

LIVE FREE
SUMMER SALES EVENT

THE
9HUNDRED

SIGNATURE RESIDENCES







NEIGHBOURHOOD

The East Mall residences are easy walking distance to multiple green spaces, including ravines and trails along Mimico Creek.



TRANSPORTATION ACCESSIBILITY

15 MINUTES OR LESS



VIA THE COMPLIMENTARY SIGNATURE SHUTTLE SERVICE

- HUMBER COLLEGE
- METRO GROCERY STORE
- COSTCO
- TTC BUS LINES
- SHERWAY GARDENS
- PERSON AIRPORT
- CASINO WOODBINE
- ROYAL WOODBINE GOLF CLUB
- CENTENNIAL PARK

- SQUARE ONE
- IKEA
- LABLAWS
- FUTURE LRT LINE
- WALMART
- ST. GEORGE'S GOLF CLUB
- HOME DEPOT
- PETSMART
- AND MORE...





THE SUITES

TOWER 1 - 161 SUITES

TOWER 2 - 238 SUITES

ONE BED RANGE 435 SQ/FT

ONE BED AND DEN - 510 SQ/FT

TWO BEDS - 695 SQ/FT

TWO BEDS AND DEN - 790 SQ/FT

THREE BEDS - 915 SQ/FT

THREE BEDS AND DEN - 1009 SQ/FT



THE 9HUNDRED AMENITIES



**OUTDOOR POOL
FITNESS CENTRE
GUEST SUITES
PRIVATE DINNING AREAS
KIDS ZONE
KITCHEN & BBQ AREAS
SOCIAL EVENT SPACES
GAMES ROOMS
MEDIA ROOM
LIBRARY**

**LOUNGE AREAS
CO-WORKING SPACE
COMMUNITY PARK
PET SPA
CAR SHARE
SHUTTLE SERVICE
PARCELE STORAGE
AND MORE...**

THE
9HUNDRED
SIGNATURE RESIDENCES

CLIENT INCENTIVES

EXTENDED DEPOSIT STRUCTURE

FREE ASSIGNMENT*

LEASE DURING OCCUPANCY

* Speak to Sales Representative for details. Representations and information contained herein do not form part of any Agreement of Purchase and Sale. Hersh Realty Group Inc. Brokerage, Harhay Developments, 900 TEM Inc., and / or any of their affiliated companies, brands, or entities do not warrant or represent any or all of the figures and statements above. Tax amounts may vary and are calculated from the Website www.900.com. The amount of the cashback or credit on closing is based on the number stated at the time of signing the Agreement of Purchase and Sale and not based on any tax adjustments that may come from the City, difference in maintenance amounts from the condo corporation and/or declarant or mortgage calculations from any banking institution. No placement of mortgage is guaranteed and it is the responsibility of each purchaser to arrange suitable financing. You are advised to verify all figures and statements with your accountant and obtain independent legal advice. Price and availability are subject to change without notice. July/August 2025 E.&O.E.

THE
9HUNDRED
SIGNATURE RESIDENCES

SUMMER SALE CLIENT INCENTIVES

LIVE FREE FOR 2 YEARS*

NO TAXES*

NO MAINTENANCE FEES*

2% MORTGAGE*

POSITIVE CASH FLOW 34% ROI*

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Tower 1 Suite 902 ROI: A1B-483 \$625,900 483 Sq Ft, 1 Bedroom

2% Fixed 2yr mortgage*

Price	\$	625,900
20% Deposit	\$	125,180
Mortgage	\$	500,720

Monthly Expenses

Principal & Interest	\$	1,848	
Maintenance (\$0.72/Sq Ft)	\$	348	FREE for 2 Years
Taxes	\$	329	FREE for 2 Years
Total Expenses	\$	1,848	

Cash Flow

Rent Per Month	\$	2,600
Principal and Interest	\$	1,848
Positive Cash Flow	\$	752

Cash Flow \$752 x 24	\$	18,048
Principal \$24,893 (2 years)	\$	24,893
Total Profit	\$	42,941

Return on Investment**

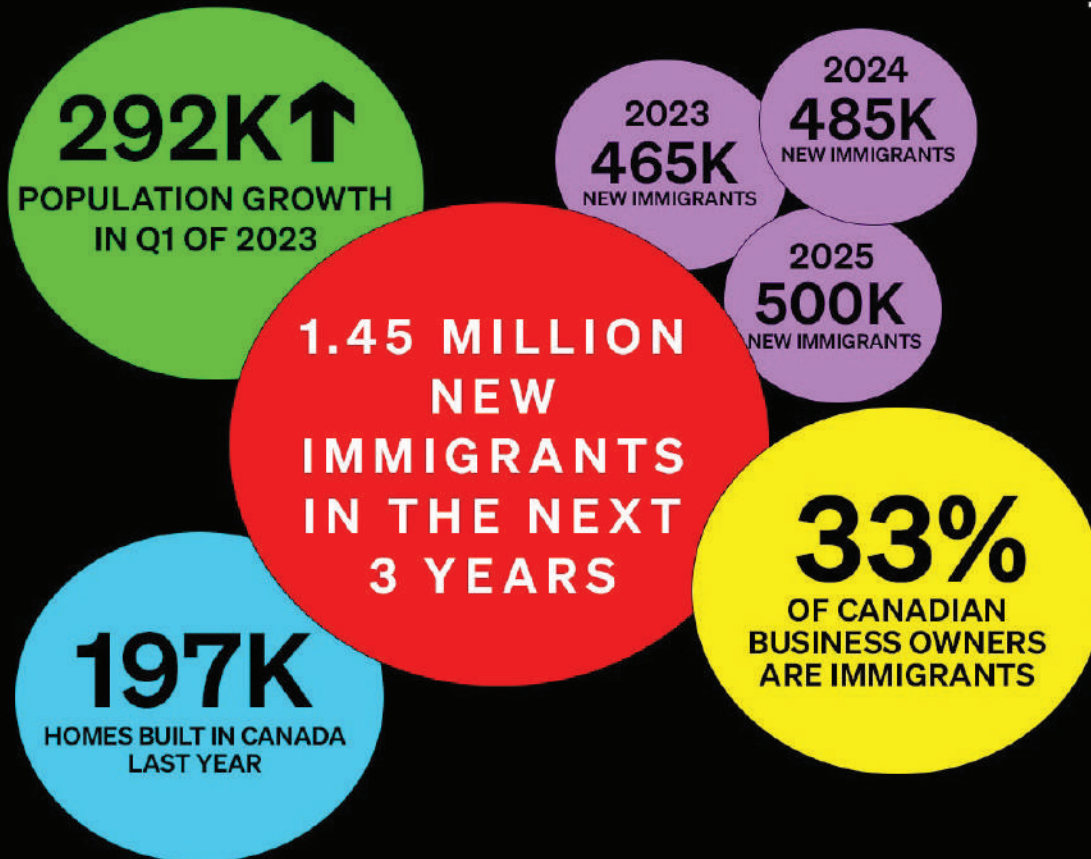
(cash flow / purchasers investment)	\$42,941/\$125,180
ROI	34%

Mortgage Payment P+I on \$500,720 @ 5% =	\$ 2,672
Mortgage Payment P+I on \$500,720 @ 2% =	\$ 1,848
Difference of	\$ 824
Difference of \$824 x 2 Yrs =	\$ 19,776
Maintenance of \$348 x 2 Yrs =	\$ 8,352
Tax of \$329 x 2 Yrs =	\$ 7,896
Total of	\$ 36,024
Your Choice of Cheque or Price Adjustment on Closing of \$36,024	

*Based on 2 yr fixed rate over a 30 yr amortization period / **ROI calculated over a two year term

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CANADA'S IMMIGRATION STATISTICS



The Canadian government announced plans to welcome an unprecedented 1.45 million immigrants over the next three years, as a way to combat the country's staggering labor shortage.

Within the next decade, immigrants could represent about half of our total population, and they will soon represent 100% of the growth of our labour force

Immigrants account for 33% of all business owners with paid staff. They create important local jobs in all sectors of our economy, including construction, professional services, health

CANADA'S IMMIGRATION STATISTICS

TOP TEN COUNTRIES OF ORIGIN FOR NEW CANADIAN PRS IN 2022

COUNTRY	# OF IMMIGRANTS	% OF TOTAL
INDIA	118,095	27%
CHINA	31,815	7.2%
AFGANASTAN	23,735	5.4%
NIGERIA	22,085	5.05%
PHILIPPINES	22,070	5.04%
FRANCE	14,145	3.2%
PAKASTAN	11,585	2.6%
IRAN	11,105	2.5%
USA	10,400	2.3%
SYRIA	8,500	1.9%

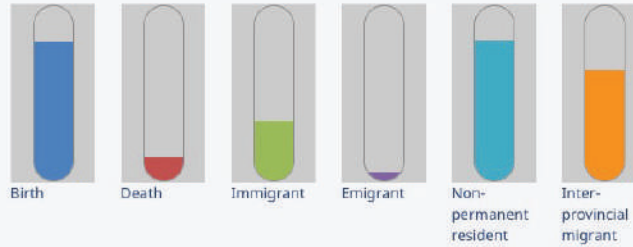
Population of Canada (real-time model) ?

Pause

40,144,074

Population
change since
midnight

1,427



Current time is 11:00:56 AM EDT Thursday, July 13, 2023

Population of provinces and territories (real-time model)

Provinces and territories	Population
 Newfoundland and Labrador	534,985
 Prince Edward Island	178,991
 Nova Scotia	1,057,896
 New Brunswick	839,858
 Quebec	8,876,179
 Ontario	15,609,696
 Manitoba	1,450,801
 Saskatchewan	1,227,040
 Alberta	4,760,913
 British Columbia	5,476,712
 Yukon	44,563
 Northwest Territories	45,760
 Nunavut	40,680



Note: The population values in this table are modelled in real time.

▶ Related products and notes



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