

### LIMITED TIME CLIENT INCENTIVES\*

<b>FREE Assignment</b> <b>Valued at \$5,000</b> Administration and Legal fees extra.	<b>FREE Right to Lease</b> <b>Valued at \$5,000</b> Administration and Legal fees extra.	<b>Capped Development Fees:</b> Studio, 1Bed, 1Bed+Den \$13,000 2Bed, 2Bed+Den \$15,000 3Bed \$17,000
--	--	--

### PARKING

### LOCKER

<b>Standard Parking \$59,000</b> <b>EV Parking \$69,000</b> Note: EV spots are roughed-in for electrical	<b>Locker <del>\$10,000</del> \$6,000*</b>	<b>TAXES</b> Estimated at approximately 1% of Purchase Price.  <b>OCCUPANCY FALL 2025</b>
--	--	---

### MAINTENANCE FEES

<b>\$0.62 psf</b> (hydro and water metered separately) <b>Parking \$49.92/mo.</b> (if applicable), <b>Locker \$12.10/mo.</b> (if applicable) <b>Bulk Internet \$43.95/mo.</b>
---

### EXTENDED DEPOSIT STRUCTURE

<b>Domestic Deposit Structure</b> <b>\$10,000 (bank draft) on signing</b> <b>Balance to 5% in 30 days</b> <b>5% February 1, 2023</b> <b>5% February 1, 2024</b> <b>5% on Occupancy</b>	<b>International Deposit Structure</b> <b>\$10,000 (bank draft) on signing</b> <b>Balance to 10% in 30 Days</b> <b>10% in 180 Days</b> <b>15% in 365 Days</b>
---	---

All prices, figures and materials are preliminary and are subject to change without notice. Square footages and dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations.

Note: Actual usable floor space may vary from the stated floor area. \*Administration and purchaser legal costs are not included in the incentive. See Sales Representative for details.

Exclusive listing brokerage Baker Real Estate Incorporated. Brokers protected. E. & O. E. July 10, 2022.

