

HARBOURLIFE

Suite Name	Suite Type	Sq. Footage	Prices Starting at:
Tranquil	Studio	380	\$389,999
Escarpment	Large Studio	441	\$449,999
Waterfall	Double Studio	510	\$499,999
Lake	Large Double Studio	573	\$559,999
Pier	Shared Light 1-Bedroom	808	\$699,999

Platinum Broker Incentives

Triple Net Lease Agreement In Place

Cash Flow Positive

Deposit Structure	Tentative Completion	Maintenance Fees	Assignment
\$5,000 at Signing Balance to 5% - in 30 Days 5% - Start of Construction - 90 Days 5% - During Construction - 150 Days 5% - ~ 540 Days 5% - Registration	Spring 2024	-\$0.57/sq ft	\$5000 Legal Fee Applies
		Taxes	Capped Charges
		-\$0.62/sq ft	Development Charges: \$3,000
			Capped Adjustments
			Meters/Closing Adjustments/ETC. \$1,500

Programs and Incentives are subject to change without notice. Vendor reserves the right to withdraw or change any programs and incentives at its own discretion.

See Sales Representative for details, E. & O.E. Jan 2022.



HARBOURLIFE

HIGHLIGHTS

Harbour Life is located in Hamilton's Historic West Harbour neighbourhood. It offers residents both city-type amenities, as well as the peace of suburban living. The building is set on James St. North, an arterial route just blocks away from the newly constructed GO Train station to the south and the newly revitalized Pier 8 Waterfront to the north.



INVESTMENT TYPE

COMMERCIAL CONDOMINIUM

HarbourLife is a new investment segment in the marketplace. A Commercial Condominium tied to a Triple-Net Lease Agreement, that brings you and your client's the ability to diversify your portfolios.

HarbourLife bridges the gap between the speculative nature of traditional PreConstruction investing while providing access to the stable, and ultra-lucrative Commercial Leasing market.



AMENITIES

- Convenient corner entry into the building for easy resident drop-off and pick-up.
- Main entry reception desk where residents and guests are greeted 24/7 days a week.
- Large street-level lounge where residents can gather and socialize with a bistro bar for snacks and refreshments at all times of the day.
- Main dining room located on the main level.
- Large kitchen and workstations for convenient preparation of all meals daily.

HASSLE FREE INVESTMENT

You are buying a Commercial Condominium, with a Triple-Net Lease agreement in place. No carrying costs. No tenant worries or tenant placement. Only a Cash-Flow Positive investment from Day 1!

BROKERS

Everything you need to effectively and efficiently market this project to your database will be rolling out prior to the official launch on February 14th.

