



1 JARVIS

HIGHLY ANTICIPATED PROJECT FOR PRE-CONSTRUCTION INVESTORS IS FINALLY GOING ON SALE

Most of the apartments in both projects were sold out in the first 3 days of sale and we are proud that we were able to provide apartments for almost 100% of clients who submitted applications for the purchase of apartments in good time, which, believe me, is extremely difficult given the demand that we see today.

On February 18, we are launching a new project **1 JARVIS CONDOS** for sale. This project will be under construction in downtown Hamilton. At the intersection of King and Jarvis Streets, within walking distance of the project, the entire city infrastructure, a 10-minute walk to the GO train station, which is currently under renovation, and in the near future it will launch express trains, as well as the downtown campus of McMaster University.

1 JARVIS CONDOS - it will be a 15-storey building with 354 apartments, on the first two floors of which there will be commercial premises. The most innovative building finishing materials and technologies will be used for construction. It is planned that in the future the project will become one of the most luxury projects in Hamilton.

Today I want to tell you about a new condo project that will be very interesting for those investing in condominiums at the initial stage of construction.

Pre-construction market of Toronto and especially cities, located in remote areas of the GTA literally exploded since the early days of this year. We see a phenomenal demand for real estate located here, all projects are sold at lightning speed.

The pandemic has made drastic changes in the process of selling pre-construction projects, and if earlier there were queues at the presentation centers of developers, today these are even longer queues, but online. It has become even more convenient for buyers to purchase real estate: all contracts are signed electronically, couriers collect deposit checks, a purchase can be made without leaving your home.

We carefully select our projects from those that go on sale, 95% of our clients are investors, and we must be sure that the project we sell in the future will bring excellent returns to everyone who invests in the purchase at the initial stage of construction. In January we launched two projects, **MODO** in Bowmanville and the first building in Edge-Horseshoe in Horseshoe Valley, the second phase of this project will go on sale in March this year.



The project developer is EMBLEM, a part of one of the largest investment funds First Avenue Investment Counsel, which is headed by Kash Pashootan, one of the most successful investors of our time on a global scale. The company, which manages billions of dollars of the richest families in the USA and Canada, 7 years ago aggressively entered the GTA real estate market and is currently implementing a number of condominium projects that have already brought great returns to investors.

All projects of this company are focused on making money for investors investing their money in real estate, and this alone speaks in favor of the fact that the project will be very beneficial for investors. The place of construction was not chosen by chance. Hamilton is the fastest growing city in Ontario and real estate prices are literally going up before our eyes.,

In the next two years, the government of Ontario plans to invest more than \$ 500 million in downtown infrastructure, and \$ 140 million for the improvement of parks adjacent to Lake Ontario. Bell Canada is investing more than \$ 400 million in urban communications and plans to make Hamilton the first city in Canada to be fully equipped with fifth-generation communications over the next few years. Today, hundreds of major city development projects are in the final stages of approval in Hamilton, and there is no doubt that most of them will begin construction in the near future.

Hamilton Today photo shows Hamilton looks today. We have schematically mapped today's Hamilton future project 1 JARVIS. Another photo - Hamilton Tomorrow - shows how the city will roughly change in the next decade, when all the planned projects are completed.

1 JARVIS is located in the heart of future developments. In Hamilton today, the same thing is happening as we saw in downtown Toronto 10-15 years ago. The city is in the very early stages of large-scale construction and will change beyond recognition in the next 10 15 years. I think that many will now understand why we encourage investors not to miss out on this great opportunity by entering the Hamilton market in the very early stages of a future grand development.

In project 1 JARVIS there will be no small studio-plan apartments, there will be one-bedroom, two-bedroom and three-bedroom apartments.

Prices for one-bedroom apartments will start from 370 thousand, 70% of the apartments in the project will cost less than 500 thousand dollars. This is exactly the price category that is in high demand today, and we have no doubt that all apartments in the project will be sold literally in the first hours after the opening of sales.



As of today, we start pre-booking apartments, you can reserve an apartment on the website www.newGTAcondos.com or by contacting us at 416-832-8343. For a preliminary application, you need to fill out an application on our website, while we do not yet have the final layouts of apartments and prices for each apartment, so in the preliminary application indicate which apartment you would like (1BR, 1BR + DEN, 2BR or 2BR + DEN). On February 18, we will receive the final layouts and prices from the developer and contact everyone who has sent preliminary applications, discuss which apartment you would like, and reserve this apartment for you. Contract signing will take place online about a week after the start of the reservation.

