

**EXCLUSIVE V.I.P. BROKER
SPECIAL PROMOTION PROGRAM**
LIMITED TIME OFFER

WEDNESDAY, MAY 20TH, 2015

FOR YOUR CLIENTS*

\$3,000 Discount on Studios, 1B, 1B+D, 1B+G

\$5,000 Discount on 2B, 2B+D

\$8,000 Discount on 3B and up

Plus

FREE ASSIGNMENT (value of \$5,000)

Plus

FREE APPLIANCE UPGRADE

Bosch Stainless Steel Appliance Package (\$5,000 upgrade value)

Plus

CAP DEVELOPMENT CHARGES & LEVIES

\$5,000 for Studios, 1B, 1B+G, 1B+D,

\$7,500 for 2B, 2B+D

\$9,500 for 3B and up

Plus

15% DEPOSIT + 5% on OCCUPANCY

\$5,000 with APS

Balance to 5% in 30 days

2.5% in 60 days

2.5% in 120 days

5% in 450 days

5% on Occupancy

*Clients Program is for a limited time ONLY. Programs and Incentives are subject to change without notice. E. & O.E. See Sales Representative for details. May 20th, 2015.

EXCLUSIVE V.I.P. BROKER PREVIEW PRICE LIST

SUITE FEATURES

Approximately 9’ smooth-finished ceiling heights. Kitchens include two-tone contemporary design cabinetry with granite or quartz countertop and under-mount stainless steel sink. Bosch* stainless steel appliances including fridge, flat electric cooktop, single wall oven, hood fan and dishwasher. Energy Star washer/dryer. Bathrooms feature quality design cabinetry, deep soaker tub, rain style shower heads, ceramic floor tiles and choice of full height porcelain or ceramic tiles in shower/tub enclosure.

BUILDING FEATURES

East United Condos is a dramatic 21-storey building with 10 mid-rise floors topped by 11 high-rise floors enriching Toronto’s skyline in Downtown East. Designed by Giannone Petricone Associates, East United Condos will consist of approximately 279 suites. Residents will enjoy amenities such as 24 hour concierge, 2-2-storey Lobby, 2-storey Artist’s studio/workshop, pet spa, yoga room, change rooms, sauna, media lounge, state-of-the-art fitness center and music room. The party room and roof top terrace is located on the 11th floor which features amazing city views, dining room, lounge area, fire pit and outdoor cinema.

EXTENDED SPECIAL DEPOSIT STRUCTURE	INTERNATIONAL DEPOSIT STRUCTURE	MAINTENANCE
<p>\$5,000 on Signing Balance of 5% in 30 days 2.5% in 60 days 2.5% in 120 days 5% in 450 days 5% on occupancy</p> <p>Parking: \$39,900* (Only for units 600 sq.ft. and up)</p> <p>Storage Locker: : \$5,000</p>	<p>\$5,000 on Signing Balance of 10% in 30 days 10% in 60 days 10% in 120 days 5% on Occupancy</p>	<p>Approximately \$0.54 per square foot (Hydro metered separately)</p> <p>Parking Maint. - \$54.00 /month</p> <p>Locker Maint. - \$29.25 /month</p> <p>Occupancy Commencing: October 2018</p> <p>Taxes estimated at approximately 0.8% of Purchase Price</p> <p>Prices Include H.S.T.</p>

ALL PRICES, FIGURES AND MATERIALS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE E. & O. E. MAY 20, 2015. *PLEASE SEE A SALES REPRESENTATIVE FOR DETAILS.

EXCLUSIVE LISTING: BAKER REAL ESTATE INCORPORATED, BROKERAGE. BROKERS PROTECTED. E. & O.E.

*LIMITED TIME PROMOTION

EAST UNITED TORONTO CONDOS:

95 Berkeley Street, Toronto, Ontario M5A 2W8

T 416.642.7870 F 416.847.0929 E eastunitedcondos@bakersales.info

EXCLUSIVE V.I.P. BROKER PREVIEW PRICE LIST

TOWER SUITES

MODEL	TYPE	FLOORS STARTING FROM	APROXIMATE SUITE SIZE	EXPOSURE	CURRENT PRICES	VIP PRICES FROM
350	STUDIO	3	350	S	\$202,900	\$199,900
445	1B	4	445	E	\$236,900	\$233,900
455	1B	7	455	N	\$252,900	\$249,900
460	1B+D	7	460	E	\$272,900	\$269,900
510	1B	3	510	E	\$273,900	\$270,900
490	1B+G	3	490	S	\$278,900	\$275,900
500	1B	8	500	W	\$282,900	\$279,900
550	1B	3	550	W	\$282,900	\$279,900
515	1B	3	515	E	\$287,900	\$284,900
540	1B+G	3	540	S	\$297,900	\$294,900
560	1B	4	560	N	\$303,900	\$300,900
555	1B+D	3	555	E	\$307,900	\$304,900
520	1B	20	520	E	\$312,900	\$309,900
565	1B+G	7	565	N	\$314,900	\$311,900
588	1B+D	6	588	W	\$322,900	\$319,900
595	1B+G	3	595	E	\$322,900	\$319,900
615	1B+G	4	615	S	\$346,900	\$343,900
590	2B	12	590	S	\$349,900	\$344,900
645	1B+D	5	645	W	\$348,900	\$345,900
625	1B+G	4	625	S	\$357,900	\$354,900
630	2B	9	630	NE	\$364,900	\$359,900
620	2B	9	620	NW	\$366,900	\$361,900
610	1B	20	610	SE	\$372,900	\$369,900
675	1B+D	4	675	W	\$372,900	\$369,900
670	2B	3	670	NW	\$384,900	\$379,900
695	1B+D	9	695	S	\$386,900	\$383,900
698	2B	5	698	S	\$402,900	\$397,900
720	2B	9	720	S	\$404,900	\$399,900
750	2B+D	3	750	N	\$404,900	\$399,900
745	2B+D	9	745	S	\$424,900	\$419,900
765	2B+M	7	765	E	\$429,900	\$424,900
758	2B	8	758	ESW	\$434,900	\$429,900
785	2B	3	785	S	\$434,900	\$429,900
825	2B	3	825	W	\$434,900	\$429,900
760	2B+D	9	760	S	\$439,900	\$434,900
770	2B	8	770	W	\$448,900	\$443,900
780	2B	7	780	E	\$449,900	\$444,900
820	2B+D	10	820	S	\$479,900	\$474,900
898	2B+D	5	898	W	\$494,900	\$489,900
895	3B	7	895	SE	\$527,900	\$519,900
995	3B+D	20	995	NE	\$598,900	\$590,900
985	2B+D	19	985	S	\$604,900	\$599,900
1110	3B	3	1110	EW	\$607,900	\$599,900

PLEASE SPEAK TO A SALES REPRESENTATIVE FOR INDIVIDUAL SUITE PRICES.

TERRACED SUITES

MODEL	TYPE	FLOORS STARTING FROM	APROXIMATE SUITE SIZE	OUTDOOR	EXPOSURE	CURRENT PRICES	VIP PRICES FROM
455	1B	6	455	T - 121	N	\$261,900	\$258,900
500	1B	7	500	T - 39	W	\$291,900	\$288,900
565	1B+D	6	565	T - 302	N	\$344,900	\$341,900
665	2B	10	665	T - 500	SW	\$434,900	\$429,900
765	2B+M	6	765	T - 241	E	\$448,900	\$443,900
780	2B	6	780	T - 368	E	\$483,900	\$478,900
995	3B+D	19	995	T - 245	NE	\$617,900	\$609,900

MODEL	TYPE	FLOORS STARTING FROM	APROXIMATE SUITE SIZE	OUTDOOR	EXPOSURE	CURRENT PRICES	VIP PRICES FROM
TH1	3B+D	1	1020	S	Yard	\$607,900	\$599,900
TH2	4B	1	1370	S	T - 246	\$827,900	\$819,900
TH3	3B	1	1370	NS	Yard	\$827,900	\$819,900
TH4	3B	1	1100	NS	Yard	\$677,900	\$669,900

PLEASE SPEAK TO A SALES REPRESENTATIVE FOR INDIVIDUAL SUITE PRICES.

Suite 506	1 Bedroom	510 SqFt
Return on Investment		
Purchase Price		\$272,900.00
Downpayment		\$54,580.00
Monthly Mortgage Payment		\$1,005.94
Monthly Maintenance		\$265.20
Monthly Taxes		\$181.93
Total Monthly Cost		\$1,453.07
Monthly Rental Income		\$1,632.00
Annual Cash Flow		\$2,147.14
Principal Portion		\$553.14
Mortgage Principal Repaid- First Year		\$6,637.68
Annual Return		16.1%

Return on Equity	
Property Value after 5 years	\$348,297.24
Capital Gain	\$75,397.24
Percentage Return on Equity after 5 years	138%
Property Value after 10 years	\$444,525.34
Capital Gain	\$171,625.34
Percentage Return on Equity after 10 years	314%

Total Return on Equity	
Cash earned from Rental	\$10,735.71
Mortgage Principal Repaid	\$33,188.40
Capital Gains	\$75,397.24
Total Return	\$119,321.35
Total Return on Equity after 5 years	219%
Cash earned from Rental	\$21,471.42
Mortgage Principal Repaid	\$66,376.79
Capital Gains	\$171,625.34
Total Return	\$259,473.56
Total Return on Equity after 10 years	475%

Suite 902	2 Bedroom	620 SqFt
Return on Investment		
Purchase Price		\$361,900.00
Downpayment		\$72,380.00
Monthly Mortgage Payment		\$1,334.00
Monthly Maintenance		\$322.40
Monthly Taxes		\$241.27
Total Monthly Cost		\$1,897.67
Monthly Rental Income		\$1,984.00
Annual Cash Flow		\$1,035.98
Principal Portion		\$733.53
Mortgage Principal Repaid- First Year		\$8,802.40
Annual Return		13.6%

Return on Equity	
Property Value after 5 years	\$461,886.30
Capital Gain	\$99,986.30
Percentage Return on Equity after 5 years	138%
Property Value after 10 years	\$589,496.97
Capital Gain	\$227,596.97
Percentage Return on Equity after 10 years	314%

Total Return on Equity	
Cash earned from Rental	\$5,179.91
Mortgage Principal Repaid	\$44,012.02
Capital Gains	\$99,986.30
Total Return	\$149,178.23
Total Return on Equity after 5 years	206%
Cash earned from Rental	\$10,359.82
Mortgage Principal Repaid	\$88,024.05
Capital Gains	\$227,596.97
Total Return	\$325,980.83
Total Return on Equity after 10 years	450%

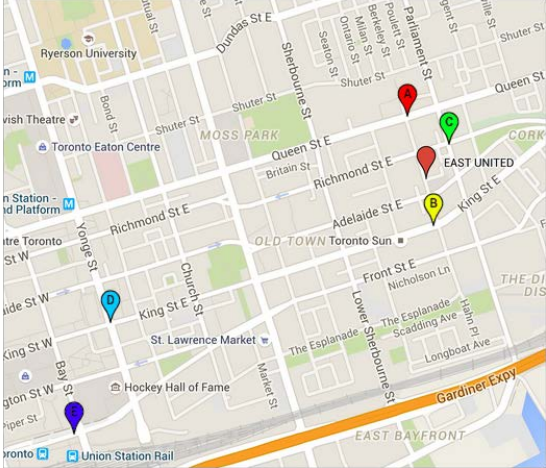
* 80% @ 2.76 - 25 year amortization, 5 year term * payments include principle and interest
** Historical growth rate for the last 10 years has been 5%

Location

Walk Score 97 – Walker’s Paradise
Transit Score 100
Bike Score 90

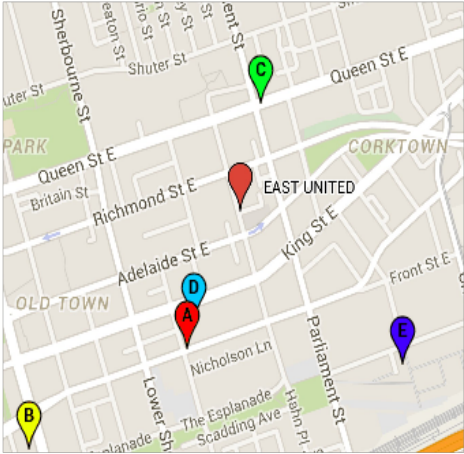
Transit

- East United
- EAST UNITED
- TRANSIT
- Queen St Streetcar
 - King St Streetcar
 - Parliament Bus Route
 - King Subway Station
 - Union Station



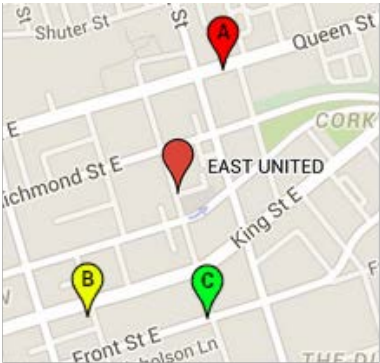
Grocery

- East United
- EAST UNITED
- Grocery
- Loblaws
 - St. Lawrence Market
 - Shoppers Drug Mart
 - No Frills
 - The Distillery Historic District



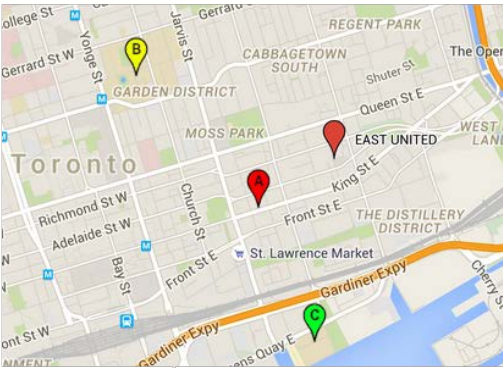
Banking

- East United
- EAST UNITED
- Banking
- TD Canada Trust
 - Scotiabank
 - CIBC Branch & ATM



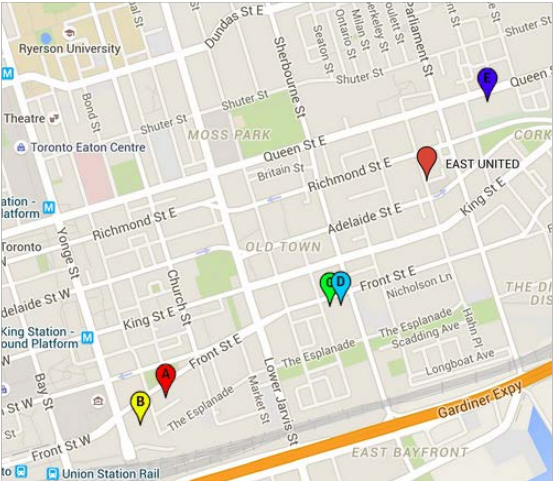
Universities

- East United
- EAST UNITED
- Universities
- George Brown College
 - Ryerson University
 - George Brown College Waterfront Campus



Culture

- East United
- EAST UNITED
- Culture
- St Lawrence Centre for the Arts
 - Sony Centre For The Performing Arts
 - Young People's Theatre
 - St. Lawrence Library
 - St Paul's Basilica





EXCLUSIVE VIP BROKER SPECIAL SALES OPPORTUNITY
EAST UNITED TORONTO CONDOS

eastunited@bakersales.info
T 416.642.7870 F 416.847.0929 E eastunited@bakersales.info

OFFICE USE ONLY			
Date Received:		BASE PURCHASE PRICE	\$
Baker Sales Representative:		PARKING COST	\$
SUITE (the Unit):		LOCKER COST	\$
MODEL:		TOTAL PURCHASE PRICE	\$

PLEASE FILL OUT THE FOLLOWING

	MODEL	FLOOR
CHOICE #1		
CHOICE #2		
CHOICE #3		
CHOICE #4		
CHOICE #5		

PURCHASER INFORMATION:
PLEASE ENCLOSE CLEAR COPY OF PURCHASER IDENTIFICATION

PURCHASER 1		PURCHASER 2	
First Name:		First Name:	
Last Name:		Last Name:	
Address:		Address:	
Suite #		Suite #	
City:		City:	
Province:		Province:	
Postal Code:		Postal Code:	
Main Phone:		Main Phone:	
Alternate Phone:		Alternate Phone:	
Date of Birth:		Date of Birth:	
S.I.N. #		S.I.N. #	
Driver's License #		Driver's License #	
Expiry Date:		Expiry Date:	
Email:		Email:	

PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)			
Did you register through the Web?		How did you hear about us?	
Profession:		Marital Status:	
How many dependents?		Ages?	
End User or Investor			

CO-OPERATING BROKER: PLEASE ENCLOSE AGENT'S BUSINESS CARD.			
Name:		Brokerage:	
Address:			
Mobile:		Office:	
Fax:		Email:	