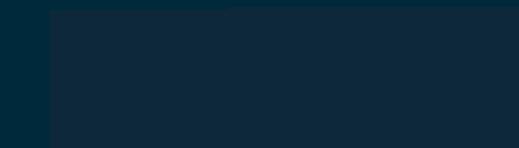


UNIONCITY

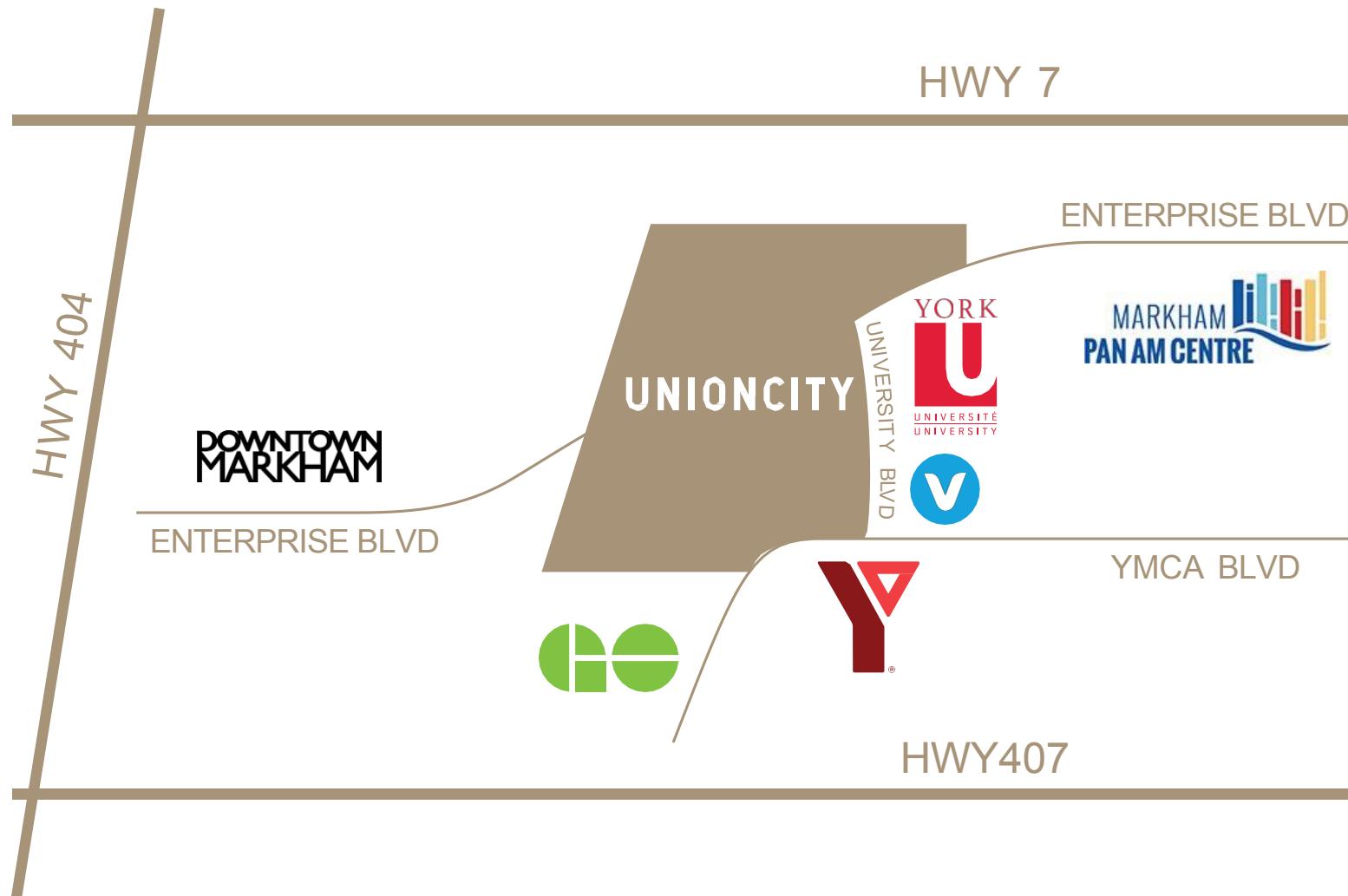
A METROPIA MASTER-PLANNED COMMUNITY

METROPIA





LOCATION



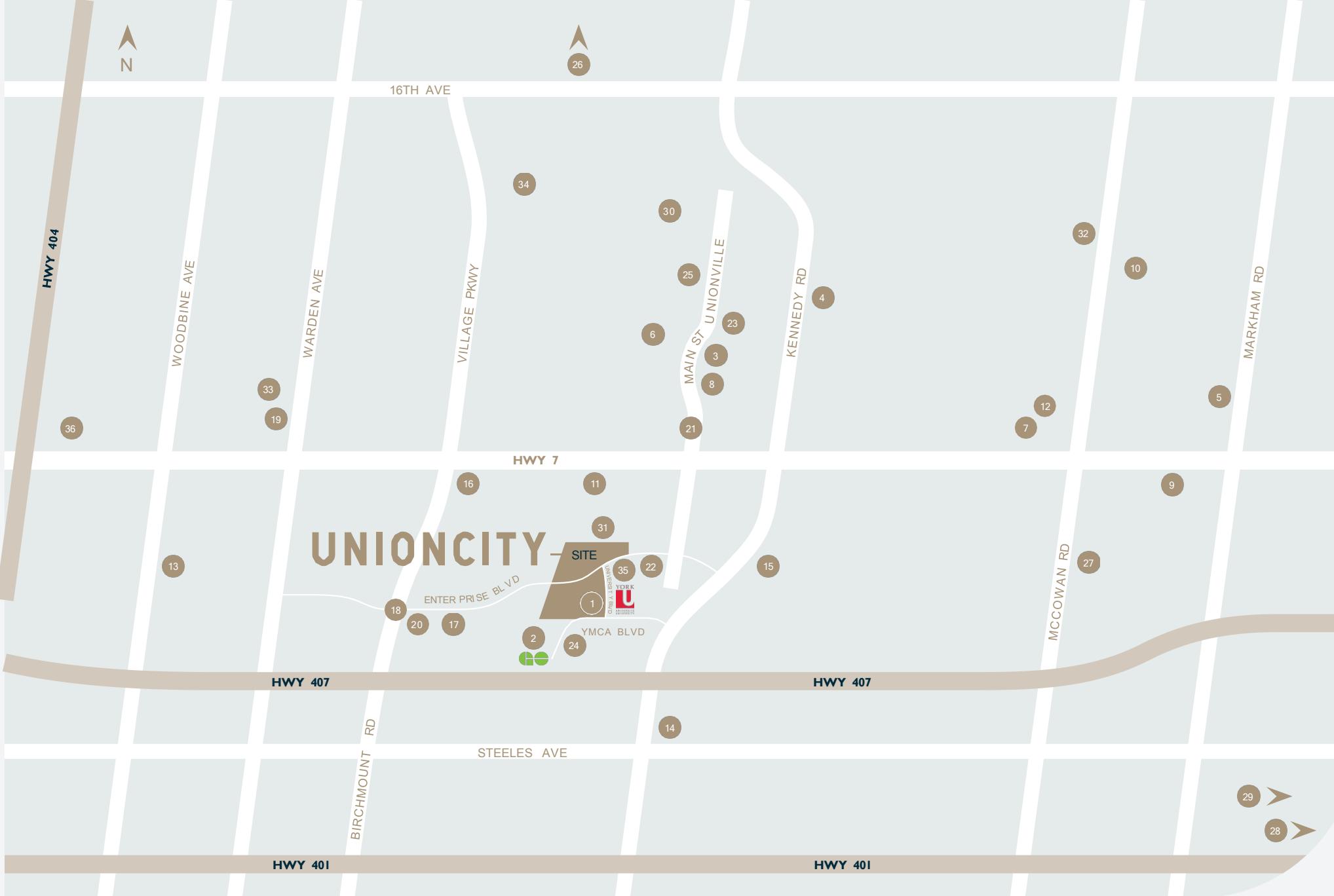
2 MIN TO HIGHWAY 407

5 MIN TO HIGHWAY 404

5 MIN TO HIGHWAY 7

1 MIN TO
PAN AM CENTRE

3 MIN TO
MARKHAM YMCA



ACCESS
UNLIMITED

TRANSIT

- 1 York Region Transit / VIVA
- 2 Unionville GO

FOOD & DINING

- 3 Ambiyan Indian Restaurant
- 4 Day & Night Angus Steak & Raw Bar
- 5 Folco's Ristorante
- 6 Il Postino
- 7 JOEY Markville
- 8 NextDoor Restaurant
- 9 Peter's Fine Dining
- 10 Phoenix Restaurant
- 11 Smash Kitchen and Bar

SHOPPING

- 12 CF Markville Mall
- 13 Costco Wholesale
- 14 Pacific Mall
- 15 T&T Supermarket
- 16 Whole Foods Market

LIFESTYLE

- 17 Cineplex Cinemas Markham & VIP
- 18 Downtown Markham
- 19 Flato Markham Theatre
- 20 GoodLife Fitness Markham
- 21 Main Street Unionville
- 22 Markham Pan Am Centre
- 23 McKay Art Centre
- 24 YMCA
- 25 Varley Art Gallery of Markham

NATURE

- 26 Bruce's Mill Conservation Park
- 27 Milne Dam Conservation Park
- 28 Rouge National Urban Park
- 29 Toronto Zoo
- 30 Toogood Pond

EDUCATION

- 31 Bill Crothers Secondary School
- 32 Markville Secondary School
- 33 Unionville High School
- 34 William Berczy Public School
- 35 York University Markham Centre Campus
- 36 Seneca College Markham Campus



UNION CITY LOBBY - TOWER I



UNION HOUSE

TRANSIT



- GO Trains connected to Union Station every **15 mins**
- By car: **30 mins** to midtown Toronto (Yonge & Eglinton), **35 mins** to downtown (Union Station)
- By transit: **40 mins** to downtown (Union Station)
- Close to Highway 7 and the 407
- Connected to Highway 404, a direct link to downtown Toronto



EDUCATION



- Adjacent to York University Markham Campus opening **2024**, accommodating **4,200–10,000** students
- The new campus will focus on digital technologies, entrepreneurship and experiential education in high demand areas such as business and entrepreneurship, data analytics, new media and communication
- **34%** increase in 18-22-year-olds in York Region over the next 20 years, the highest growth rate in Ontario
- Unionville-Markham is known for highly ranked elementary and secondary schools



UNION ON 6TH

At Union City the entire 6th floor is dedicated to leisure time. Indoors and outdoors, day and night, this is the place to engage and interact.

1. Union City Champion's Court
2. Outdoor Play Area
3. Billiards Lounge
4. Golf Simulator
5. Multi-Media Room
6. The Oasis
7. Men's Changeroom
8. Women's Changeroom
9. Union City Party Room
10. Private Kitchen & Dining
11. Dream Lab
12. Union City Terrace



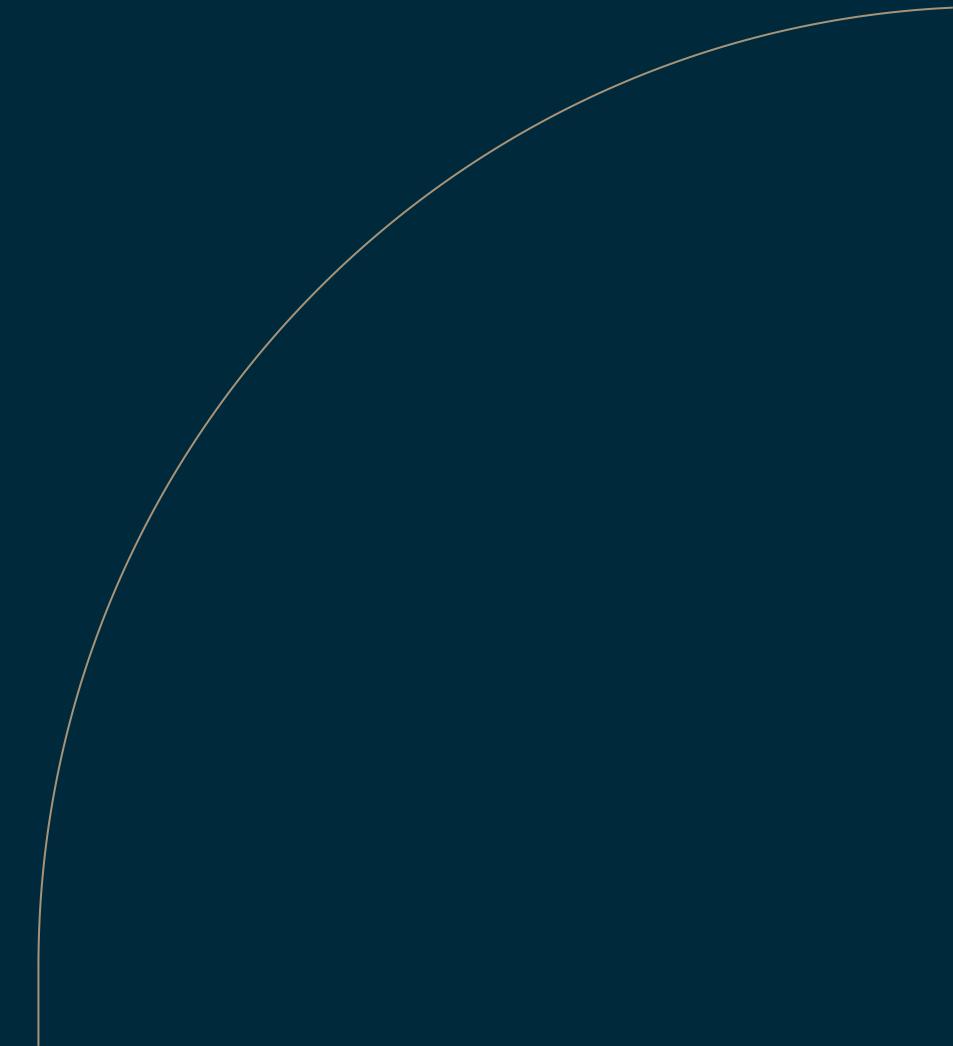
UNION CITY PARTY ROOM



THE OASIS

LIVE

UNLIMITED



EXCLUSIVE DEPOSIT STRUCTURE

Exclusive Extended Deposit Structure

\$10,000 on Signing an APS

Balance to 5% in 30 Days

April 1, 2024 – 5% deposit

October 1, 2024 – 2.5% deposit

April 1, 2025 – 2.5% deposit

Occupancy – 5% deposit

} 5% this year 2023!

} 7.5% in 2024!

2.5% in 2025!
5% in 2027!

Bank Draft Payable to: **Harris Sheaffer LLP in Trust**

DEPOSIT STRUCTURE

3B over \$1Mil. Special Deposit Structure

\$10,000 on Signing an APS	}	5% this year
Balance to 5% in 30 Days		2023!
April 1, 2024 – 5% deposit		5% in 2024!
October 1, 2025 – 5% deposit		5% in 2025!
Occupancy – 5% deposit		5% in 2027!

Bank Draft Payable to: **Harris Sheaffer LLP in Trust**

CLIENT INCENTIVES

FREE ASSIGNMENT

Plus Legal fees

FREE RIGHT TO LEASE

Plus Legal fees

CAPPED DEVELOPMENT CHARGES

\$9,999 for all units

LOCKER

\$3,999

PARKING

\$69,999

Podium: available for units 548 sqft and larger

Tower: available for units 605 sqft and larger

EV PARKING

\$79,999

TENTATIVE OCCUPANCY DATE

September 2027