

INVESTOR OPPORTUNITIES

UNIT TYPE	SIZE (ft ²)	BEDS/BATH	PRICE (+ GST)
1 BED	409 – 751	1 / 1	\$322,900 – \$399,900
2 BED	630 – 784	2 / 1	\$440,900 – \$529,900
2 BED + DEN	760 – 782	2 / 1	\$534,900 – \$544,900
2 BED / 2 BATH	795 – 1,060	2 / 2	\$529,900 – \$574,900
3 BED	1,132	3 / 2	\$699,900 – \$707,900
SKY-TOWN / 1 BED	819 – 826	1 / 1	\$573,900 – \$574,900
SKY-TOWN / 2 BED	1,086 – 1,175	2 / 2.5	\$760,900 – \$822,900
SKY-TOWN / 3 BED	1,457	3 / 2.5	\$822,900 – \$874,000

MAINTENANCE FEES

\$0.48 / SQ.FT. includes heat, water, natural gas, amenities,
property management, landscaping and snow removal

PARKING

\$50,000 per parking space
(subject to availability)

STORAGE LOCKER

\$5,000 per locker
(subject to availability)

Please make cheques payable to: Dentons Canada LLP, In Trust. For wire transfer information please refer to the Wire Instructions download page.

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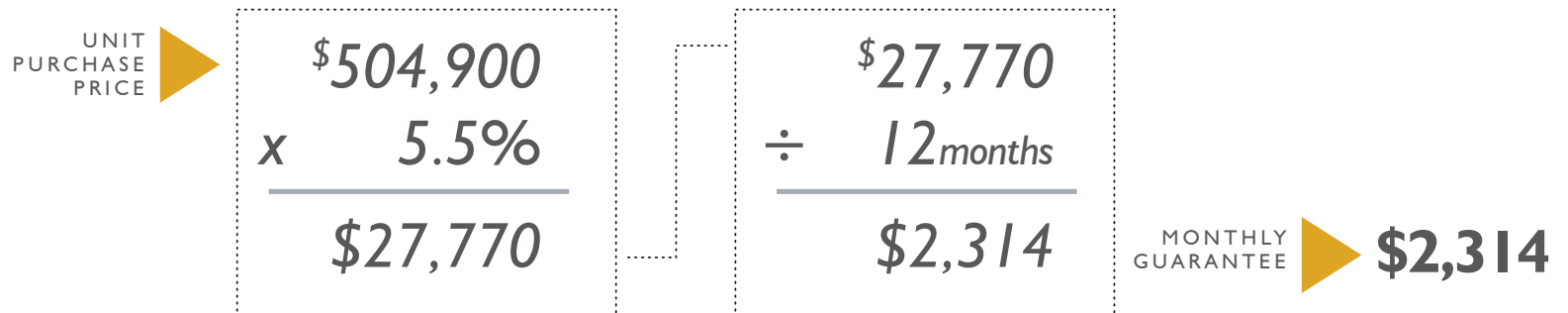
BROKERS PROTECTED TO QUALIFY FOR THE EDGE PAYMENT PLAN, PURCHASERS MUST BE APPROVED FOR BOND DEPOSIT PROGRAM. FLOOR AND VIEW PREMIUMS APPLY. ALL PRICES, FIGURES AND MATERIALS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL AREAS AND STATED ROOM DIMENSIONS ARE APPROXIMATE. THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. SUBJECT TO CHANGE WITHOUT NOTICE E. & O.E.

RENTAL GUARANTEE

HOW IT WORKS

- Applicable on all units over > \$450,000 list price (*pre GST & upgrades*)
- Annual return of 5.5% of the total purchase price, including GST, for two years.
- Leaseback payments are made on a monthly basis.

EXAMPLE



WHAT WE PROVIDE:

- Monthly leaseback program payments for two years, reducing your investment risk
- Providing expert level screening and property management services
- Builder direct service resulting in long term tenancies and higher renewals/continuance of direct rent after the 2 year term

WHAT YOU PROVIDE:

- All costs associated with the property (taxes, insurance, mortgage payments, utilities, maintenance, condo fees & closing fees)

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CHOOSE YOUR DOWN PAYMENT PLAN

OPTION	DEPOSIT STRUCTURE	PURCHASE PRICE	INCENTIVE
1. EDGE	5% due with purchase contract <i>(with mandatory 15% bond deposit through our approved Bond Program.)</i>		
2. FLEX	1st Deposit: 5% due with purchase contract 2nd Deposit: 2.5% due in 365 Days		<i>(Original Value: Storage Lockers \$5,000 Parking Stalls \$50,000)</i>
		under < \$400,000	Storage Locker \$3,500 / Parking Stall \$39,900
		\$400,000-\$499,000	Storage Locker \$3,500 / Parking Stall \$24,900
		\$500,000 - \$599,000	Storage Locker \$3,500 / Parking Stall \$14,900
		over > \$600,000	Storage Locker \$3,500 / Parking Stall \$9,900
			+ FREE one-time assignment (2% admin fee waived)
3. EXTENDED	1st Deposit: 5% due with purchase contract 2nd Deposit: 5% due in 365 Days	under < \$400,000	Storage Locker FREE / Parking Stall \$29,900
		\$400,000-\$499,000	Storage Locker FREE / Parking Stall \$14,900
		\$500,000 - \$599,000	Storage Locker FREE / Parking Stall \$9,900
		over > \$600,000	Storage Locker FREE / Parking Stall FREE
			+ FREE one-time assignment (2% admin fee waived)

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