



FAMILY AND FRIENDS INFORMATION SHEET

ONLY VALID UNTIL JULY 31ST, 2021

ADDRESS: 3779 MACKLEM ST. NIAGARA FALLS, ON

OCCUPANCY: SPRING 2023

MAINTENANCE FEES: APPROX \$0.48/SQ.FT.

PROPERTY TAX: APPROXIMATELY 1% OF PURCHASE PRICE

UNDERGROUND PARKING: ~~\$60,000~~ **\$60,000**

LOCKER: ~~\$7,500~~ **\$5,000**

ASSIGNMENT: ~~\$5,000~~ **\$1,500**

CAPPED DEVELOPMENT FEES:

- 1 BEDROOMS & 1 + DENS: **\$7,500**
- 2 BEDROOMS - **\$12,500**
- 3 BEDROOMS - **\$15,000**

SPECIAL DEPOSIT STRUCTURE:

- \$5,000** ON SIGNING
- BALANCE OF 5%** DUE IN 30 DAYS
- 5%** DUE IN 90 DAYS
- 5%** DUE IN 240 DAYS
- 5%** DUE ON OCCUPANCY

WHAT WE REQUIRE

1. COMPLETED RESERVATION FORM
2. DRIVER'S LICENSE
3. DEPOSIT CHEQUE OF \$5,000

PAYABLE TO ROBSON CARPENTER LLP, IN TRUST

This is fully refundable and will be contributed towards deposit once Agreement of Purchase and Sale is signed

RESERVATION PROCESS

1. UNITS WILL BE AVAILABLE ON A FIRST COME, FIRST SERVE BASIS
2. RESERVATION FORM MUST BE SUBMITTED AND ACCEPTED WITH CHEQUE IN HAND
3. ONCE AGREEMENT OF PURCHASE AND SALE IS FINALIZED, A SALES REPRESENTATIVE WILL REACH OUT TO YOU TO SCHEDULE A SIGNING APPOINTMENT

FAMILY AND FRIENDS PRICE LIST

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SUITE	TYPE	BATHROOMS	INTERIOR SQ.FT.	EXTERIOR SQ.FT.	EXPOSURE	PRICE	F&F PRICE
1 BEDROOM							
312	CHURCHILL	1.5	834	132	South	\$624,900	\$614,900
1 BEDROOM +DEN							
309	ONTARIO	1.5	837	130	South	\$629,900	\$619,900
107	BOYER	1.5	921	156	North West	\$659,900	\$644,900
407	ONTARIO	1.5	837	130	South	\$694,900	\$679,900
206	HUMBER	1.5	914	133	North	\$699,900	\$684,900
2 BEDROOM							
105	THAMES	2	1,011	95	North	\$699,900	\$689,900

SUITE FINISHES	BUILDING AMENITIES
<ul style="list-style-type: none"> ✓ 9 FOOT CEILINGS ✓ QUARTZ COUNTERS ✓ 5 STAINLESS STEEL APPLIANCES ✓ LAUNDRY (WASHER AND DRYER) ✓ ENGINEERED HARDWOOD FLOORING ✓ BALCONY (AS PER FLOORPLAN) 	<ul style="list-style-type: none"> ✓ ROOFTOP TERRACE ✓ FITNESS CENTRE ✓ PARTY ROOM ✓ UNDERGROUND PARKING

DEPOSIT STRUCTURE	PROJECT SPECS
<ul style="list-style-type: none"> • \$5,000 on Signing • Balance of 5% due in 11 Days 30 Days • 5% due in 41 Days 90 Days • 5% due in 71 Days 240 Days • 5% due on 101 Days At Occupancy 	<p>Occupancy: Spring 2023 Underground Parking: \$60,000 Locker: \$7,500 \$5,000 Main Fees: \$0.48/Sq.ft. Excludes: Electricity & Water Maintenance Parking/Locker: \$30 / \$15 Property Tax: Approximately 1% of purchase price</p>