



**PREVIEW PRICE LIST THE LOFT COLLECTION
FLOORS 2 - 9**

Name	# of Bdrm	Sq. ft.	Exposure	Unit#	Preview Prices (starting from)	Special Preview Prices (starting from)
The Astor	1 Bdrm	454	South West	1	\$188,000.00	\$186,900.00
The Seville	1 Bdrm	508	South West	2	\$212,900.00	\$209,900.00
The Palms	1 Bdrm + Den	590	South West	3	\$247,900.00	\$244,900.00
The Biltmore	1 Bdrm + Den	648	East	9	\$263,900.00	\$259,900.00
The Avalon	1 Bdrm + Den	659	North West	15	\$258,900.00	\$254,900.00
The Victor	2 Bdrm	703	North East	10	\$283,900.00	\$279,900.00
The Colony	2 Bdrm + Den	784	North West	12	\$304,900.00	\$299,900.00
The Tides	2 Bdrm + Den	824	South East	7	\$331,900.00	\$329,900.00
The Sagamore	2 Bdrm + Den	854	South East	6	\$354,900.00	\$349,900.00
The Collins	2 Bdrm + Den	971	South West	16	\$404,900.00	\$397,900.00
The Raleigh	2 Bdrm + Den	1004	North East	11	\$419,900.00	\$409,900.00
The Lido	2 Bdrm + Den	1036	South	5	\$459,900.00	\$449,900.00
The Delano	2 Bdrm + Den	1106	South East	8	\$479,900.00	\$469,900.00

Building Features

Radiant 27-storey glass and steel towers. A dramatic lobby and striking common interiors designed by award winning II By IV Design Associates Inc. 24 hour concierge. The Shore Club and Ocean Drive Lounge offer over 40,000 sq. ft. of lifestyle amenity space that includes indoor and outdoor pool, sundeck, yoga studio, cardio fitness room, pilates studio, relaxation lounge, gym, whirlpools, basketball court, squash court, kids play area, resident event lounge, private party room, library, internet lounge, Hollywood style theatre, billiards room, conference room, private dining room, two hotel guest suites, pet daycare. The 16,000 sq. ft. retail promenade, inspired by the famous South Beach Art Deco Skyline, features cafes, a signature restaurant, a gourmet food store and the full service SOBE Spa.

Suite Features

Soaring 9'6" high ceilings. Large 6 foot deep terraces. Floor to ceiling windows. Luxurious finishes include a choice of engineered wood flooring in foyer, hallways, kitchen, den and living/dining room. Choice of 40 oz. Carpet with underpad in bedrooms. Stunning II By IV custom-designed kitchen cabinetry with granite or solid surface countertops, ceramic or porcelain backsplash. Seven Energy Star appliances including - stainless steel refrigerator, stainless steel self-clean oven, built-in dishwasher, built-in ceramic cooktop, built-in microwave, washer and dryer. II By IV custom-designed bathroom vanities with choice of marble or granite counters. Choice of porcelain or ceramic floor tiles and shower/tub enclosures in bathrooms for Loft Collection. Optional exposed ceiling with cylindrical metal ducts for Loft Collection.

Additional Facts & Features

PREMIUM PER FLOOR: \$1,500.00 per floor (Some other floors may differ. Please inquire with our sales representative.)

MAINTENANCE/month: \$0.38/sq. ft. (hydro separately metered) - includes Heat, Water and Common Element/Amenity expenses

Tentative Occupancy Date: Spring 2011

Financing Features

TAXES/per year: Market Value Assessment as per City of Toronto estimated 1% of Purchase Price

FINANCING: 36-Month Capped Rate Mortgage Program through TD Bank

Deposit Structure: (Interest will be paid to Purchaser on ALL deposits from date of receipt)

Price Includes: One parking space included-valued at \$20,000.00 (Limited Time Offer), one storage locker valued at \$3,000.00, GST

All Suites Protected by Tarion - formerly known as Ontario New Home Warranty Program.

The following is the deposit structure to be made out to: Goldman, Sloan, Nash & Haber LLP, in Trust

1 st Deposit With Agreement	2 nd Deposit 15 Days from 1 st deposit	3 rd Deposit 30 Days from 1 st deposit	4 th Deposit 90 Days from 1 st deposit	5 th Deposit 180 Days from 1 st deposit	Occupancy (Spring 2011)
\$2,500.00	Balance to 2.5%	2.5%	5%	5%	5%

Actual useable area may vary from stated floor area. Representations and information contained herein do not form part of any Agreement of Purchase and Sale. Prices and specifications subject to change without notice. Preview Price List as of June 28, 2008. E. & O.E.



PREVIEW PRICE LIST THE SOBE COLLECTION FLOORS 10 - 19

Name	#of Bdrm	Sq. ft.	Exposure	Unit#	Preview Prices (starting from)	Special Preview Prices (starting from)
The Astor	1 Bdrm	454	South West	1	\$207,900.00	\$204,900.00
The Seville	1 Bdrm	508	South West	2	\$228,900.00	\$225,900.00
The Palms	1 Bdrm + Den	590	South West	3	\$263,900.00	\$260,900.00
The Biltmore	1 Bdrm + Den	648	East	9	\$279,900.00	\$275,900.00
The Avalon	1 Bdrm + Den	659	North West	15	\$274,900.00	\$270,900.00
The Victor	2 Bdrm	703	North East	10	\$299,900.00	\$295,900.00
The Colony	2 Bdrm + Den	784	North West	12	\$320,900.00	\$315,900.00
The Tides	2 Bdrm + Den	824	South East	7	\$350,900.00	\$345,900.00
The Sagamore	2 Bdrm + Den	854	South East	14	\$370,900.00	\$365,900.00
The Collins	2 Bdrm + Den	971	South West	16	\$420,900.00	\$413,900.00
The Raleigh	2 Bdrm + Den	1004	North East	11	\$435,900.00	\$425,900.00
The Lido	2 Bdrm + Den	1036	South	5	\$475,900.00	\$465,900.00
The Delano	2 Bdrm + Den	1106	South East	8	\$495,900.00	\$485,900.00

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Suite Features

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PREVIEW PRICE LIST THE SKY COLLECTION FLOORS 20 - 28

Name	# of Bdrm	Sq. ft.	Exposure	Unit#	Preview Prices (starting from)	Special Preview Prices (starting from)
The Astor (floors 20-23)	1 Bdrm	454	South West	1	\$221,900.00	\$218,900.00
The Seville	1 Bdrm	508	South West	2	\$242,900.00	\$239,900.00
The Palms	1 Bdrm + Den	590	South West	3	\$277,900.00	\$274,900.00
The Biltmore	1 Bdrm + Den	648	East	9	\$293,900.00	\$289,900.00
The Avalon	1 Bdrm + Den	659	North West	15	\$288,900.00	\$284,900.00
The Victor	2 Bdrm	703	North East	10	\$313,900.00	\$309,900.00
The Colony	2 Bdrm + Den	784	North West	12	\$331,900.00	\$329,900.00
The Tides	2 Bdrm + Den	824	South East	7	\$364,900.00	\$359,900.00
The Sagamore	2 Bdrm + Den	854	South East	6	\$381,900.00	\$379,900.00
The Collins (floors 20-23)	2 Bdrm + Den	971	South-West	16	\$434,900.00	\$427,900.00
The Raleigh	2 Bdrm + Den	1004	North East	11	\$449,900.00	\$439,900.00
The Lido	2 Bdrm + Den	1036	South	5	\$489,900.00	\$479,900.00
The Delano	2 Bdrm + Den	1106	South East	8	\$509,900.00	\$499,900.00
The Setai (floors 25-28)	3 Bdrm + Den	1427	South West	17	\$649,900.00	\$629,900.00

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