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| PROJECT NAME | 5656 Balaclava |
| PRESENTATION CENTRE | 3130 Arbutus Street, Vancouver |
| WEBSITE | www.5656balaclava.ca |
| DEVELOPMENT LOCATION | Northeast corner of 41 st Ave and Balaclava St |
| DEVELOPER | Hon Developments |
| ARCHITECT | RH Architects |
| INTERIOR DESIGNER | Insight Design Group |
| SPECIAL FEATURES | <ul style="list-style-type: none">- 5 story concrete boutique development of 79 homes- Outdoor spaces and Rooftop Patios – in select homes- Air Conditioning in all homes- Integrated Miele appliance package including wine fridge- Functional features such as laundry rooms, den and flex areas in select homes- Additional kitchen appliance package and/or expansive private rooftop deck with hot-tub upgrade option in select homes |
| AMENITIES | Amenities include a workshop and bike repair room, sauna and fitness centre with space for yoga, rooftop terrace with a community garden, indoor dog wash station, owner's utility room with a commercial washer-dryer and much more |
| SUITE TYPES | 1 Bedroom / 1 Bedroom + Flex 2 Bedroom / 2 Bedroom + Den 3 Bedroom / 3 Bedroom + Flex |
| PARKING | Included with all homes |
| LOCKERS & BICYCLE STORAGE | Included with all homes |
| STRATA FEES | Estimated at \$0.59/sq.ft. |
| WARRANTY | Comprehensive 2-5-10 year warranty |
| ESTIMATED COMPLETION DATE | Late 2025 |

| HOME TYPE | PLAN TYPE | INTERIOR SQ.FT. | EXTERIOR SQ.FT. | PARKING | EARLY PURCHASER PRICES STARTING FROM* |
|---------------------------------------|-----------|-----------------|-----------------|---------|---------------------------------------|
| 1 BEDROOM | A | 596 – 710 | 50 – 320 | 1 | \$993,900 |
| 1 BED + FLEX | B | 621 – 702 | 55 – 85 | 1 | \$1,003,900 |
| 2 BEDROOM | C | 863 – 1189 | 77 – 268 | 1 | \$1,449,900 |
| 2 BED + DEN | D | 1117 – 1314 | 87 – 152 | 2 | \$2,064,900 |
| 3 BEDROOM | E | 1308 – 1519 | 79 – 237 | 2 | \$2,474,900 |
| PREMIUM HOMES (PRIVATE ROOFTOP PATIO) | C, D | 1181 – 1460 | 698 – 1405 | 2 | \$2,554,900 |

DEPOSITS:

20% TOTAL

- INITIAL DEPOSIT \$10,000 BANK DRAFT PAYABLE WITH OFFER TO PURCHASE
- 2ND DEPOSIT FURTHER DEPOSIT OF 10% OF THE PURCHASE PRICE LESS THE INITIAL DEPOSIT, PAYABLE WITHIN 7 DAYS OF THE VENDOR ACCEPTANCE DATE
- 3RD DEPOSIT ADDITIONAL 5% DEPOSIT PAYABLE UPON THE LATER OF: (I) 10 DAYS FROM THE DATE UPON WHICH THE AMENDMENT TO THE DISCLOSURE STATEMENT IS DELIVERED TO THE PURCHASER AND (II) 12 MONTHS FROM THE VENDOR ACCEPTANCE DATE
- 4TH DEPOSIT ADDITIONAL 5% DEPOSIT PAYABLE ON THE DATE THAT IS 6 MONTHS AFTER THE THIRD DEPOSIT IS PAYABLE

ALL DEPOSITS ARE PAYABLE BY BANK DRAFT TO
TERRA LAW CORPORATION, "IN TRUST"

FOR MORE INFORMATION, PLEASE CONTACT:

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W 15th Ave

Aboulay St

W 16th Ave

5656 PRESENTATION CENTRE

TOZ

MAKE PROGRESS

magnum projects ltd.

This is not an offering for sale. Any such offering can only be made with the applicable Disclosure Statement. E.&O.E.

*Prices, sizes, and availability subject to change without notice and do not include applicable taxes. E&OE 20230511