

Building Features*

<ul style="list-style-type: none"> • Onsite executive concierge during office hours • Managed High Speed Wireless internet access throughout building. Social Hub(located on each floor): dining, kitchen, lounge and laundry studio • Energy efficient thermal windows • Internal bicycle parking • Meeting/Work rooms 	<ul style="list-style-type: none"> • Multi-purpose party room with outdoor lounge, BBQ and dining area • Social Hub(located on each floor) with kitchen dining and lounge • Car share & EV charging parking spaces • Parcel Lockers • Gym • Management Office
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Suite Features*

<ul style="list-style-type: none"> • Complete Furniture package includes couch, coffee table, television, electronic standing desk, window covers and more • Pre-finished plank laminate floors throughout with the exception of the bathroom(s) • Granite Kitchen countertops and soft close hinges & drawers • Ceiling height in principal rooms is approximately 8.6ft* as per plan 	<ul style="list-style-type: none"> • Premium stainless steel fridge, dishwasher, microwave, range hood and 2 burner built in electrical range top • 1 Piece Hygienic Acrylic Tub or Shower Surround. Porcelain tile floors in Bathroom • Hardwire High Speed Internet Connection to each suite • Key Fob controlled Suite Door
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Suite	Model	Size	Investment	Monthly Leaseback
418	Studio A	274	\$174,990	\$985
644	Studio A	274	\$175,990	\$985
813	Studio A	274	\$176,990	\$985
833	Studio A	274	\$176,990	\$985
<u>Deposit Structure</u> <u>Resident</u> 5% on Signing <u>International</u> 10% on Signing		<u>Occupancy Date</u> Fall 2018 <u>Parking</u> \$25,000 Leaseback: \$75/month		<u>Maintenance Fees</u> \$0.42/psf (Includes: Heating/Air Conditioning, Upkeep of Common Areas, Building Insurance, and Reserve Fund Contribution. <u>Excludes:</u> Water and Suite Electricity) <u>Taxes</u> The current City of Oshawa Tax Rate is approximately 1.59%

Please see a Sales Representative for a full list of standard features and more details.

*Prices, specifications, features, and offerings are subject to change without notice.

Exclusive listing Brokerage is Milborne Real Estate Inc.

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