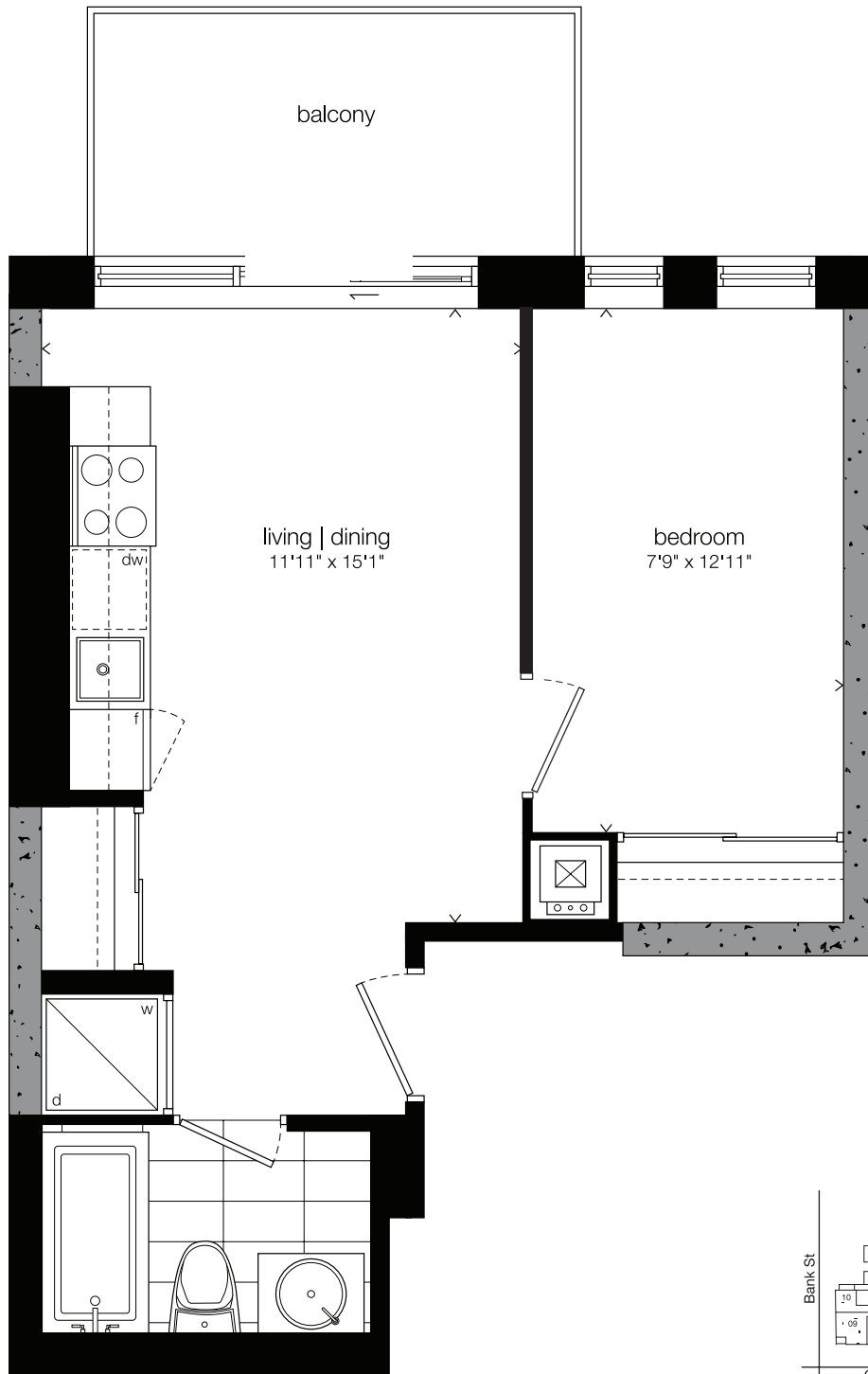
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D

One
Bedroom

470 SQ.
FT.

Plus 75 sq.ft. Balcony



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Return On Investment

One
Bedroom

D

Selling Price	\$259,900.00*
Mortgage Amount	\$181,930.00
Down Payment	\$77,970.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,395.00*
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ESTIMATED MONTHLY COSTS

Maintenance Fees	\$225.60*
Property Taxes	\$211.76
Mortgage	\$908.32
Total	\$1,345.60

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	\$591.84
Principal Paid (year 1)	\$4,651.85
Accumulated Annual Rent Return	\$5,243.69
Annual Return From Rental Income	6.7%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

Year 1	21.7%
Year 5	122.7%
Year 10	285.2%
Year 25	1083.8%

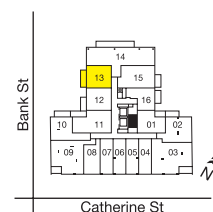
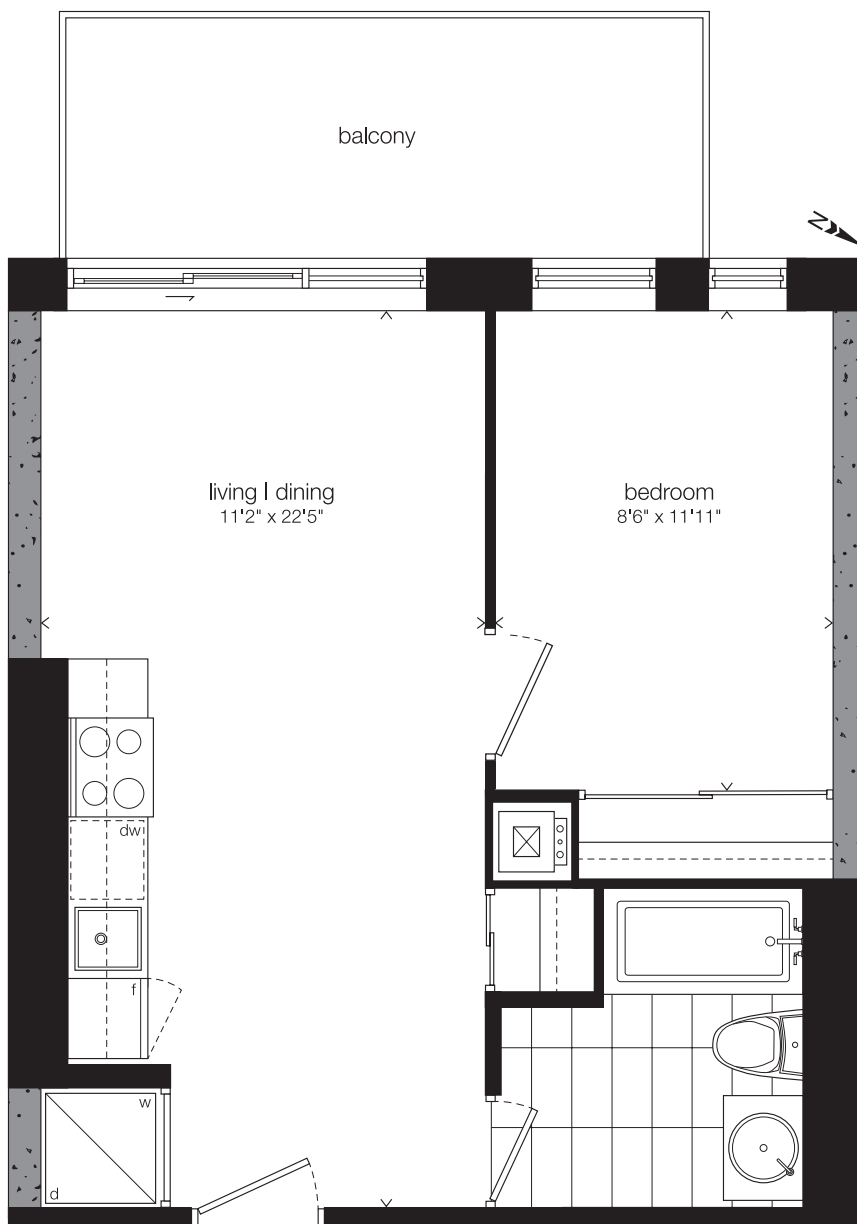
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E

One
Bedroom

514 SQ.
FT.

Plus 99 sq.ft. Balcony



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Return On Investment

One
Bedroom

E

Selling Price	\$286,900.00*
Mortgage Amount	\$200,830.00
Down Payment	\$86,070.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,495.00*
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ESTIMATED MONTHLY COSTS

Maintenance Fees	\$246.72*
Property Taxes	\$233.40
Mortgage	\$1,002.68
Total	\$1,482.80

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	\$146.40
Principal Paid (year 1)	\$5,135.08
Accumulated Annual Rent Return	\$5,281.48
Annual Return From Rental Income	6.1%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

Year 1	21.1%
Year 5	119.6%
Year 10	278.6%
Year 25	1067.0%

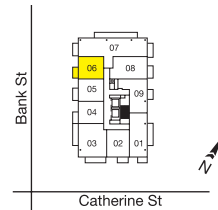
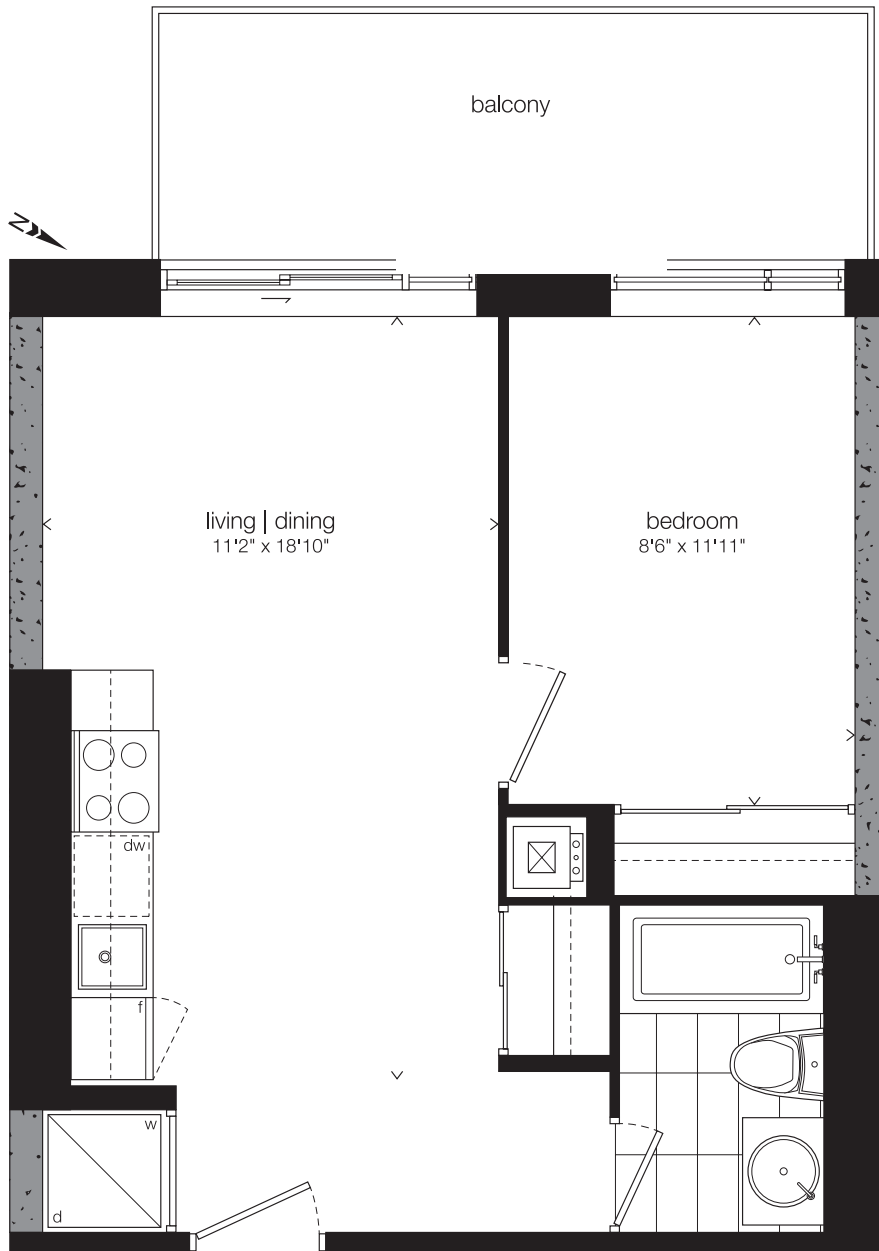
Capital gain based on the following estimates: *Price increases of 4.5% annually. *Rent increases of 3% annually. Mortgage rates calculated at 3.5% for 1-10 years and 4.5% for 11-25 years. Other Assumptions: Property tax increases 2%/year. Condo fees increase 3%/year. *Purchase price and rental rates will vary based on suite floor within the building. ** Down payment based on 30%.

F

One
Bedroom

514 SQ.
FT.

Plus 107 sq.ft. Balcony



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Return On Investment

One
Bedroom

F

Selling Price	\$286,900.00*
Mortgage Amount	\$200,830.00
Down Payment	\$86,070.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,495.00*
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ESTIMATED MONTHLY COSTS

Maintenance Fees	\$246.72*
Property Taxes	\$233.40
Mortgage	\$1,002.68
Total	\$1,482.80

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Year 25	1067.0%

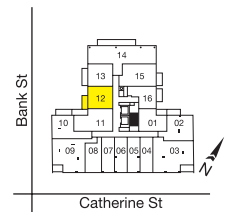
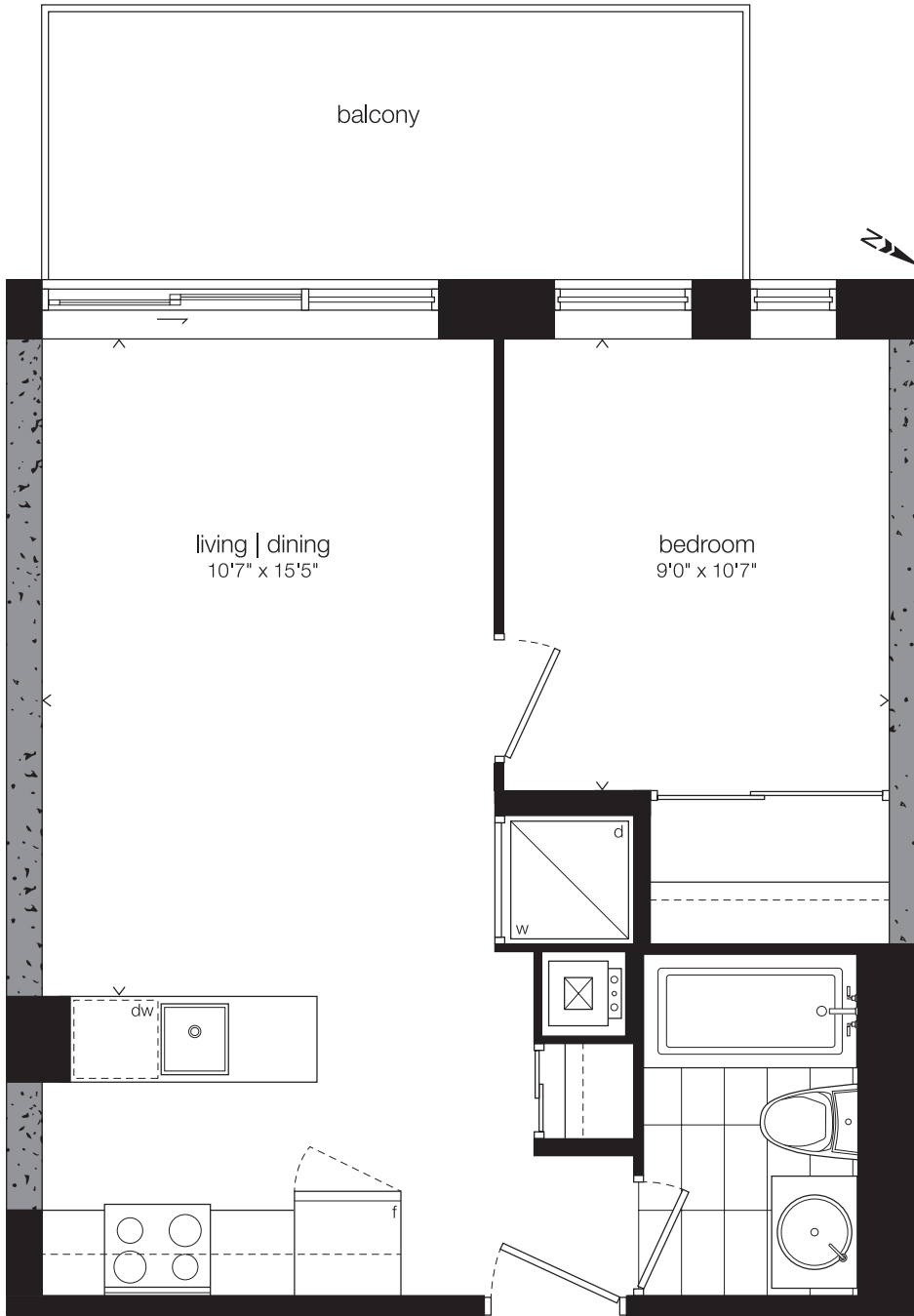
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G

One Bedroom

516 SQ. FT.

Plus 79 sq.ft. Balcony



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Return On Investment

One
Bedroom

G

Selling Price	\$280,900.00*
Mortgage Amount	\$196,630.00
Down Payment	\$84,270.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,495.00*
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ESTIMATED MONTHLY COSTS

Maintenance Fees	\$247.68*
Property Taxes	\$228.58
Mortgage	\$981.72
Total	\$1,457.98

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	\$444.24
Principal Paid (year 1)	\$5,027.80
Accumulated Annual Rent Return	\$5,472.04
Annual Return From Rental Income	6.5%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

Year 1	21.5%
Year 5	121.5%
Year 10	282.6%
Year 25	1075.3%

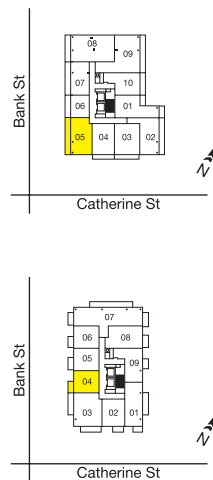
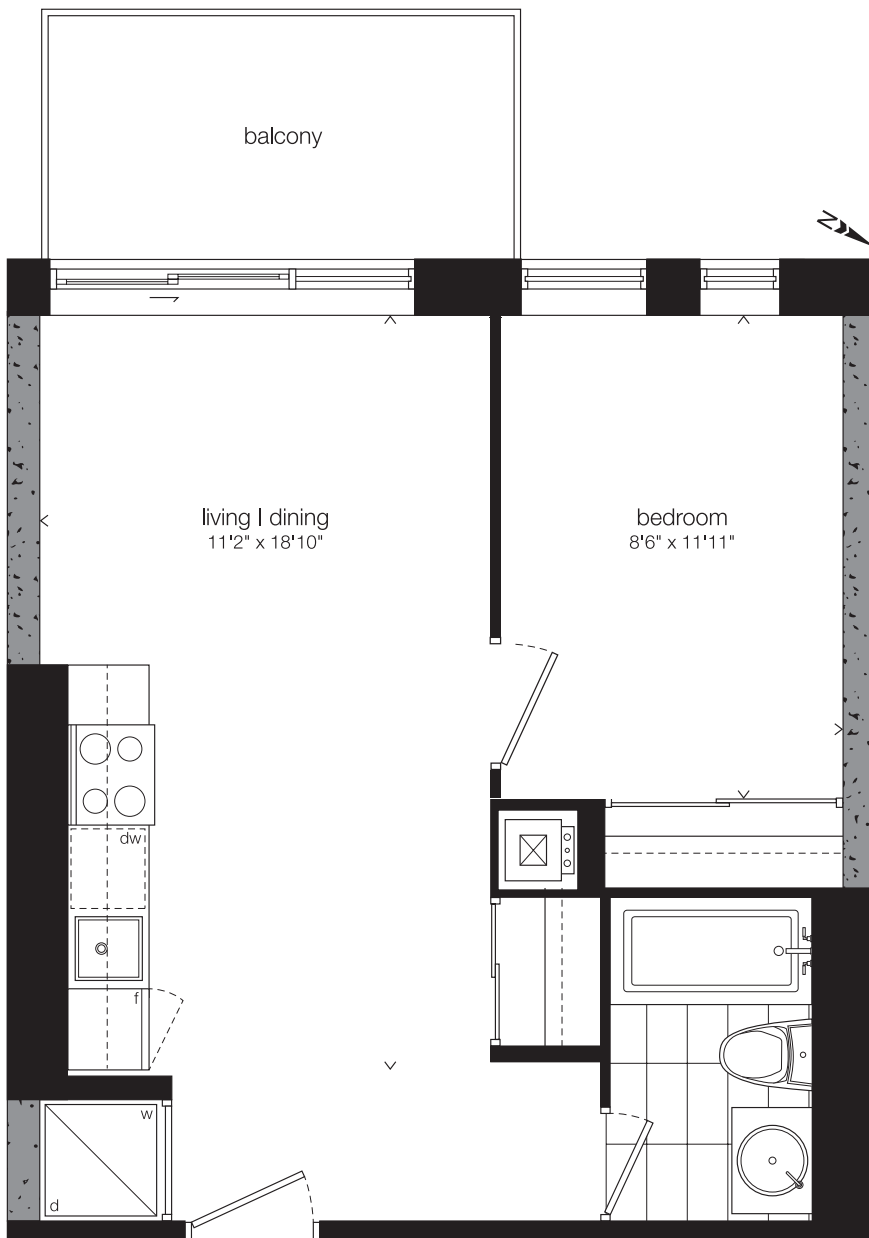
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H

One Bedroom

516 SQ. FT.

Plus 68 sq.ft. Balcony



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Return On Investment

One
Bedroom

H

Selling Price	\$280,900.00*
Mortgage Amount	\$196,630.00
Down Payment	\$84,270.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,495.00*
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ESTIMATED MONTHLY COSTS

Maintenance Fees	\$247.68*
Property Taxes	\$228.58
Mortgage	\$981.72
Total	\$1,457.98

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	\$444.24
Principal Paid (year 1)	\$5,027.80
Accumulated Annual Rent Return	\$5,472.04
Annual Return From Rental Income	6.5%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

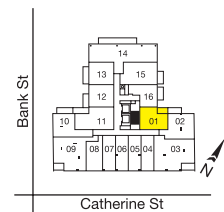
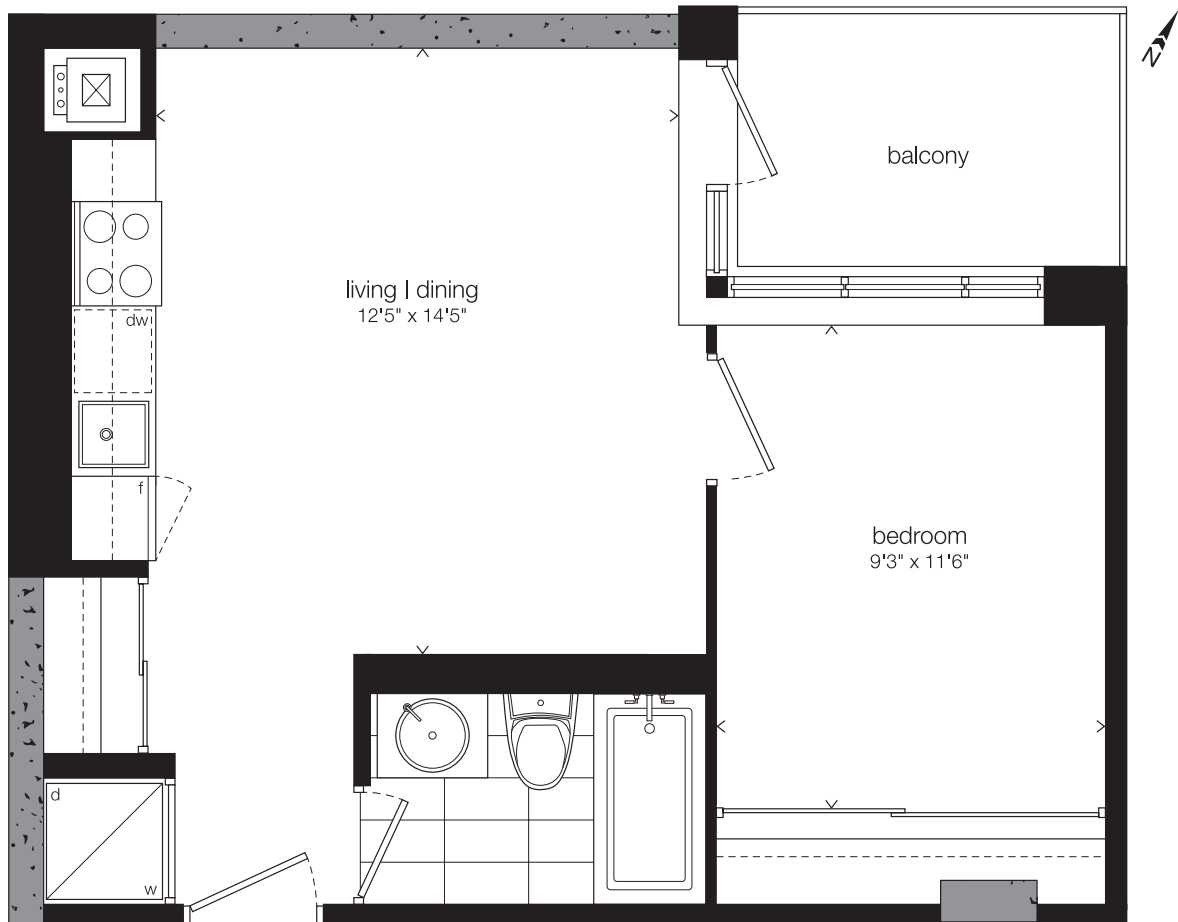
Year 1	21.5%
Year 5	121.5%
Year 10	282.6%
Year 25	1075.3%

Capital gain based on the following estimates: *Price increases of 4.5% annually. *Rent increases of 3% annually. Mortgage rates calculated at 3.5% for 1-10 years and 4.5% for 11-25 years. Other Assumptions: Property tax increases 2%/year. Condo fees increase 3%/year. *Purchase price and rental rates will vary based on suite floor within the building. ** Down payment based on 30%.

One Bedroom

521 SQ. FT.

Plus 56 sq.ft. Balcony



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Return On Investment

One
Bedroom

I

Selling Price	\$269,900.00*
Mortgage Amount	\$188,930.00
Down Payment	\$80,970.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,450.00*
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ESTIMATED MONTHLY COSTS

Maintenance Fees	\$250.08*
Property Taxes	\$219.77
Mortgage	\$943.27
Total	\$1,413.12

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	\$442.56
Principal Paid (year 1)	\$4,830.85
Accumulated Annual Rent Return	\$5,273.41
Annual Return From Rental Income	6.5%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

Year 1	21.5%
Year 5	121.6%
Year 10	283.0%
Year 25	1087.5%

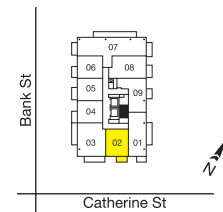
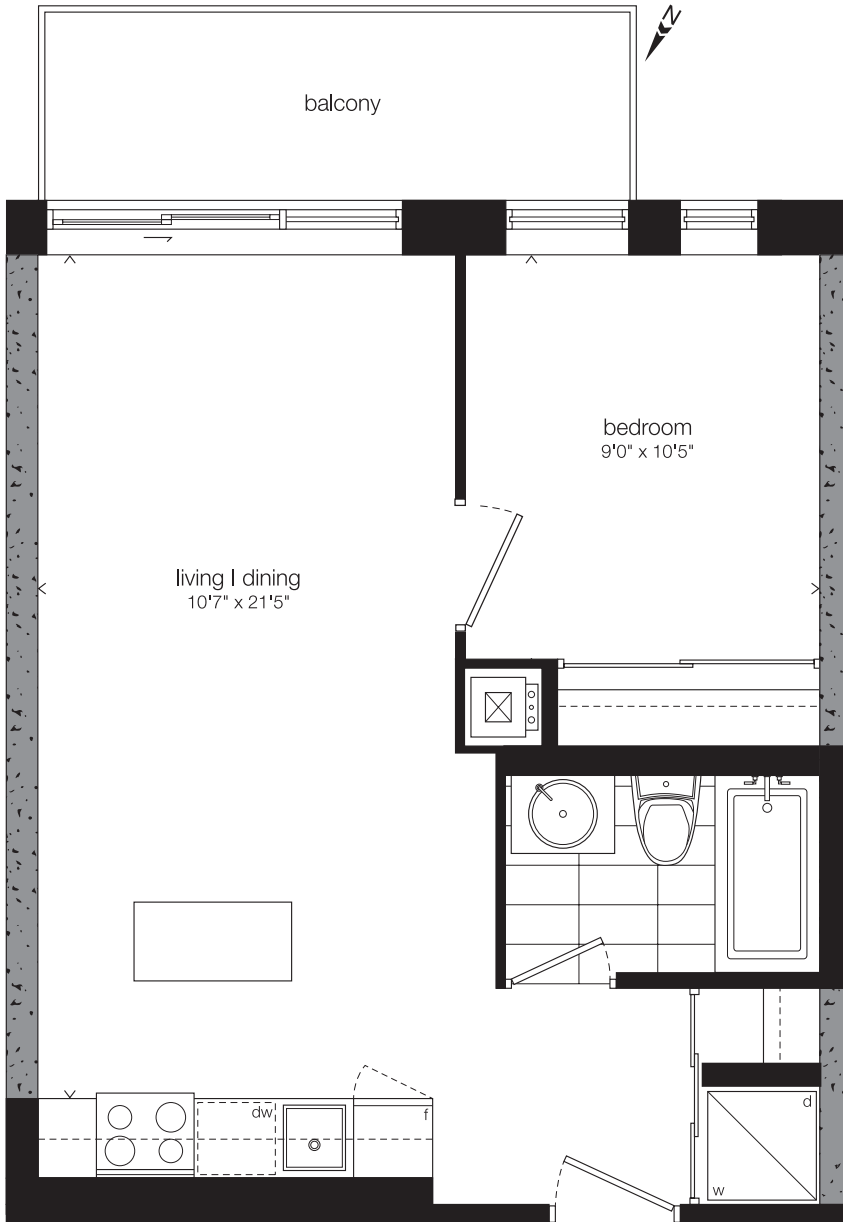
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J

One Bedroom

552 SQ. FT.

Plus 73 sq.ft. Balcony



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Return On Investment

One
Bedroom

J

Selling Price	\$299,900.00*
Mortgage Amount	\$209,930.00
Down Payment	\$89,970.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,595.00*
---------------	-------------

ESTIMATED MONTHLY COSTS

Maintenance Fees	\$264.96*
Property Taxes	\$243.81
Mortgage	\$1,048.12
Total	\$1,556.89

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	\$664.68
Principal Paid (year 1)	\$5,367.85
Accumulated Annual Rent Return	\$6,032.53
Annual Return From Rental Income	6.7%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

Year 1	21.7%
Year 5	122.6%
Year 10	285.0%
Year 25	1082.9%

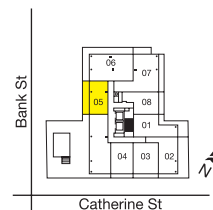
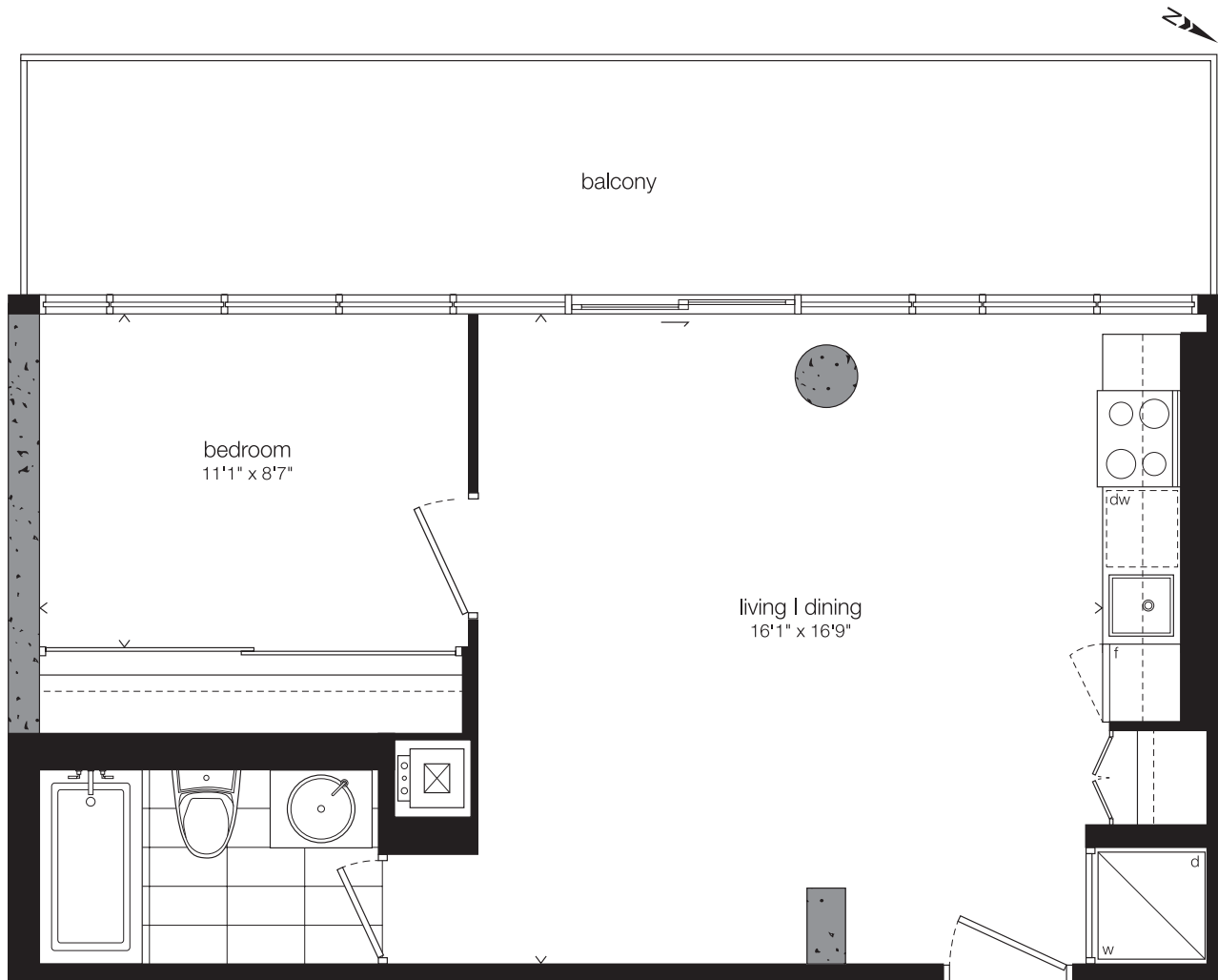
Capital gain based on the following estimates: *Price increases of 4.5% annually. *Rent increases of 3% annually. Mortgage rates calculated at 3.5% for 1-10 years and 4.5% for 11-25 years. Other Assumptions: Property tax increases 2%/year. Condo fees increase 3%/year. *Purchase price and rental rates will vary based on suite floor within the building. ** Down payment based on 30%.

K

One
Bedroom

561 SQ.
FT.

Plus 190 sq.ft. Balcony



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Return On Investment

One
Bedroom

K

Selling Price	\$312,900.00*
Mortgage Amount	\$219,030.00
Down Payment	\$93,870.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,625.00*
---------------	-------------

ESTIMATED MONTHLY COSTS

Maintenance Fees	\$269.28*
Property Taxes	\$254.22
Mortgage	\$1,093.55
Total	\$1,617.05

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	\$95.40
Principal Paid (year 1)	\$5,600.49
Accumulated Annual Rent Return	\$5,695.89
Annual Return From Rental Income	6.1%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

Year 1	21.1%
Year 5	119.3%
Year 10	277.1%
Year 25	1059.6%

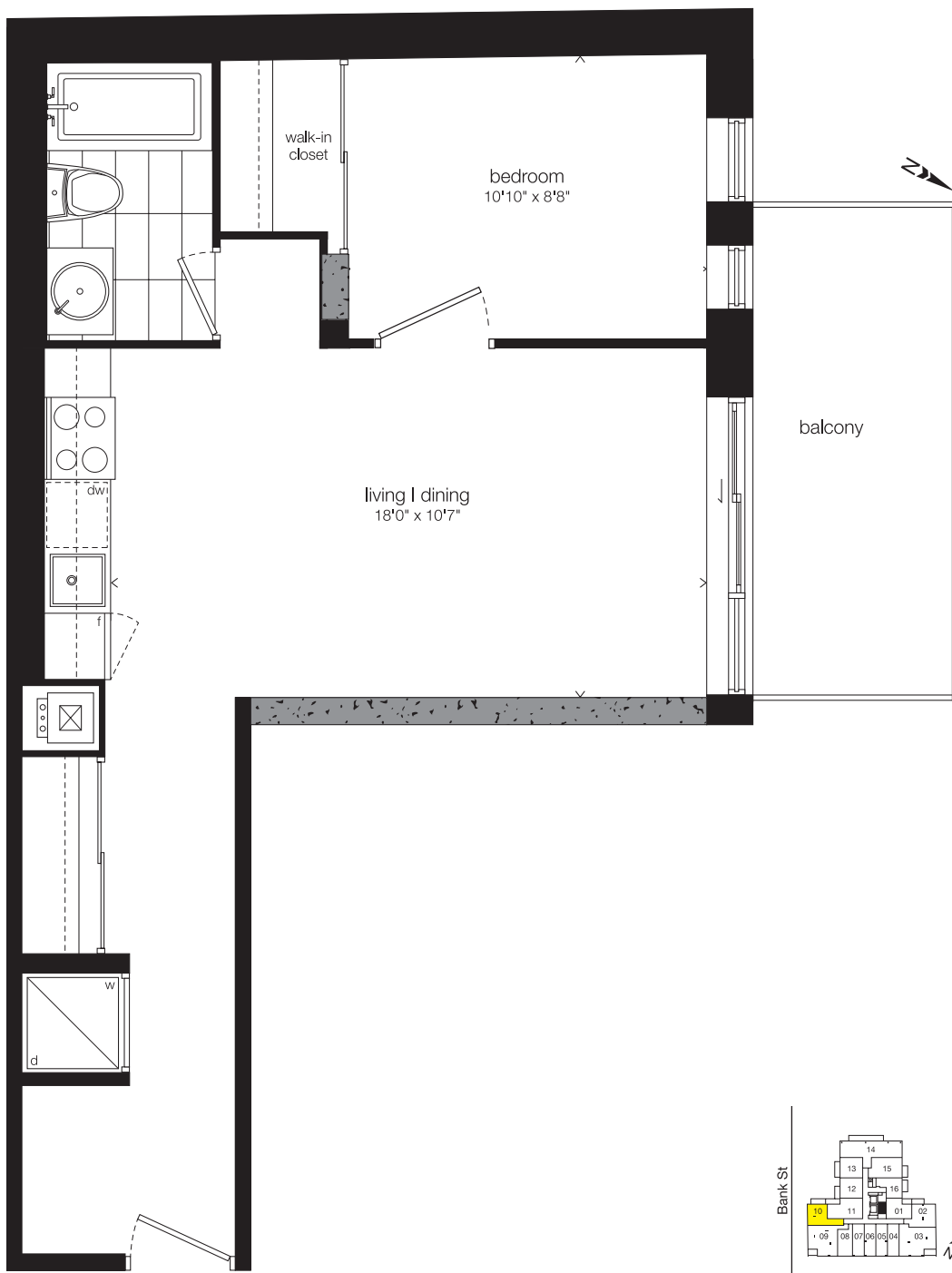
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L

One Bedroom

604 SQ. FT.

Plus 93 sq.ft. Balcony



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Return On Investment

One
Bedroom

L

Selling Price	\$307,900.00*
Mortgage Amount	\$215,530.00
Down Payment	\$92,370.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,595.00*
---------------	-------------

ESTIMATED MONTHLY COSTS

Maintenance Fees	\$289.92*
Property Taxes	\$250.22
Mortgage	\$1,076.08
Total	\$1,616.22

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	-\$254.64
Principal Paid (year 1)	\$5,511.05
Accumulated Annual Rent Return	\$5,236.41
Annual Return From Rental Income	5.7%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

Year 1	20.7%
Year 5	117.3%
Year 10	273.4%
Year 25	1045.9%

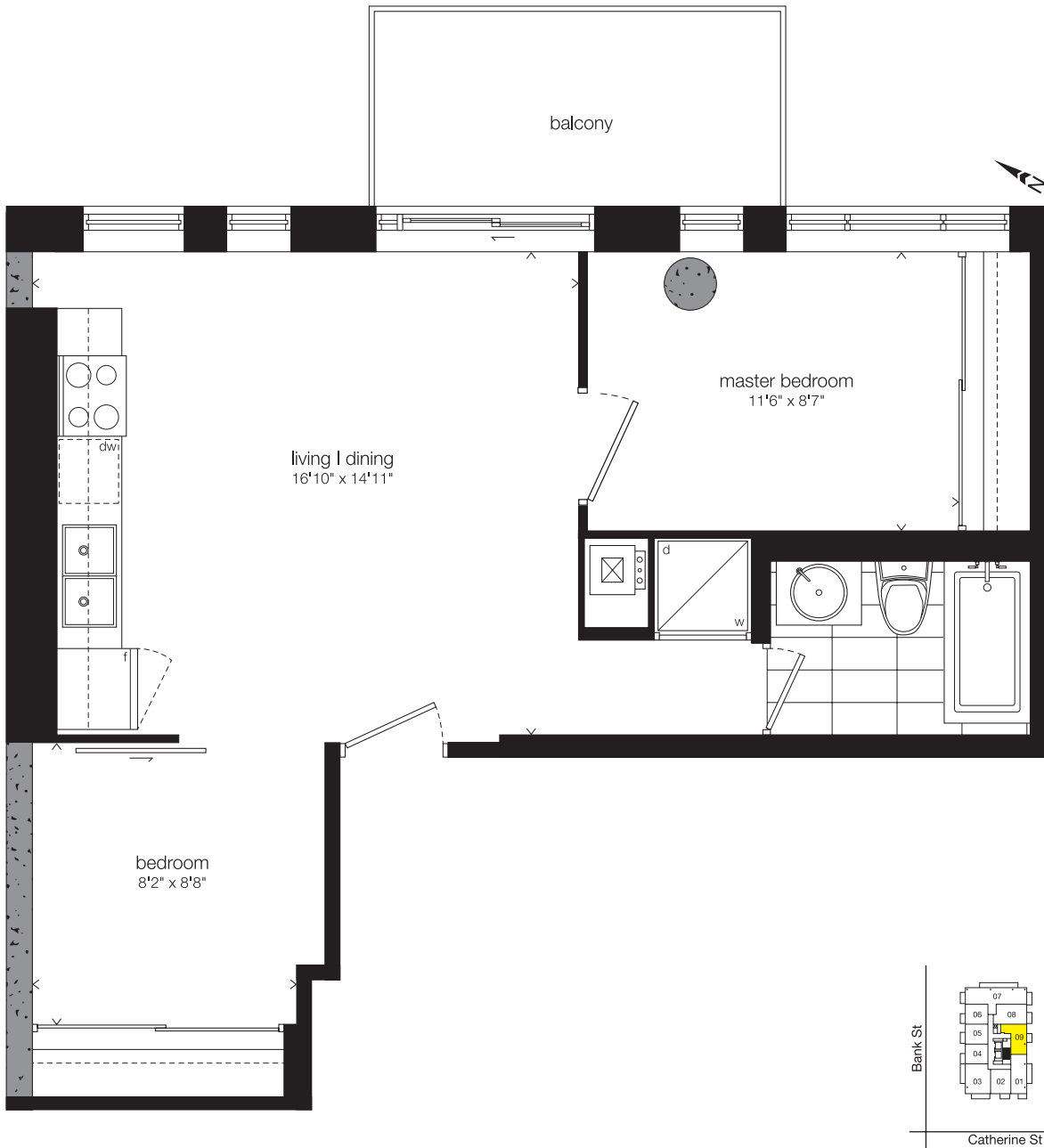
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O

Two Bedroom

662 SQ. FT.

Plus 78 sq.ft. Balcony



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Return On Investment

Two
Bedroom

0

Selling Price	\$364,900.00*
Mortgage Amount	\$255,430.00
Down Payment	\$109,470.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,825.00*
---------------	-------------

ESTIMATED MONTHLY COSTS

Maintenance Fees	\$317.76*
Property Taxes	\$230.80
Mortgage	\$1,275.29
Total	\$1,823.85

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	\$13.80
Principal Paid (year 1)	\$6,531.29
Accumulated Annual Rent Return	\$6,545.09
Annual Return From Rental Income	6.0%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

Year 1	21.0%
Year 5	118.7%
Year 10	276.3%
Year 25	1038.0%

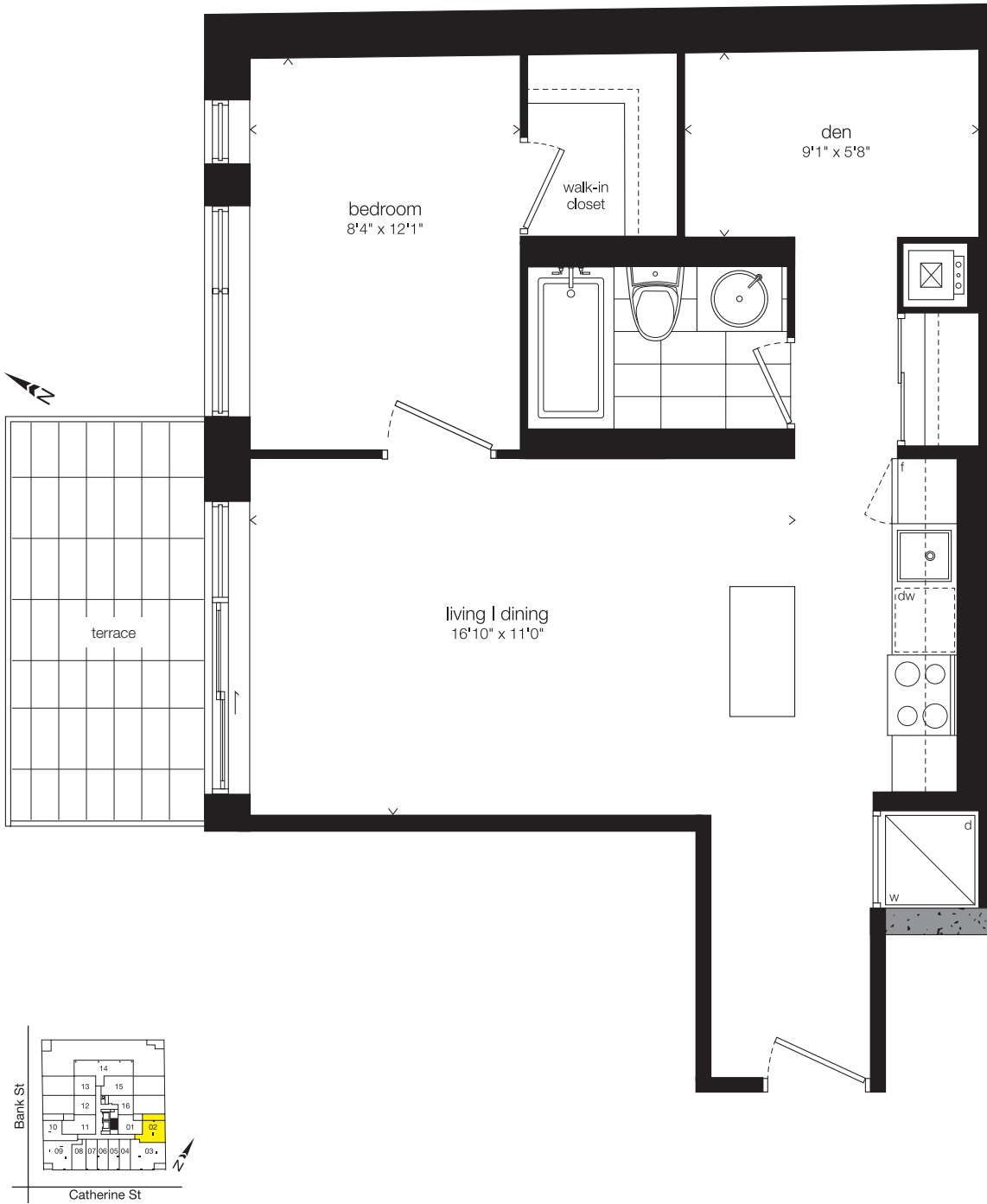
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P

One Bedroom and Den

681 SQ. FT.

Plus 77 sq.ft. Terrace



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Return On Investment

One
Bedroom
and Den

P

Selling Price	\$346,900.00*
Mortgage Amount	\$242,830.00
Down Payment	\$104,070.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,795.00*
---------------	-------------

ESTIMATED MONTHLY COSTS

Maintenance Fees	\$326.88*
Property Taxes	\$281.47
Mortgage	\$1,212.38
Total	\$1,820.73

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	-\$308.76
Principal Paid (year 1)	\$6,209.09
Accumulated Annual Rent Return	\$5,900.33
Annual Return From Rental Income	5.7%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

Year 1	20.7%
Year 5	117.1%
Year 10	273.1%
Year 25	1045.0%

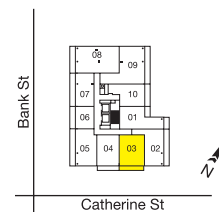
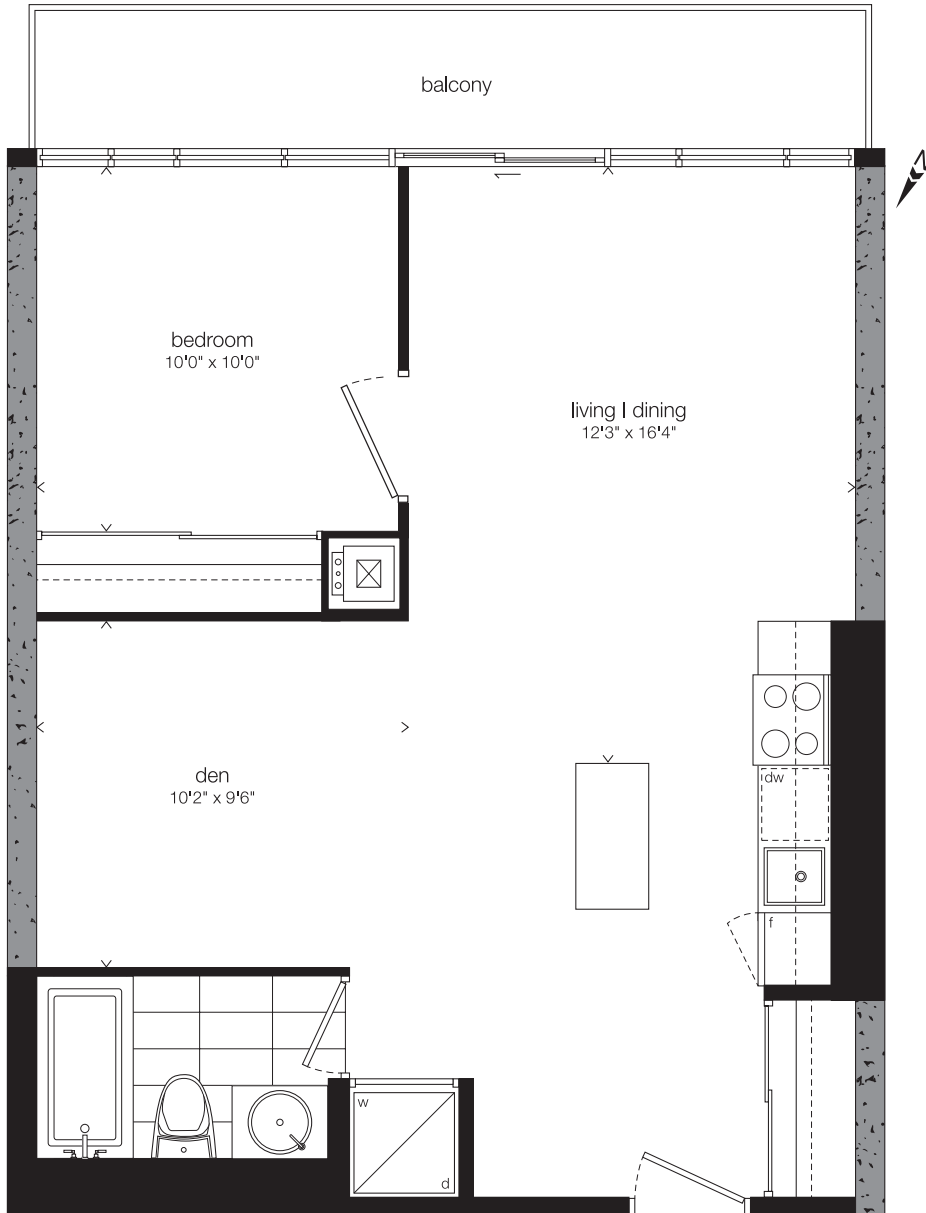
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Q

One Bedroom and Den

699 SQ. FT.

Plus 90 sq.ft. Balcony



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Return On Investment

One
Bedroom
and Den

Q

Selling Price	\$356,900.00*
Mortgage Amount	\$249,830.00
Down Payment	\$107,070.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,825.00*
---------------	-------------

ESTIMATED MONTHLY COSTS

Maintenance Fees	\$335.52*
Property Taxes	\$289.49
Mortgage	\$1,212.38
Total	\$1,837.39

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	-\$148.63
Principal Paid (year 1)	\$6,209.09
Accumulated Annual Rent Return	\$6,060.41
Annual Return From Rental Income	5.8%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

Year 1	20.8%
Year 5	118.0%
Year 10	275.0%
Year 25	1053.0%

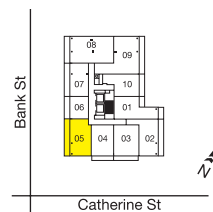
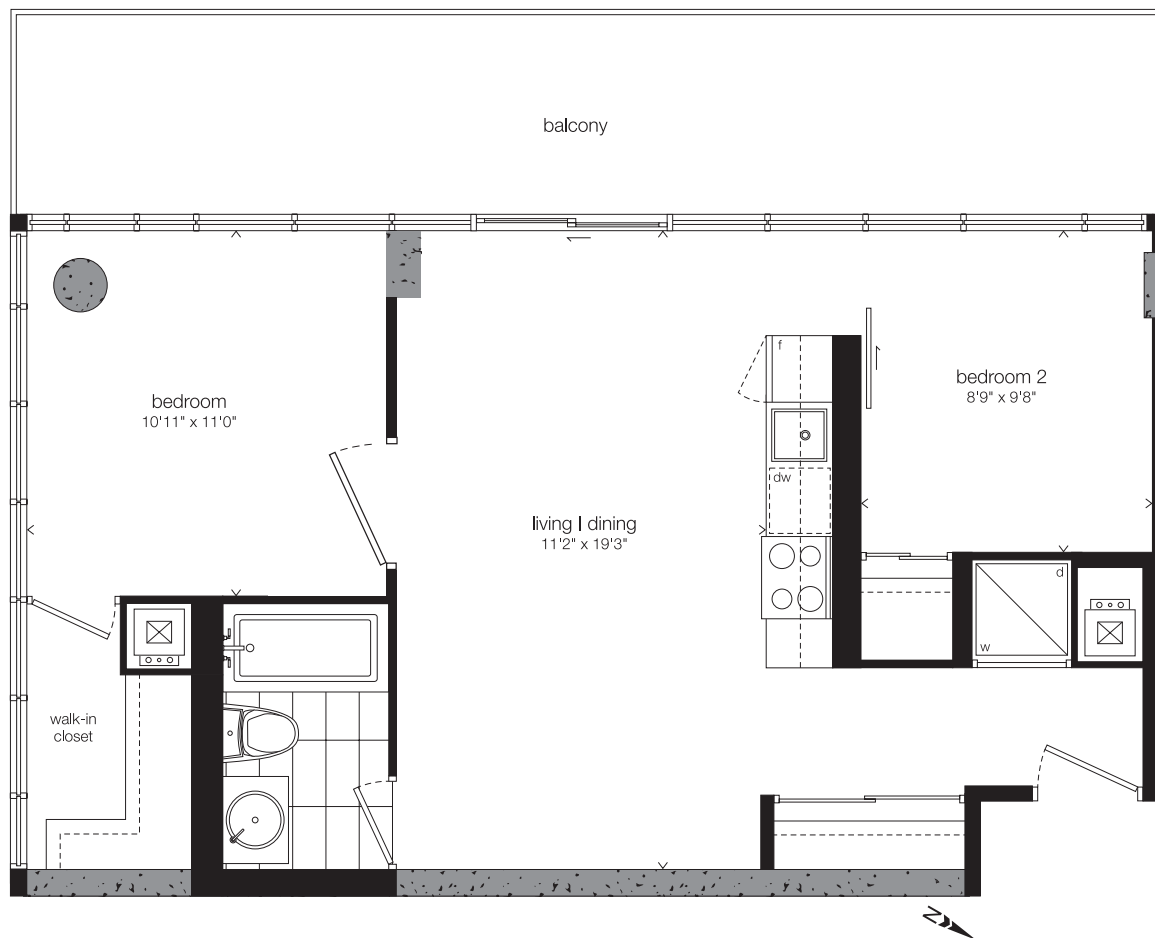
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R

Two
Bedroom

706 SQ.
FT.

Plus 212 sq.ft. Balcony



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Return On Investment

Two
Bedroom

R

Selling Price	\$389,900.00*
Mortgage Amount	\$272,930.00
Down Payment	\$116,970.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,875.00*
---------------	-------------

ESTIMATED MONTHLY COSTS

Maintenance Fees	\$338.88*
Property Taxes	\$315.93
Mortgage	\$1,362.66
Total	\$2,017.47

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	-\$1,709.64
Principal Paid (year 1)	\$6,978.73
Accumulated Annual Rent Return	\$5,269.09
Annual Return From Rental Income	4.5%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

Year 1	19.5%
Year 5	111.0%
Year 10	259.8%
Year 25	1002.4%

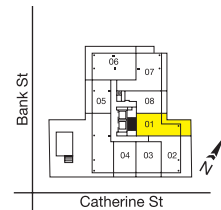
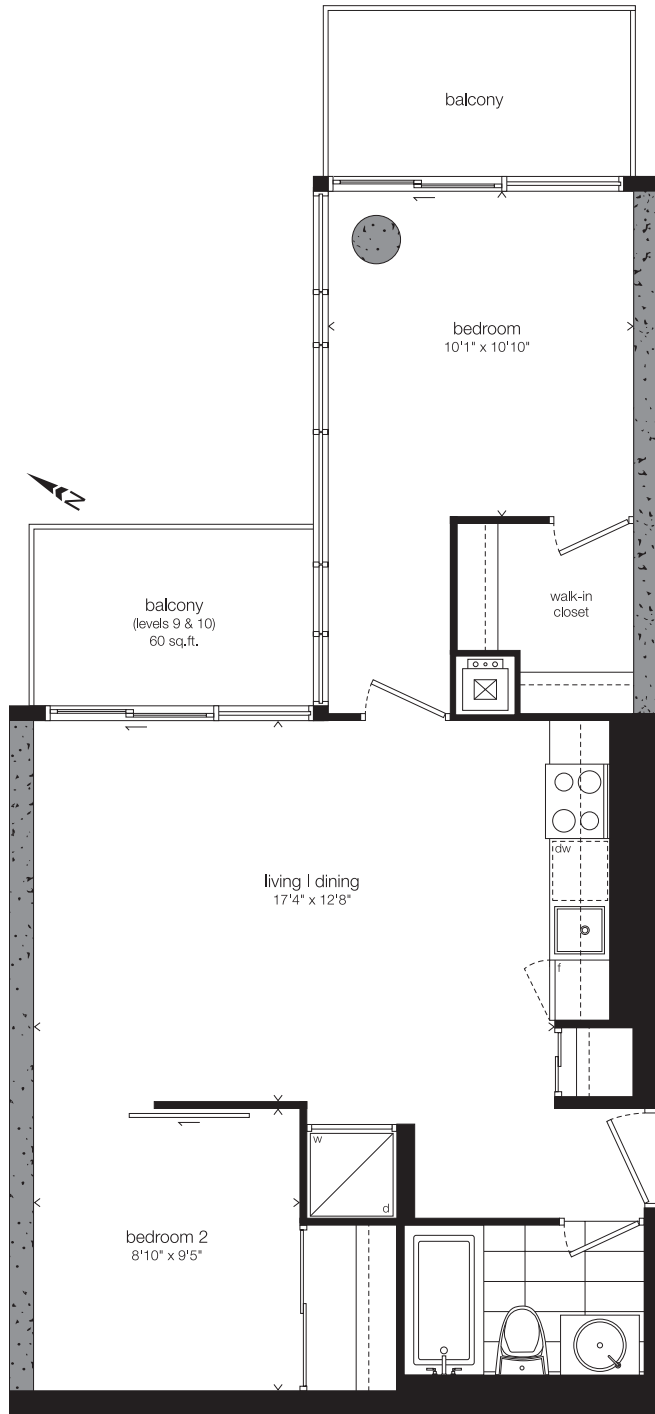
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S

Two
Bedroom

714 SQ.
FT.

Plus 126 sq.ft. Balconies



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Return On Investment

Two
Bedroom

S

Selling Price	\$371,900.00*
Mortgage Amount	\$260,330.00
Down Payment	\$111,570.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,850.00*
---------------	-------------

ESTIMATED MONTHLY COSTS

Maintenance Fees	\$342.72*
Property Taxes	\$301.50
Mortgage	\$1,299.75
Total	\$1,943.97

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	-\$1,127.64
Principal Paid (year 1)	\$6,656.54
Accumulated Annual Rent Return	\$5,528.90
Annual Return From Rental Income	5.0%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

Year 1	20.0%
Year 5	113.4%
Year 10	264.9%
Year 25	1018.9%

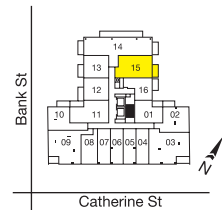
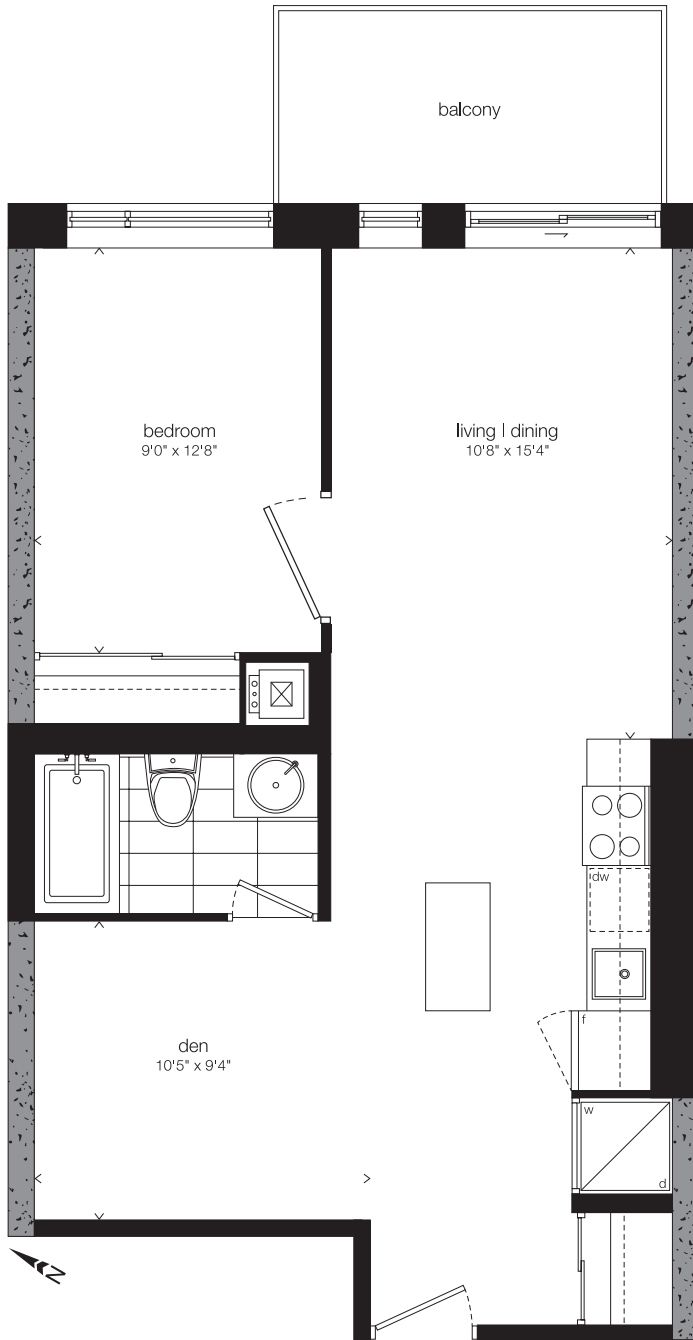
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T

One Bedroom and Den

718 SQ. FT.

Plus 74 sq.ft. Balcony



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Return On Investment

One
Bedroom
and Den

T

Selling Price	\$359,900.00*
Mortgage Amount	\$251,930.00
Down Payment	\$107,970.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,850.00*
---------------	-------------

ESTIMATED MONTHLY COSTS

Maintenance Fees	\$344.64*
Property Taxes	\$291.89
Mortgage	\$1,257.81
Total	\$1,894.34

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	-\$532.08
Principal Paid (year 1)	\$6,441.74
Accumulated Annual Rent Return	\$5,909.66
Annual Return From Rental Income	5.5%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

Year 1	20.5%
Year 5	116.1%
Year 10	270.9%
Year 25	1037.8%

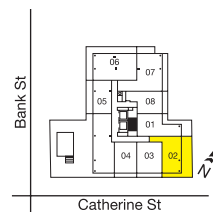
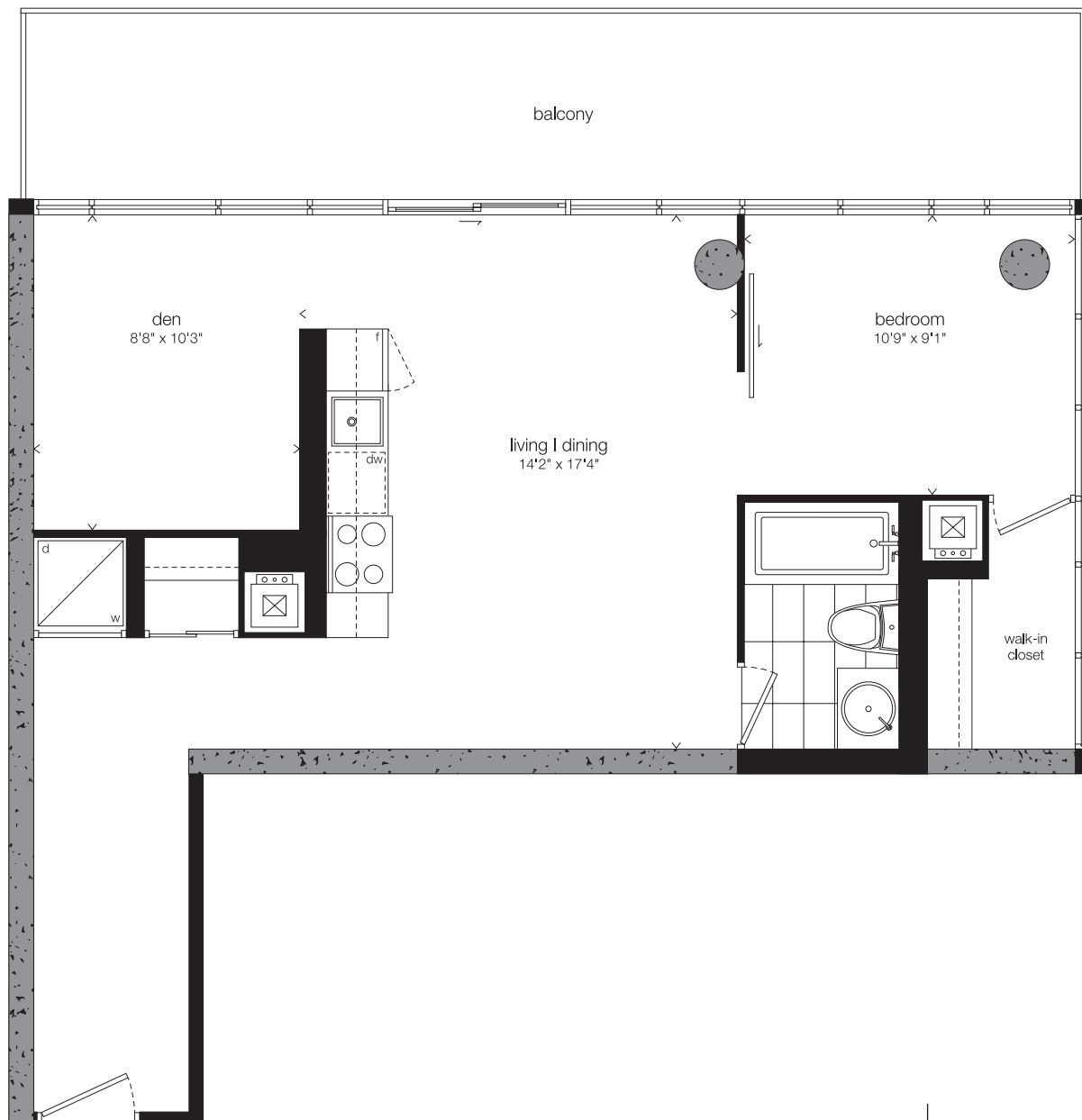
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U

One Bedroom and Den

721 SQ. FT.

Plus 212 sq.ft. Balcony



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Return On Investment

One
Bedroom
and Den

U

Selling Price	\$400,900.00*
Mortgage Amount	\$280,630.00
Down Payment	\$120,270.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,850.00*
---------------	-------------

ESTIMATED MONTHLY COSTS

Maintenance Fees	\$346.08*
Property Taxes	\$324.74
Mortgage	\$1,401.10
Total	\$2,071.92

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	-\$2,663.04
Principal Paid (year 1)	\$7,175.58
Accumulated Annual Rent Return	\$4,512.54
Annual Return From Rental Income	3.8%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

Year 1	18.8%
Year 5	107.0%
Year 10	251.2%
Year 25	975.0%

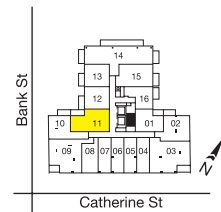
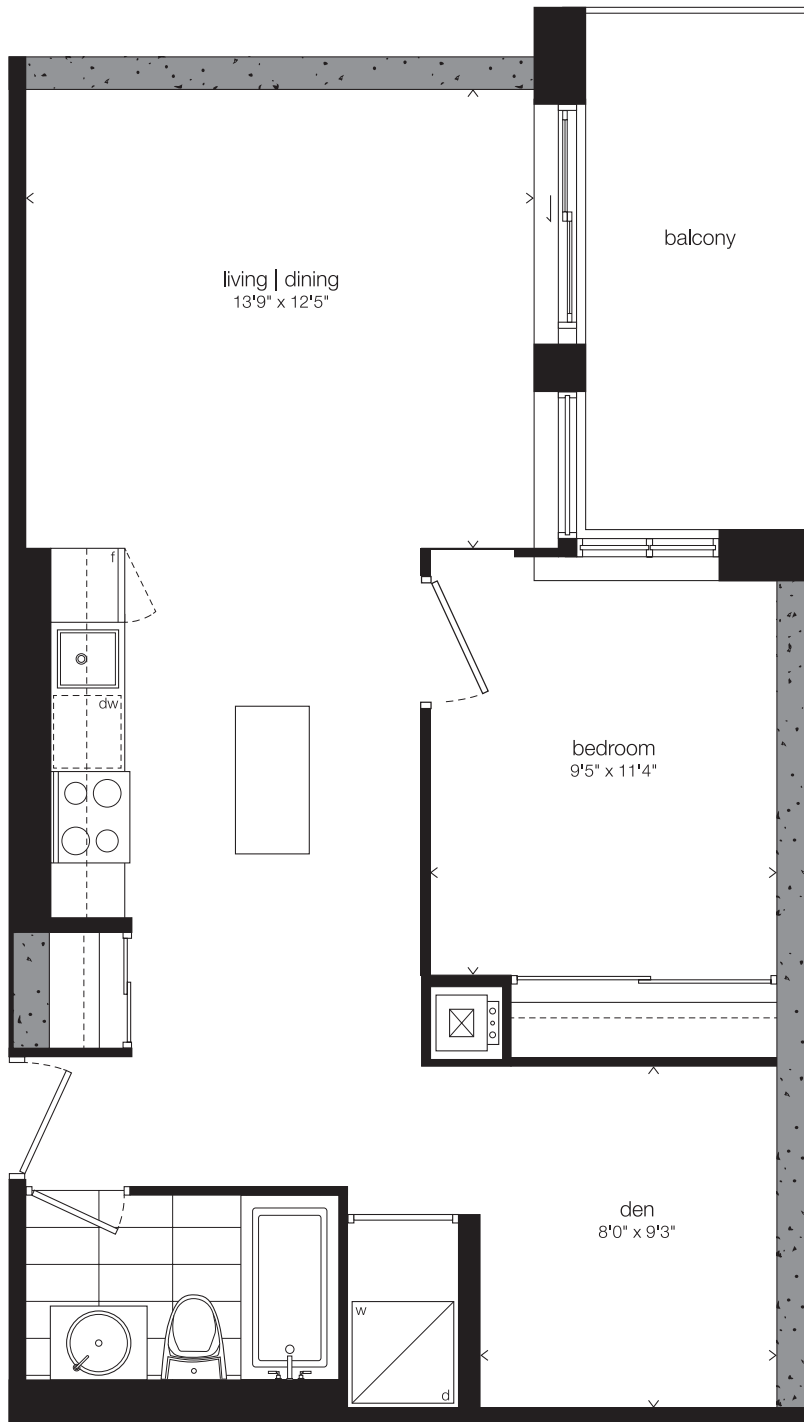
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V

One Bedroom and Den

724 SQ. FT.

Plus 86 sq.ft. Balcony



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Return On Investment

One
Bedroom
and Den

V

Selling Price	\$345,900.00*
Mortgage Amount	\$242,130.00
Down Payment	\$103,770.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,850.00*
---------------	-------------

ESTIMATED MONTHLY COSTS

Maintenance Fees	\$347.52*
Property Taxes	\$280.67
Mortgage	\$1,208.88
Total	\$1,837.07

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	\$155.16
Principal Paid (year 1)	\$6,191.13
Accumulated Annual Rent Return	\$6,346.29
Annual Return From Rental Income	6.1%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

Year 1	21.1%
Year 5	119.5%
Year 10	278.2%
Year 25	1061.3%

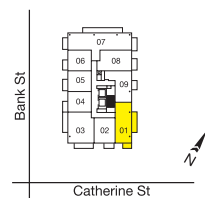
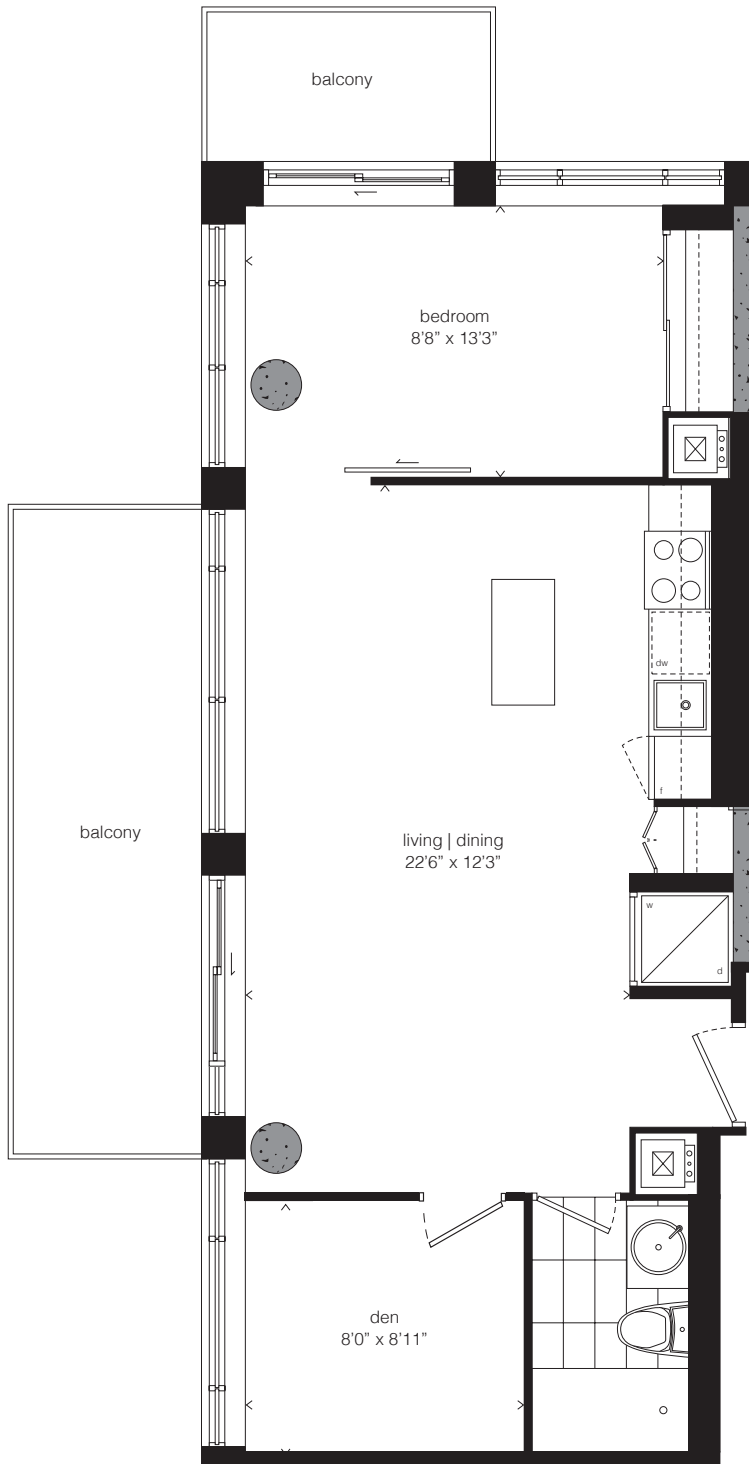
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W

One Bedroom and Den

737 SQ. FT.

Plus 173 sq.ft. Balconies



Window(s), balcony and balcony door may shift. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.

Window(s), balcony and balcony door may shift. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.

Return On Investment

One
Bedroom
and Den

W

Selling Price	\$399,900.00*
Mortgage Amount	\$279,930.00
Down Payment	\$119,970.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$1,895.00*
---------------	-------------

ESTIMATED MONTHLY COSTS

Maintenance Fees	\$353.76*
Property Taxes	\$323.94
Mortgage	\$1,397.61
Total	\$2,075.31

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	-\$2,163.72
Principal Paid (year 1)	\$7,157.74
Accumulated Annual Rent Return	\$4,994.02
Annual Return From Rental Income	4.2%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

Year 1	19.2%
Year 5	109.2%
Year 10	255.9%
Year 25	989.9%

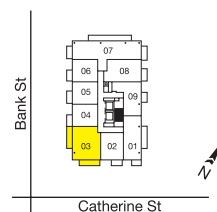
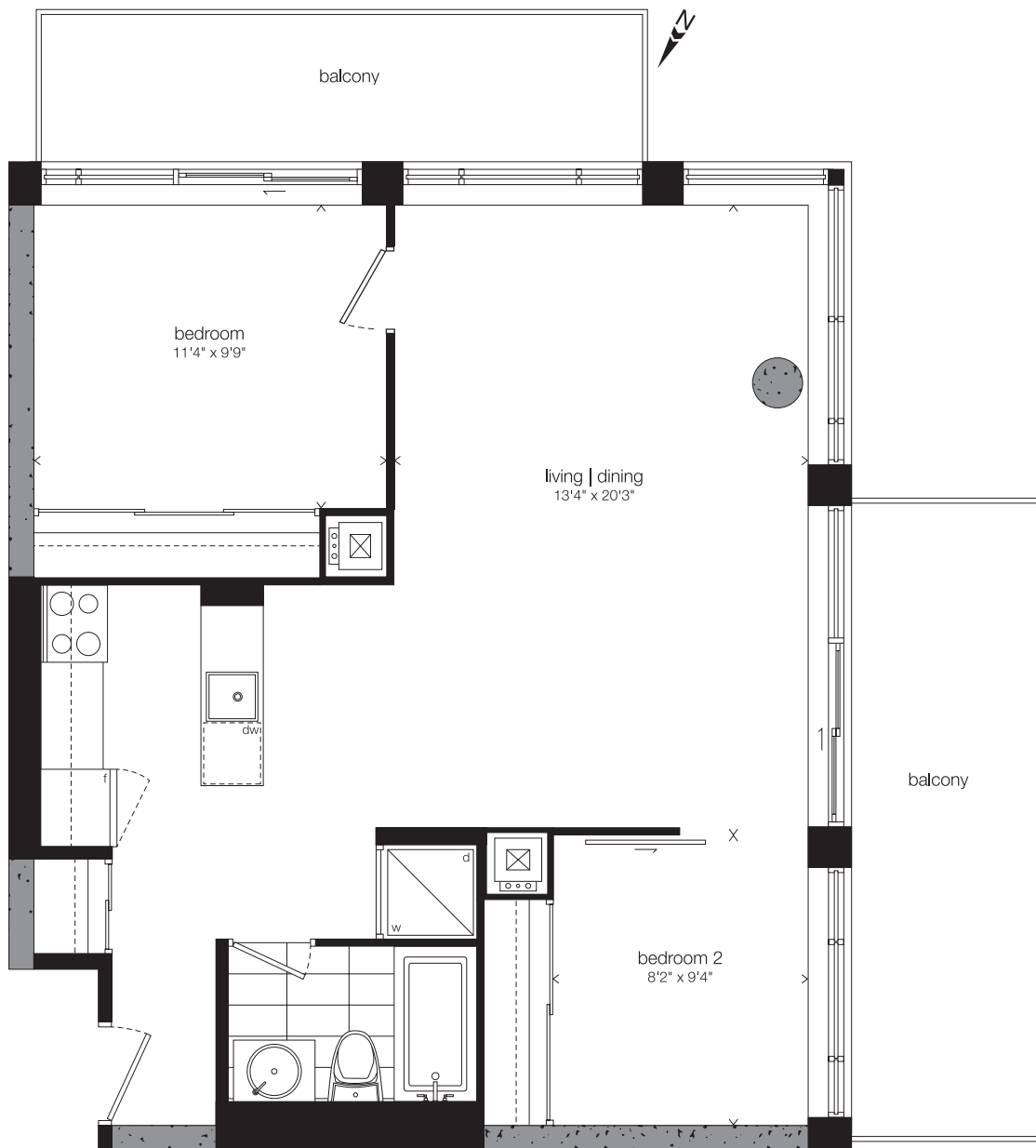
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X

Two Bedroom

850 SQ. FT.

Plus 220 sq.ft. Balconies



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Return On Investment

Two
Bedroom

X

Selling Price	\$444,900.00*
Mortgage Amount	\$311,430.00
Down Payment	\$133,470.00**
Amortization Period	25 years

ESTIMATED RENT

Year 1	\$2,100.00*
---------------	-------------

ESTIMATED MONTHLY COSTS

Maintenance Fees	\$408.00*
Property Taxes	\$360.00
Mortgage	\$1,554.88
Total	\$2,322.88

ESTIMATED RETURN ON INVESTMENT

Rental Profit (per year)	-\$3,874.56
Principal Paid (year 1)	\$7,963.19
Accumulated Annual Rent Return	\$4,088.63
Annual Return From Rental Income	3.1%

ESTIMATED POTENTIAL ACCUMULATIVE RETURN ON INVESTMENT (With Capital Gain)

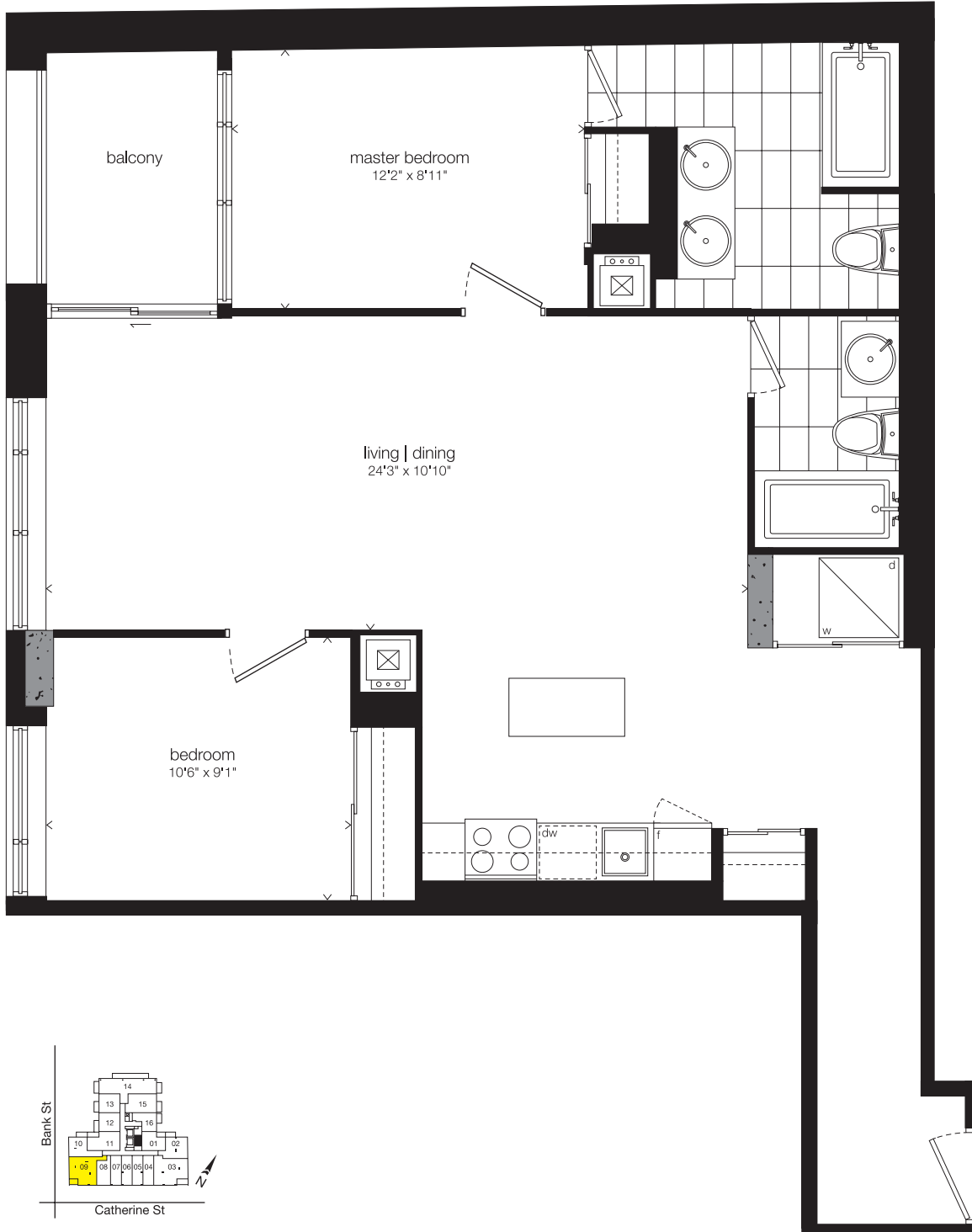
Year 1	18.1%
Year 5	103.3%
Year 10	243.3%
Year 25	949.8%

Capital gain based on the following estimates: *Price increases of 4.5% annually. *Rent increases of 3% annually. Mortgage rates calculated at 3.5% for 1-10 years and 4.5% for 11-25 years. Other Assumptions: Property tax increases 2%/year. Condo fees increase 3%/year. *Purchase price and rental rates will vary based on suite floor within the building. ** Down payment based on 30%.

Y

Two
Bedroom

1,002 SQ.
FT.
Plus 74 sq.ft. Balcony



Window(s), balcony and balcony door may shift. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.

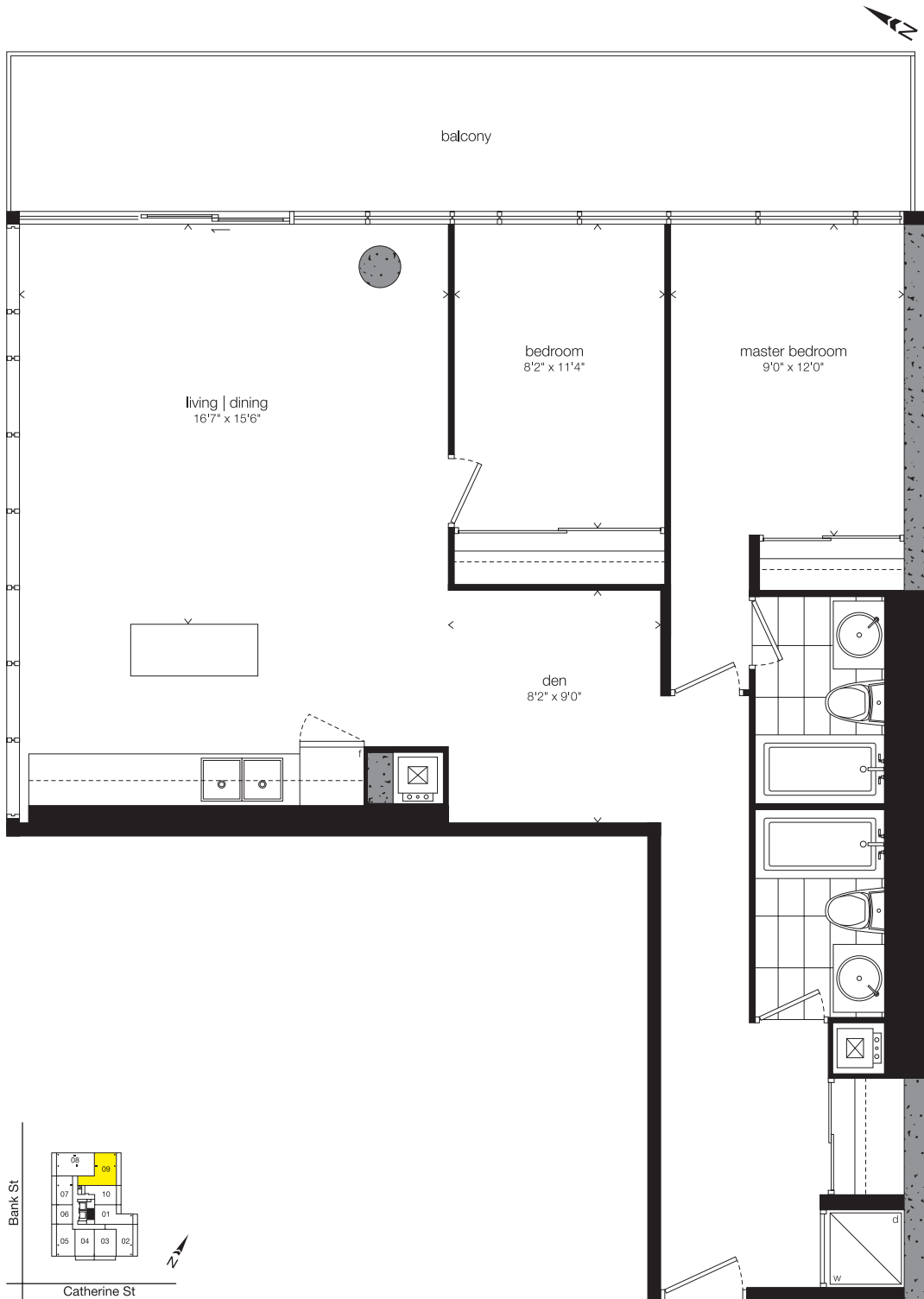
Window(s), balcony and balcony door may shift. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.

1,052 SQ. FT.
Plus 215 sq.ft. Balcony

**Two
Bedroom
and Den**

Z

Window(s), balcony and balcony door may shift. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.

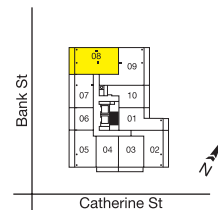
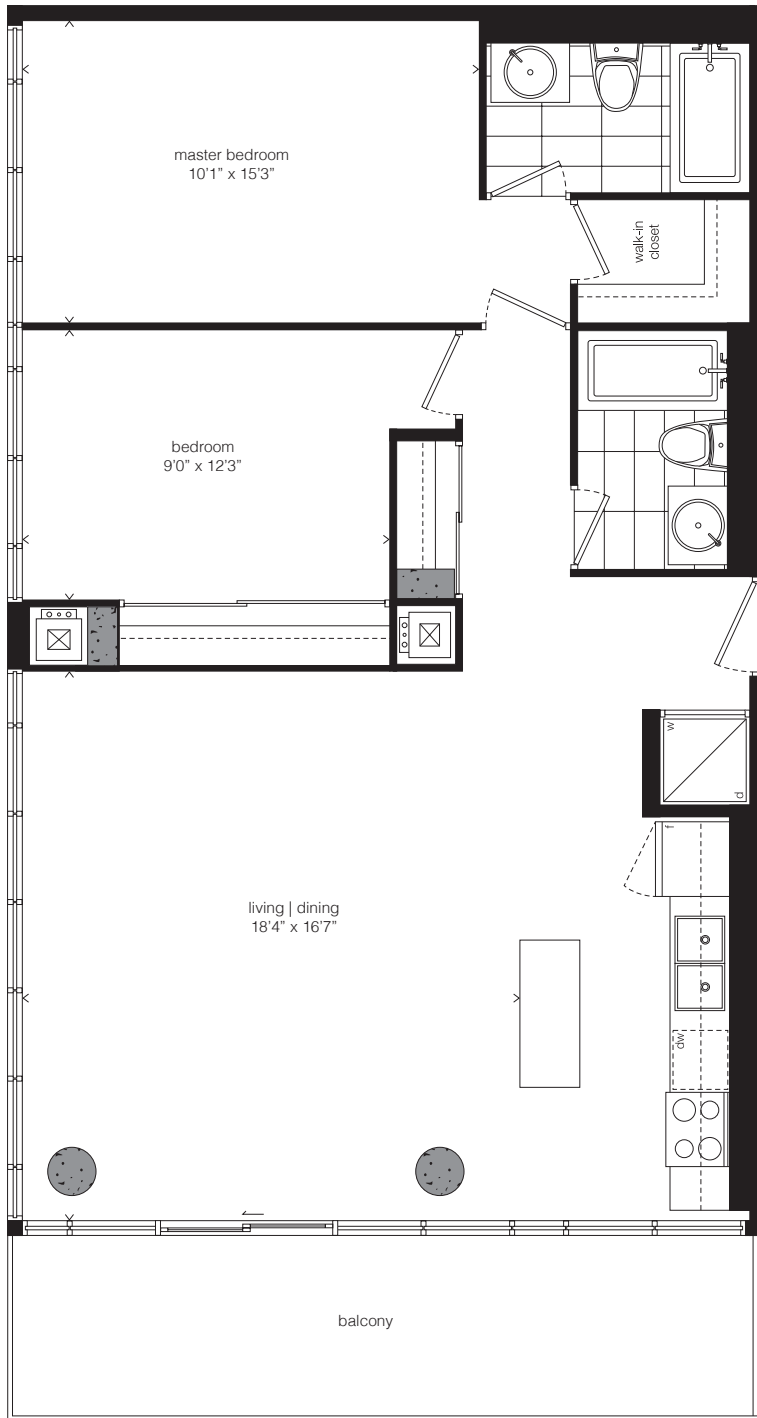


Window(s), balcony and balcony door may shift. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.

AA

Two
Bedroom

1,054 SQ.
FT.
Plus 152 sq.ft. Balcony



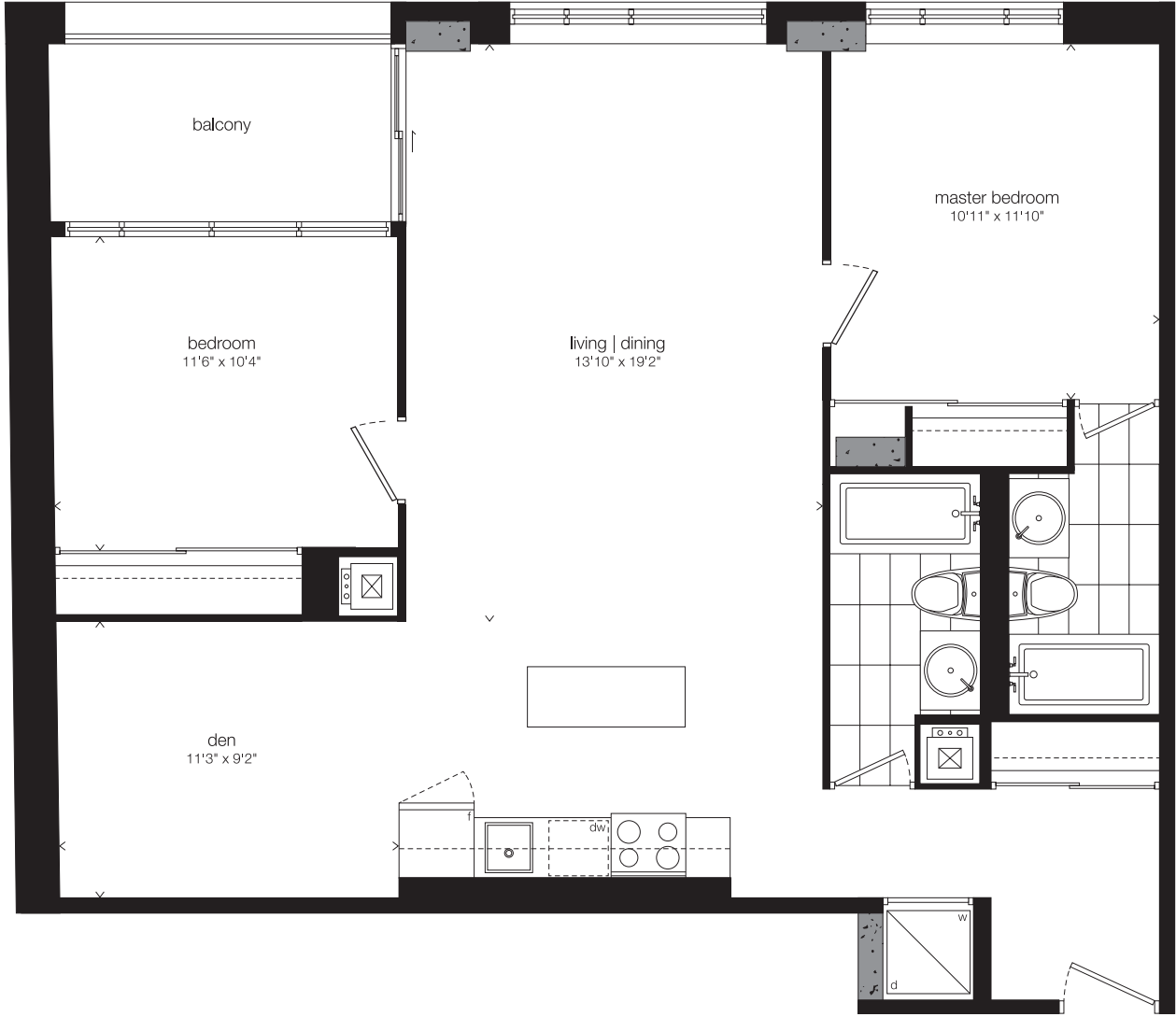
Window(s), balcony and balcony door may shift. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.

Window(s), balcony and balcony door may shift. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.

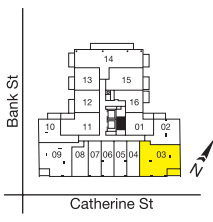
1,124 SQ. FT.
Plus 93 sq.ft. Balcony

**Two
Bedroom
and Den**

BB



Window(s), balcony and balcony door may shift. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.



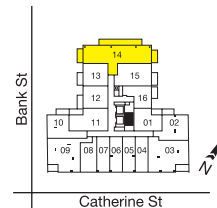
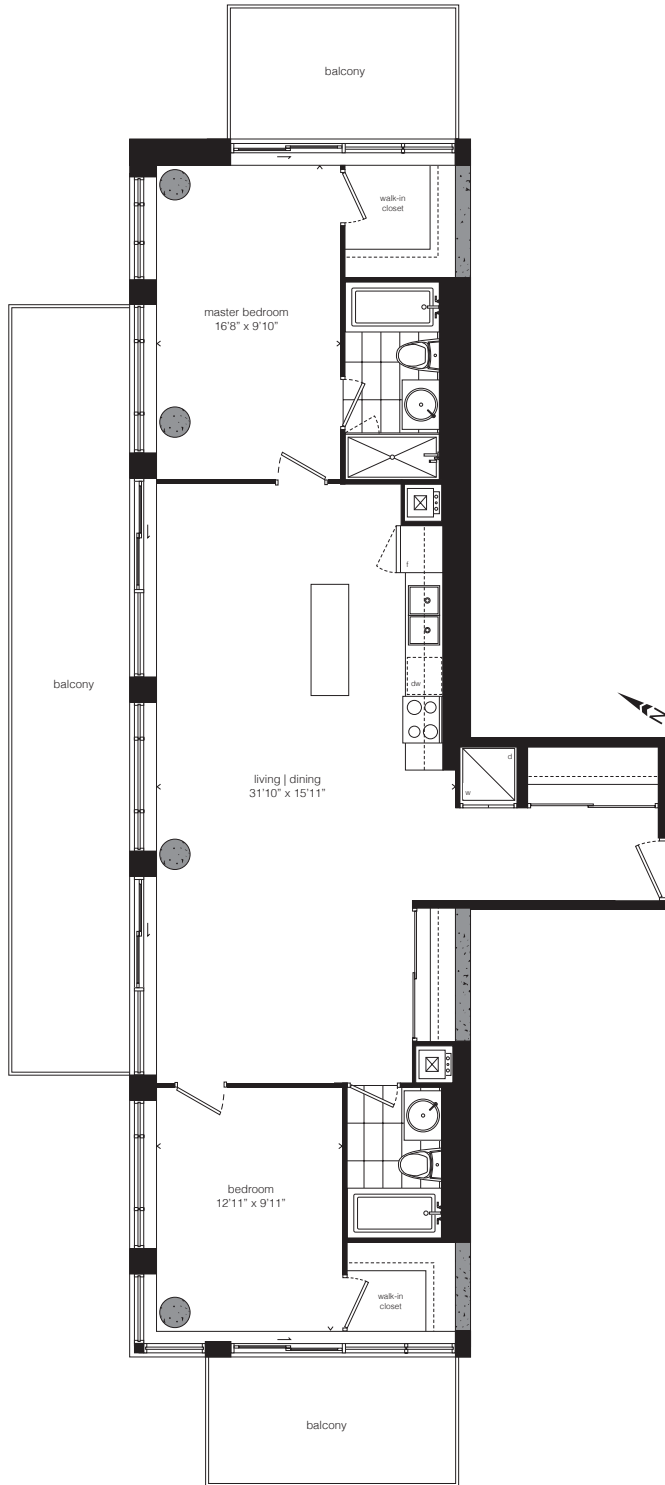
Window(s), balcony and balcony door may shift. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.

CC

Two
Bedroom

1,277 SQ.
FT.

Plus 400 sq.ft. Balconies



Window(s), balcony and balcony door may shift. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.

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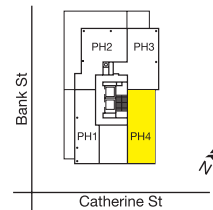
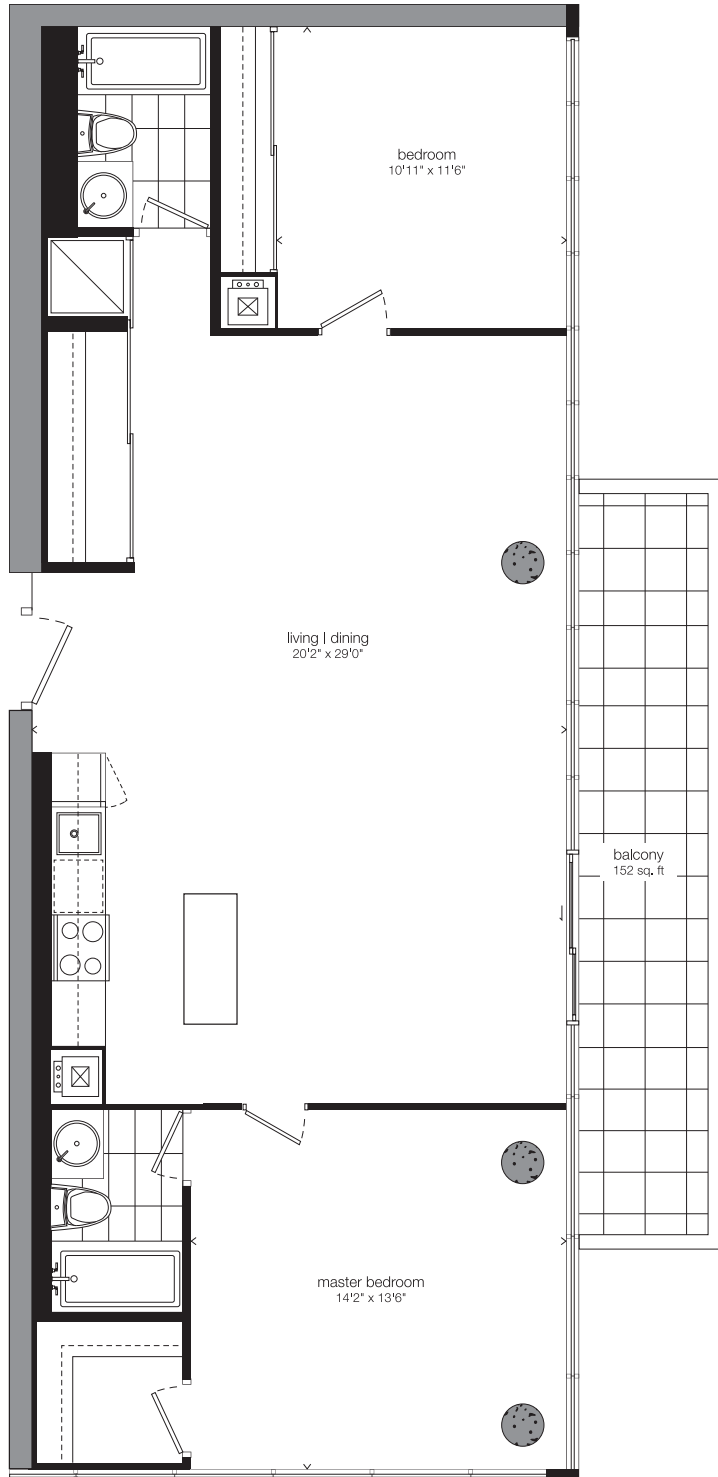
Penthouse Collection.

PH4

**Two
Bedroom**

**1,192 SQ.
FT.**

Plus 152 sq.ft. Balcony



Window(s), balcony and balcony door may shift. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.

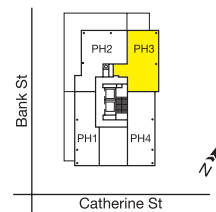
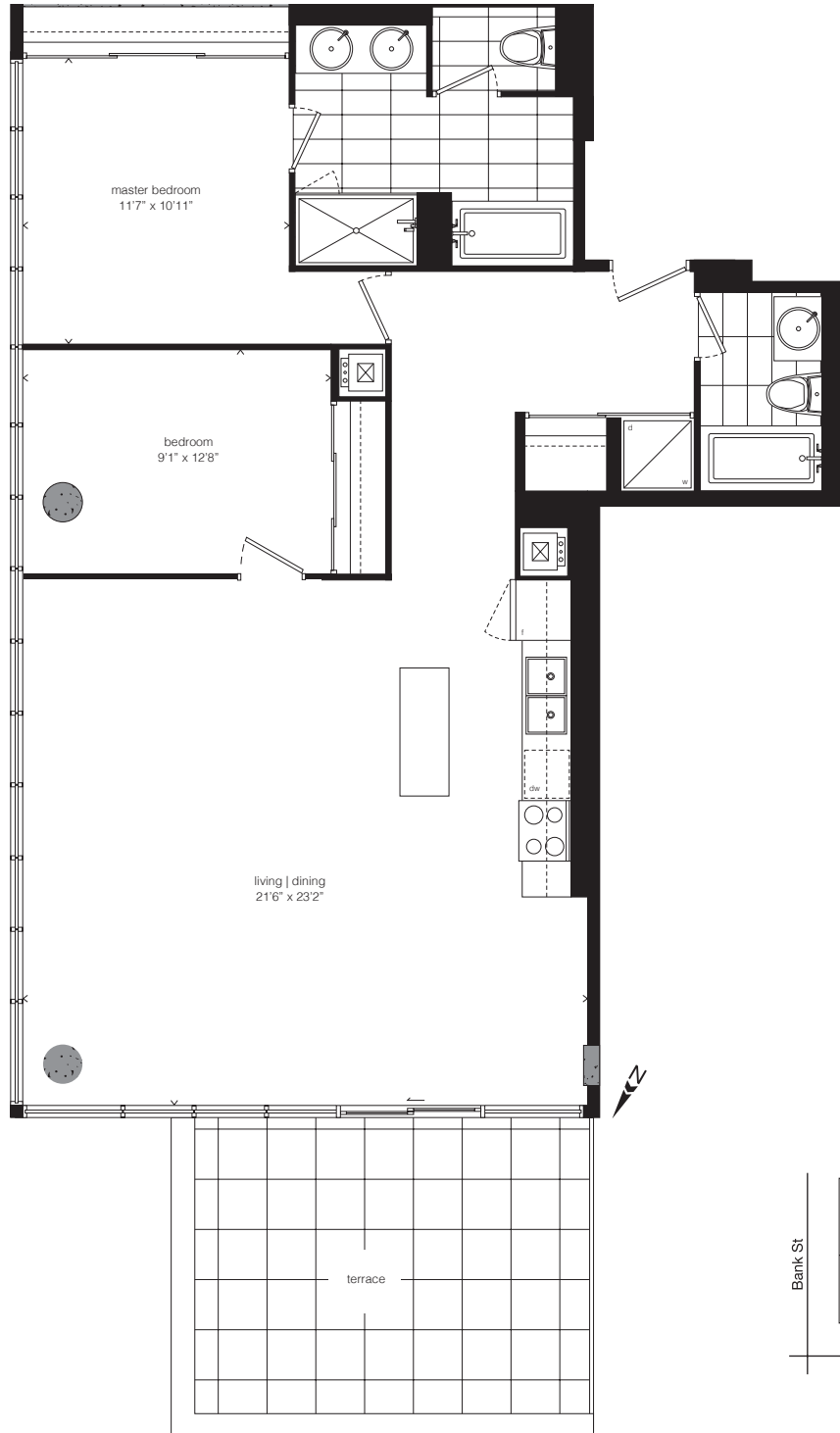
Window(s), balcony and balcony door may shift. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.

1,232 SQ. FT.
Plus 227 sq.ft. Terrace

**Two
Bedroom**

PH3

Window(s), balcony and balcony door may shift. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.



Window(s), balcony and balcony door may shift. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.

Features and Finishes.

Suite Features

- + ceiling height in principal rooms is 9ft'
- + floor to ceiling windows
- + sliding doors open onto the balcony and 01 suite has swing door to balcony'
- + exposed concrete ceilings in all areas except the bathroom, powder room, washer/dryer room and foyer †
- + bathroom, powder room* and foyer' ceilings are smooth drywall painted white
- + exposed concrete feature wall* and columns†
- + white painted interior walls
- + 4" baseboard and 2 1/2" door casing
- + slab style bathroom, closet and washer/dryer room doors with brushed chrome hardware
- + slab style sliding bedroom doors brushed with chrome hardware'
- + vinyl coated wire shelving in all closets and storage areas'
- + stacked washer and dryer
- + individually controlled heating and air conditioning system utilizing a heat pump system
- + gas BBQ connection provided on balconies and terraces'

Kitchens

- + custom designed European style kitchen cabinetry with island' in a selection of door finishes*
- + quartz surface counter top*
- + porcelain tile backsplash*
- + single bowl under-mount stainless steel sink
- + single lever deck mounted faucet set
- + stainless steel appliances ENERGY STAR™ frost free refrigerator, gas cook top and electric built-in oven
- + integrated ENERGY STAR™ dishwasher over the range micro/hood vent.

Bathrooms

- + custom designed European bathroom cabinetry in a selection of door finishes*
- + full vanity width mirror
- + porcelain wall tile* on all wet wall surrounds (bathtub and shower)'
- + chrome fixtures, white tub, toilet and sink.
- + deep soaker bathtub with tiled skirt
- + pressure balanced mixing valve in the bathtub and shower'

Floor Coverings

- + pre-finished engineered wood floors* throughout with the exception of the bathroom and washer/dryer room
- + porcelain floor tile* in bathroom
- + white ceramic floor tile in washer/dryer room

Electrical Fixtures

- + individual electrical panel with circuit breakers
- + white 'decora style' receptacles and switches throughout
- + ceiling mounted track lighting in kitchens
- + ceiling mounted light fixtures in foyer' and hallways'
- + pot lights in bathroom(s)†
- + capped ceiling light fixture outlet in dining room † and den'
- + switch-controlled outlets in living room and bedroom(s)

Safety and Security

- + 12hr concierge in the lobby
- + electronic communication system located in the secure main entry vestibule.
- + surveillance cameras in the lobby, main entry vestibule and garage
- + key fob controlled access system at all main building entry points and parking garage
- + smoke and carbon monoxide detectors provided in all suites
- + suites are fully sprinklered

Multi-media Technology

- + high speed wiring infrastructure with network centre to support the latest entertainment and high speed communications services
- + pre-wired telephone, cable television and communication outlets. category 6 telephone wiring to all telephone outlets. rg-6 coaxial cable to all cable television outlets. each cable television and telephone outlet connects directly to the suite network centre

† - denotes availability by suite design

* - denotes finishes to be selected from the vendor's samples

Notes

- + the Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser' request
- + references to model types or model numbers refer to current manufacturers models. If these types or models change, the Vendor shall provide an equivalent model
- + all dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated
- + all specifications and materials are subject to change without notice E. & O.E.

- + the Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect
- + pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order, the Purchaser may have requested the Vendor to construct an additional feature within

the unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra, without interest and in all other respects this agreement shall continue in full force and effect

- + all suites protected by the Tarion New Home Warranty Program

**Insider VIP
Buying
Opportunity.**

- Only 5% down
- Development levies capped at:
\$5,000 for 1 Bedroom
\$6,000 for 2 Bedroom
- FREE rental during occupancy
- FREE property management for 2 years
- FREE rent guarantee for 2 years
- Special VIP insider pricing:

5% off prices

- Move in January 2019

**1 Junior
Bedroom**

from

\$217,900*

**1 Bedroom
+Den**

from

\$366,900*

2 Bedroom

from

\$364,900*

* Prices include 5% discount



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