

LANDFLOWER
REAL ESTATE LTD. BROKERAGE

CONCORD
PARK PLACE



(phase TWO)

(phase ONE)

OP...R LTD...ACE







(Opus Exclusive Amenities)

- Fitness Gym with Children's Play Area
- Pet Spa
- Seating Lounge
- Meeting Room
- Guest Suites
- Zen Courtyard
- Social Quadrangle with BBO and Alfresco Dining Zone

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Mega Club

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Phase One:

- Full-size Basketball Court
- Volleyball Court
- Badminton Courts
- Bowling Lanes
- Lawn Bowling
- Party Lounge with Pool Table
- Tennis Court
- Golf Putting Green

Future Phases:

- Multi-lanes Swimming Pool
- Whirlpool
- Massage Spa
- Ballroom Dance Studio
- Yoga Studio
- Large Scale Cardio Fitness and Weight Studio



V.I.P. BROKERS SALES EVENT

INCENTIVE PROGRAM & SELLING OPPORTUNITY

ONE DAY ONLY

THURSDAY, FEBRUARY 15th, 2013

SPECIAL BONUS FOR YOUR CLIENTS*

- VIP ADVANCE PRICING
- VIP DEPOSIT STRUCTURE:
 - 5% - UPON EXECUTION OF APS
 - 5% - IN 120 DAYS
 - 5% - IN 210 DAYS
- FREE LOCKER (VALUE \$3,000)
- SPECIAL CLOSING CREDIT:
 - \$3,000 FOR STUDIO or 1-BEDROOM
 - \$5,000 FOR 2-BEDROOM AND 3-BEDROOM
- DEVELOPMENT CHARGES CAPPED AT:
 - \$6,000 for STUDIO OR 1-BEDROOM (OVER \$2,300 SAVINGS)
 - \$10,000 FOR 2-BEDROOM or LARGER (OVER \$2,400 SAVINGS)
- EARLY ASSIGNMENT OPPORTUNITY:
 - ASSIGNMENT APPROVAL 6 MONTHS BEFORE OCCUPANCY
 - DISCOUNTED ASSIGNMENT FEES \$500 (A \$3,000 SAVING)

* Applicable only for sales made on February 15th, 2013.

** Payable 60 days after confirmation of sale and clearing of initial deposit.

CONCORD
PARK PLACE



Pricing Samples

Studio

Suite	Priced From	Available Floor	Suite Area	View	Balcony Area	Total Area
01	\$246,800	10 th - PH	475 s.f.	East	100 s.f.	575 s.f.

1 Bedroom

Suite	Priced From	Available Floor	Suite Area	View	Balcony Area	Total Area
05	\$260,800	2 nd - PH	525 s.f.	West	106 s.f.	631 s.f.

1 Bedroom + Den

Suite	Priced From	Available Floor	Suite Area	View	Balcony Area	Total Area
01A	\$344,300	2 nd - 9 th	686 s.f.	East	176 s.f.	862 s.f.
06	\$325,800	2 nd - PH	678 s.f.	West	152 s.f.	830 s.f.
07	\$315,800	2 nd - PH	662 s.f.	West	157 s.f.	819 s.f.
10	\$310,800	2 nd - PH	668 s.f.	East	138 s.f.	806 s.f.
11	\$338,800	2 nd - PH	698 s.f.	East	163 s.f.	861 s.f.

2 Bedroom

Suite	Priced From	Available Floor	Suite Area	View	Balcony Area	Total Area
03	\$394,800	2 nd - PH	818 s.f.	South + West	152 s.f.	970 s.f.
08	\$374,800	2 nd - PH	828 s.f.	North + West	145 s.f.	973 s.f.
09	\$392,800	2 nd - PH	848 s.f.	North + East	185 s.f.	1033 s.f.

2 Bedroom + Den

Suite	Priced From	Available Floor	Suite Area	View	Balcony Area	Total Area
02A	\$406,800	2 nd - 9 th	862 s.f.	South + East	181 s.f.	1043 s.f.

3 Bedroom

Suite	Priced From	Available Floor	Suite Area	View	Balcony Area	Total Area
02	\$518,800	10 th - PH	1068 s.f.	South + East	273 s.f.	1341 s.f.



VIP BROKERS SALES EVENT – F.A.Q.
February 15th, 2013

- Power of Attorney:** Agents are allowed to purchase on behalf of clients via Power of Attorney (P.O.A.). Must use specified valid P.O.A. form and must present photocopy of I.D.
- Deposit Scheme:** 5% upon signing of Agreement of Purchase and Sale ("APS")
5% 120 days after Date of Agreement, via post-dated cheque
5% 210 days after Date of Agreement, via post-dated cheque
~~5% 360 days after Date of Agreement, via post-dated cheque~~
5% on Occupancy
- Proof of Identity:** Every named purchaser on the agreement must have a valid photo I.D. and S.I.N. number (if applicable). If the purchase is done via P.O.A., a legible photocopy of these two pieces of information from the purchaser must be presented. P.O.A. must also provide valid photo I.D.
- Purchaser:** The named purchaser(s) must include one natural person. If a corporation needs to be added, or if the purchaser wishes to hold the investment under a holding company, names must be entered as one natural person and the corporation or holding company (joint names); direct title to the corporation or holding company can be done upon final closing.
- Assignment*:** The named purchaser(s) will be allowed to assign the suite starting from 6 months prior to the Interim Occupancy Date up to 3 weeks before Final Closing of the unit, subject to an applicable Assignment Fee. However, the purchaser is not allowed to advertise the suite for sale on MLS or any other public medium.
- Amendments:** All amendments and updates must be done by appointment only, please call (416) 813-2999 to book an appointment.
- Co-op Agreement:** Co-operating Broker's Agreements are not to be transferred to other Brokerages
- Advertisements:** Please be reminded that any and all advertisements of Concord Park Place pre-construction condominiums and products will not be allowed without prior, written approval.
- Parking:** \$30,000 (For Eligible Suites Only)
- Locker:** \$ 3,000 included in Purchase Price, no cash value

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PARK PLACE

*Applicable only for sales made on February 15th, 2013.

Developer reserves the right to change, modify and amend price terms and condition without prior notice. E&OE.



V. I. P. Brokers Sales Event

One Day Only

February 15th, 2013

Deposit Requirement:

- 5% - Upon Execution of Agreement of Purchase and Sale
- 5% - In 120 days
- 5% - In 210 days
- ~~5% - In 300 days~~
- 5% - On Occupancy

Mortgage Pre-Approval NOT Required

Purchaser Incentive: (One Day Only)

- Early Bird Pricing
- One Free Locker (\$3,000 value)
- Special Closing Credit
 - \$ 3,000 for Studio or 1-Bedroom
 - \$ 5,000 for 2-Bedroom or 3-Bedroom
- Development Charges Capped at:
 - \$6,000 for Studio or 1-Bedroom (over \$2,300 savings)
 - \$10,000 for 2-Bedroom or 3-Bedroom (over \$2,400 savings)
- Early Assignment Opportunity
 - Assignment approval 6 months before occupancy
- Discounted Assignment Fees \$500 (a \$3,000 savings)

Maintenance Fees: Estimated at \$0.52 per sq. ft., plus electricity
(Parking & Locker extra)

Occupancy Date: August 08, 2016

Parking: \$ 30,000 (For Eligible Suites Only)

Taxes: Estimated at 1.00% of the purchase price

All information is subject to change without prior notice. E&OE.

February 15th, 2013



Suite Reservation Request Form
VIP Brokers Sales Event
 Friday, February 15th, 2013
 11:00AM - 2:00PM

Suite Reservation Request
VIP Brokers Selling Event
 Must submit by 6:00 PM on
 Sunday, Feb. 10th, 2013.

Please Email All Request to: marketing.ny@concordadex.com or Fax to: 416.813-2990
 Restrictions: Each agent is entitled to a maximum of **two (2)** suites

Salesperson: _____

Brokerage: _____

Email address: _____

Mobile: _____ - _____ - _____

Choice	Choice #1	Suite Type (Studio/1B/1B+D/ 2B/2B+D/3B)	Choice #2	Suite Type (Studio/1B/1B+D/ 2B/2B+D/3B)	Floor	Office Use Only
<i>EXAMPLE</i>	<i>03</i>	<i>2B</i>	<i>08</i>	<i>2B+D</i>	<i>5th or 6th</i>	
<i>EXAMPLE</i>	<i>06</i>	<i>1B+D</i>	<i>02</i>	<i>3B</i>	<i>12th or 15th</i>	
Client # 1						
Client # 2						

Your completed Suite Reservation Request Form should be emailed or faxed by 6:00 p.m. on Sunday, Feb. 10th, 2013.
 Notification of reserved suites will be provided by email only on Feb. 12th, 2013.
 Reserved suites will be held until 2:00 pm on Sales Event day.

Office Use Only	
Appointment Date	Appointment Time

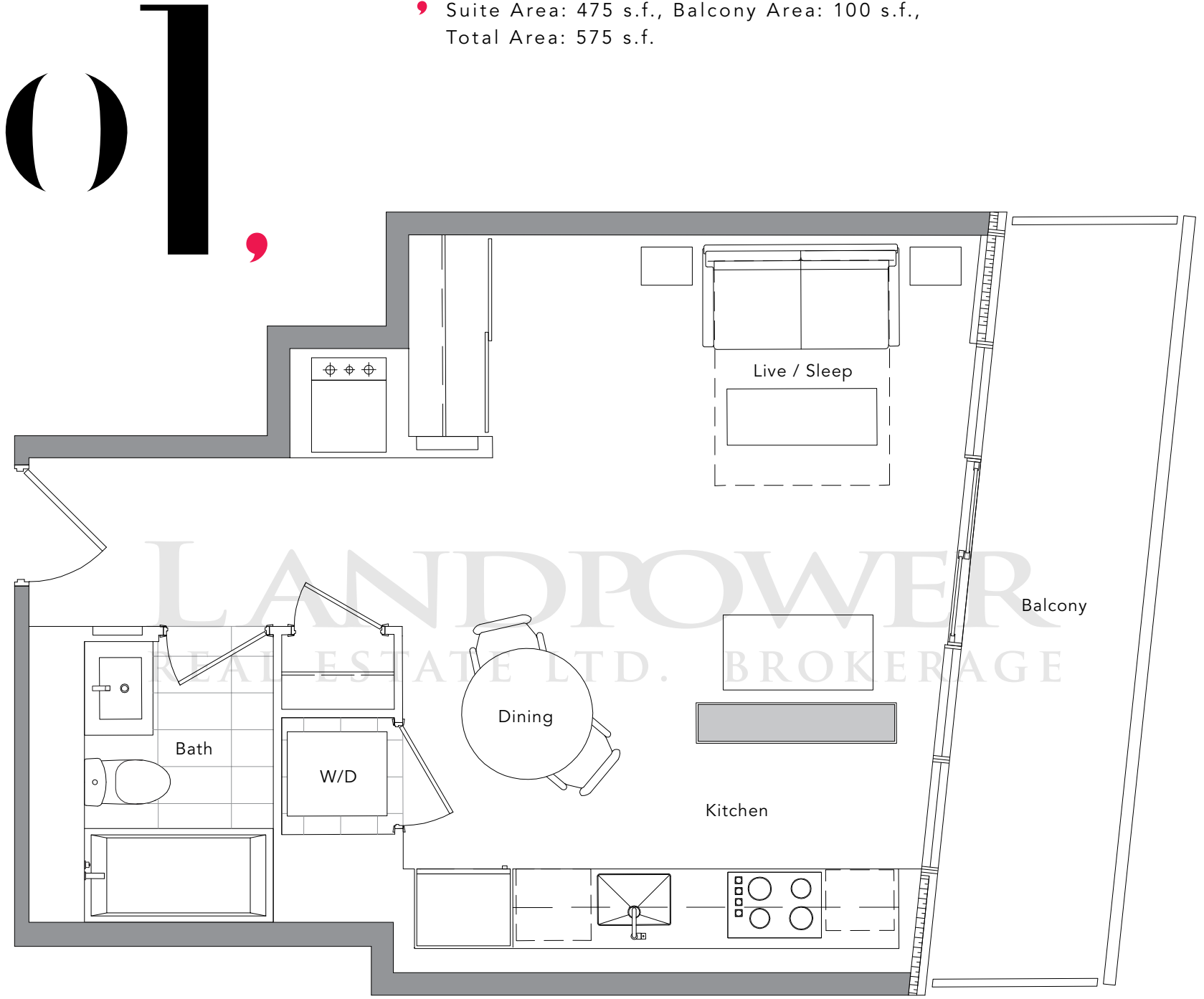


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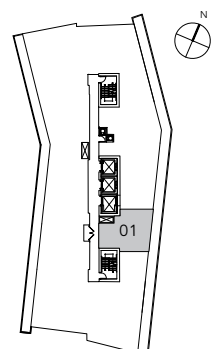
(floorplans)

(STUDIO)

• Suite Area: 475 s.f., Balcony Area: 100 s.f.,
Total Area: 575 s.f.



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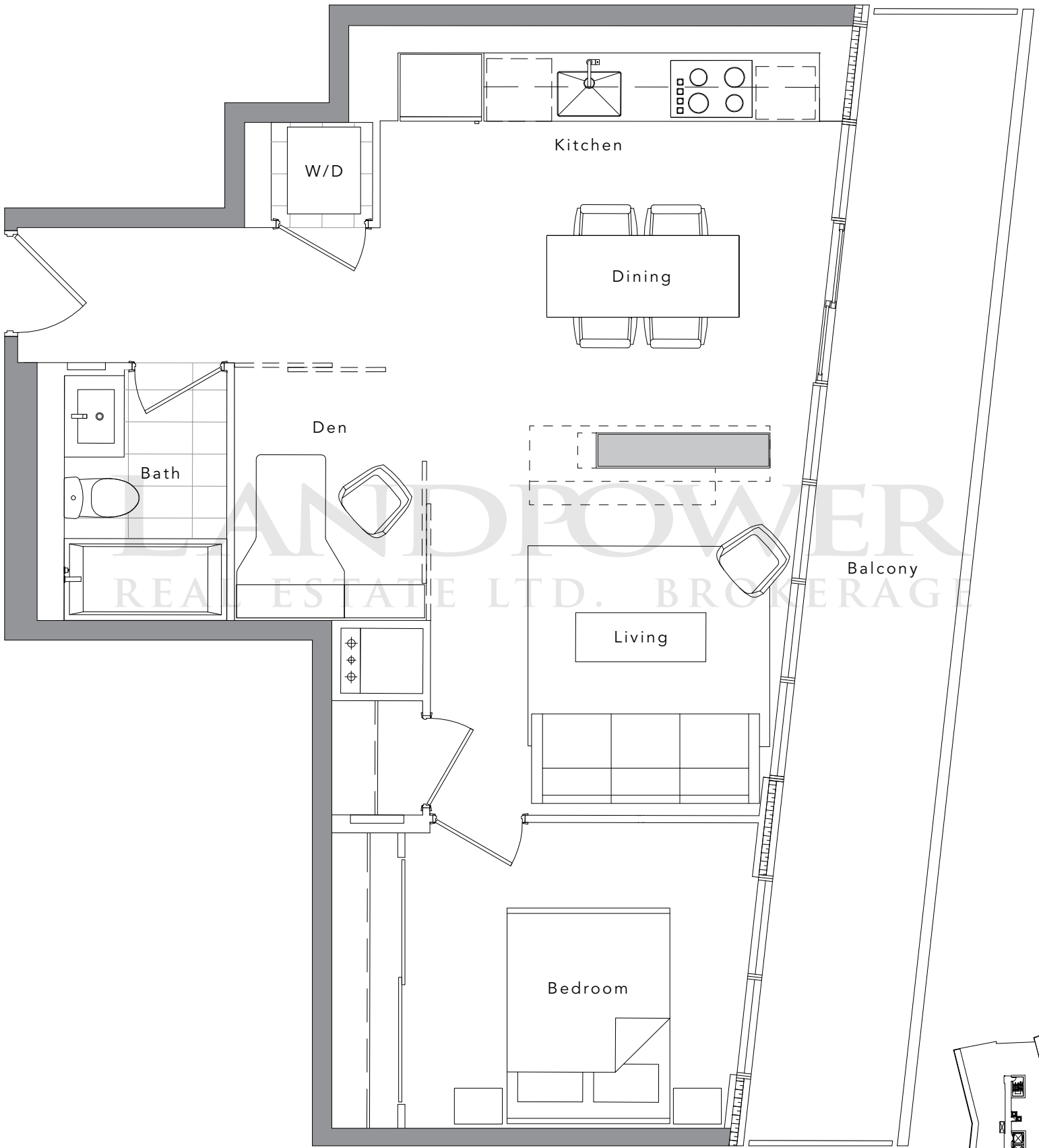


The developer reserves the right to make minor revisions to interior wall locations and exterior window system. All materials and drawings are approximate. Information is subject to change without notice. Actual square footage may vary from the stated floor plan. Furniture and upgrades shown on plans are for illustration purposes only and are not included. E. & O. E.

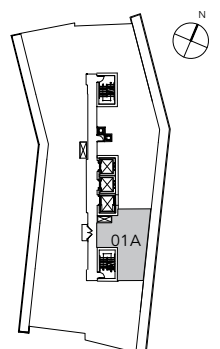
• Suite Area: 686 s.f., Balcony Area: 176 s.f.,
Total Area: 862 s.f.

(1 BEDROOM + DEN)

Ola,



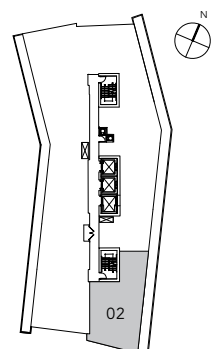
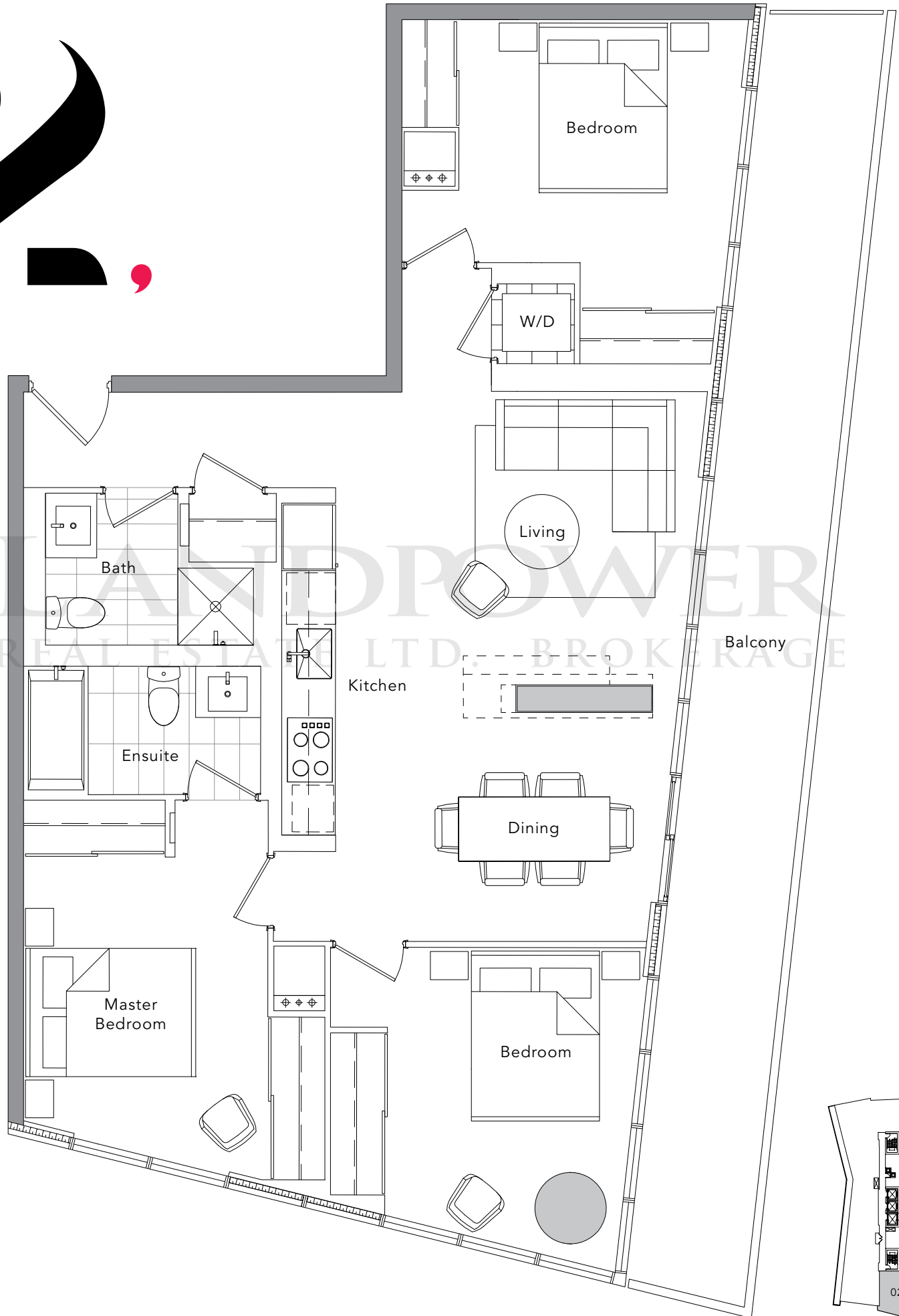
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(3 BEDROOM)

• Suite Area: 1068 s.f., Balcony Area: 255 s.f.,
Total Area: 1323 s.f.



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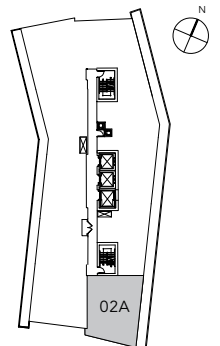
(2 BEDROOM + DEN)

• Suite Area: 862 s.f., Balcony Area: 181 s.f.,
Total Area: 1043 s.f.

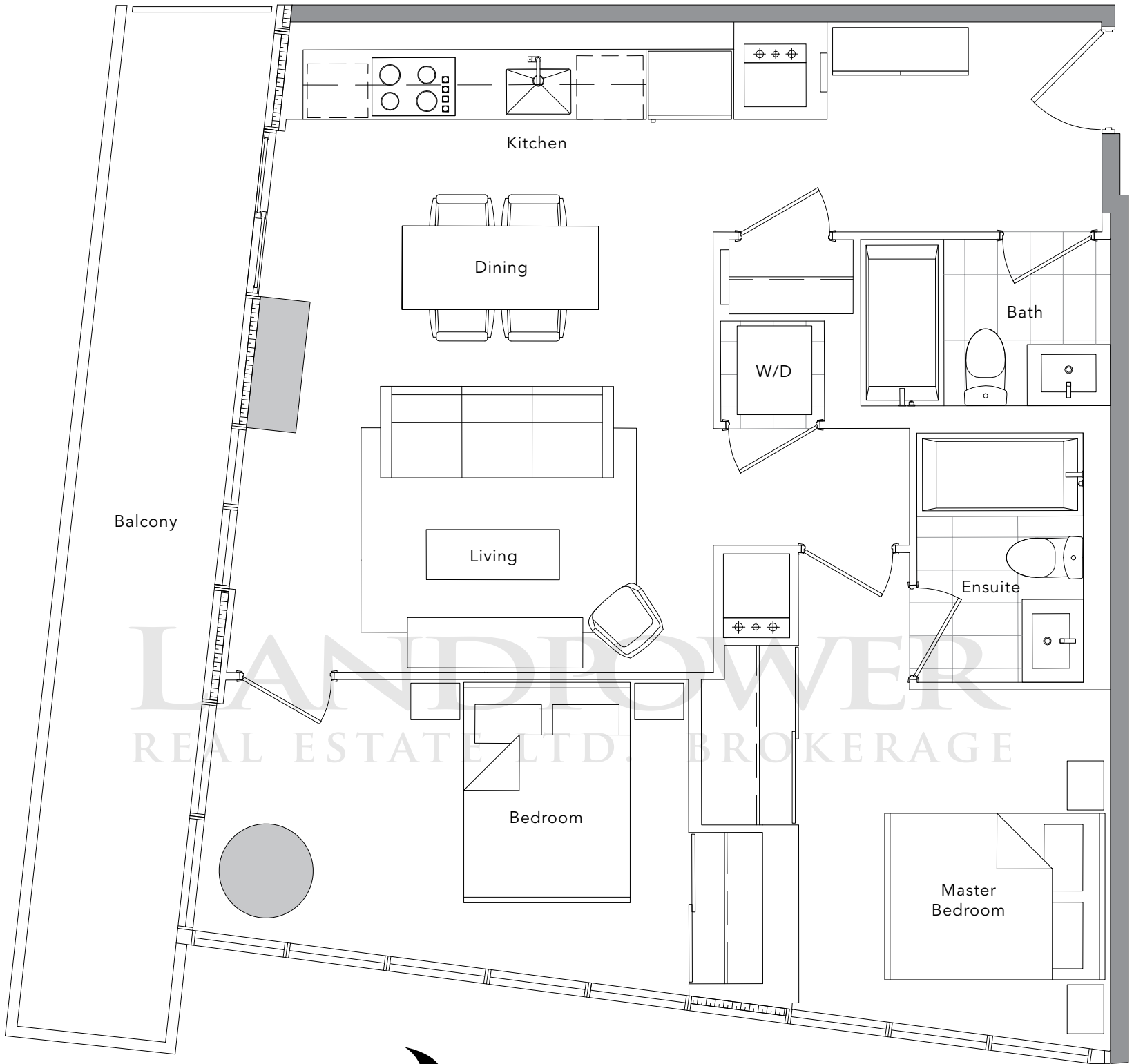


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02a.



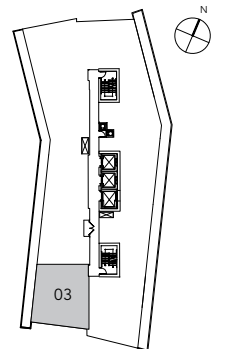
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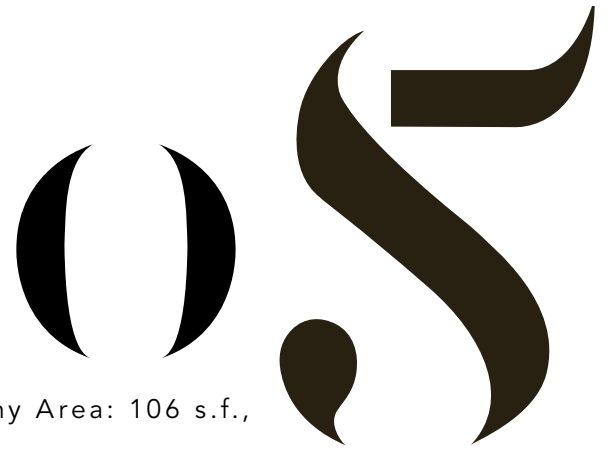
03

• Suite Area: 818 s.f., Balcony Area: 152 s.f.,
Total Area: 970 s.f.

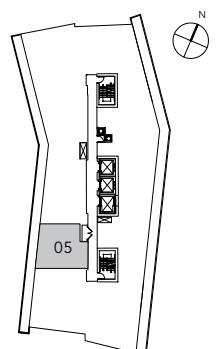
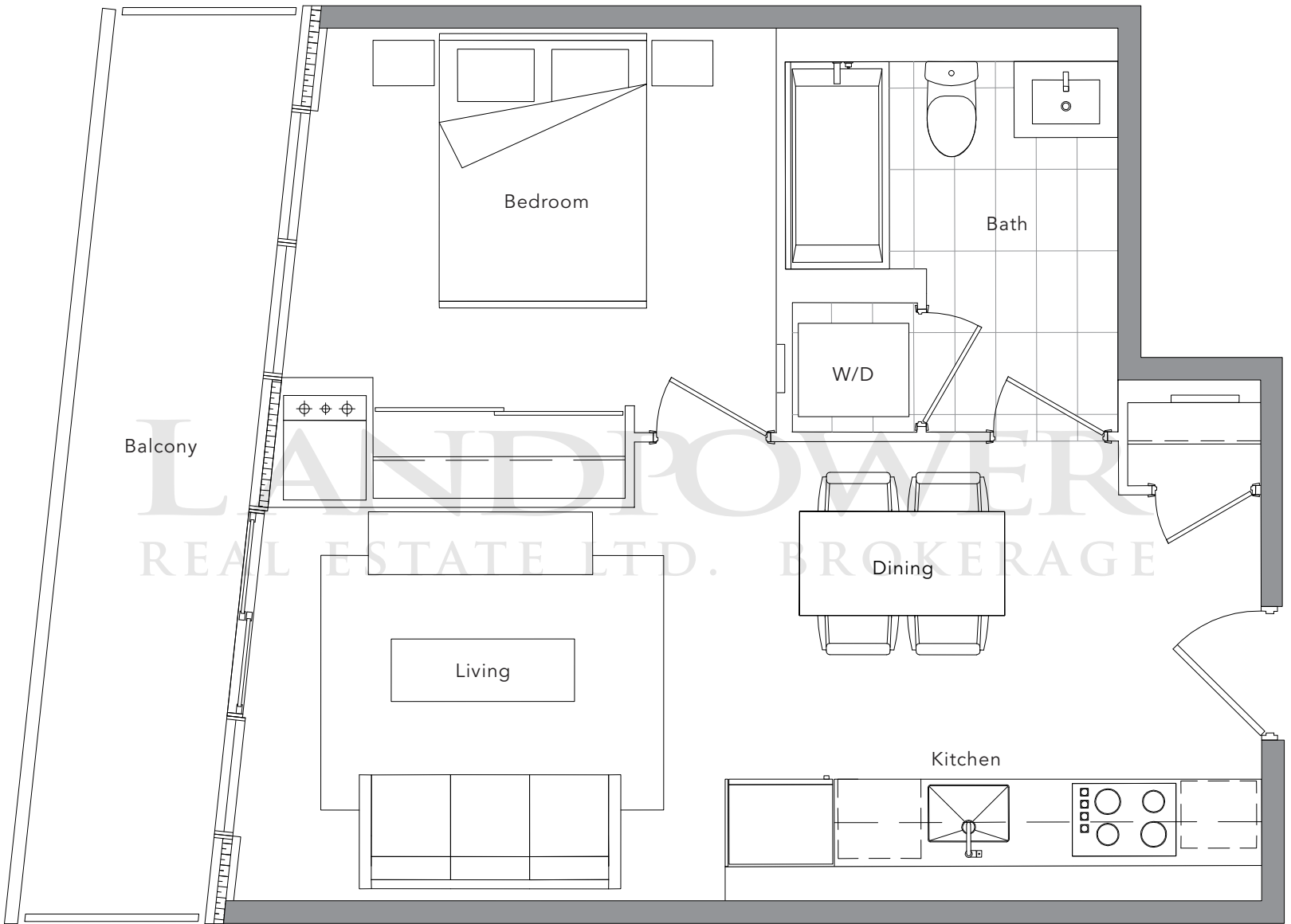
(2 BEDROOM)



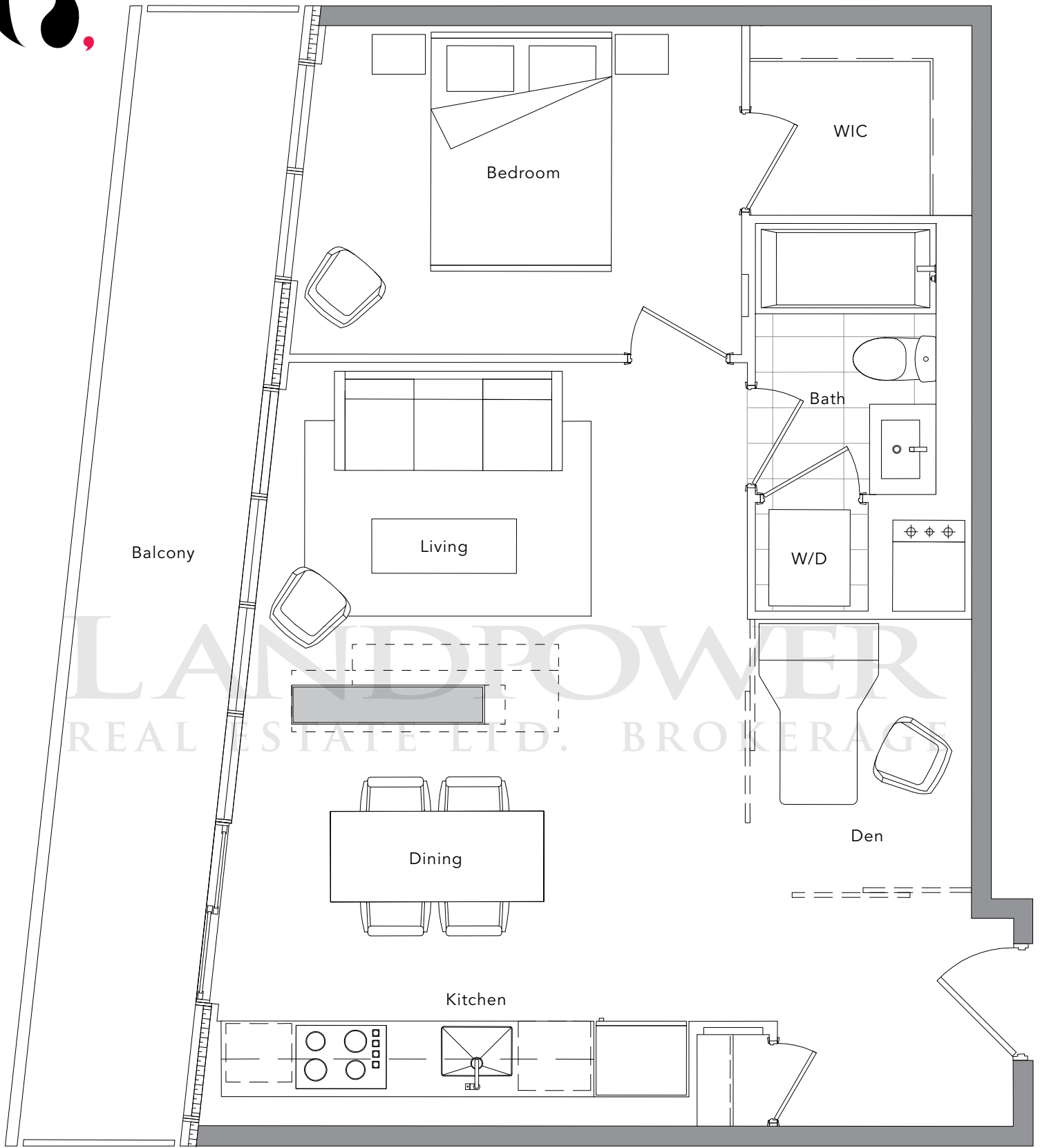
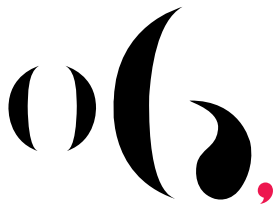
(1 BEDROOM)



• Suite Area: 525 s.f., Balcony Area: 106 s.f., Total Area: 631 s.f.

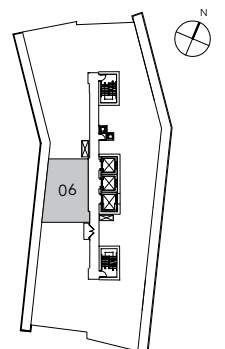


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(1 BEDROOM + DEN)

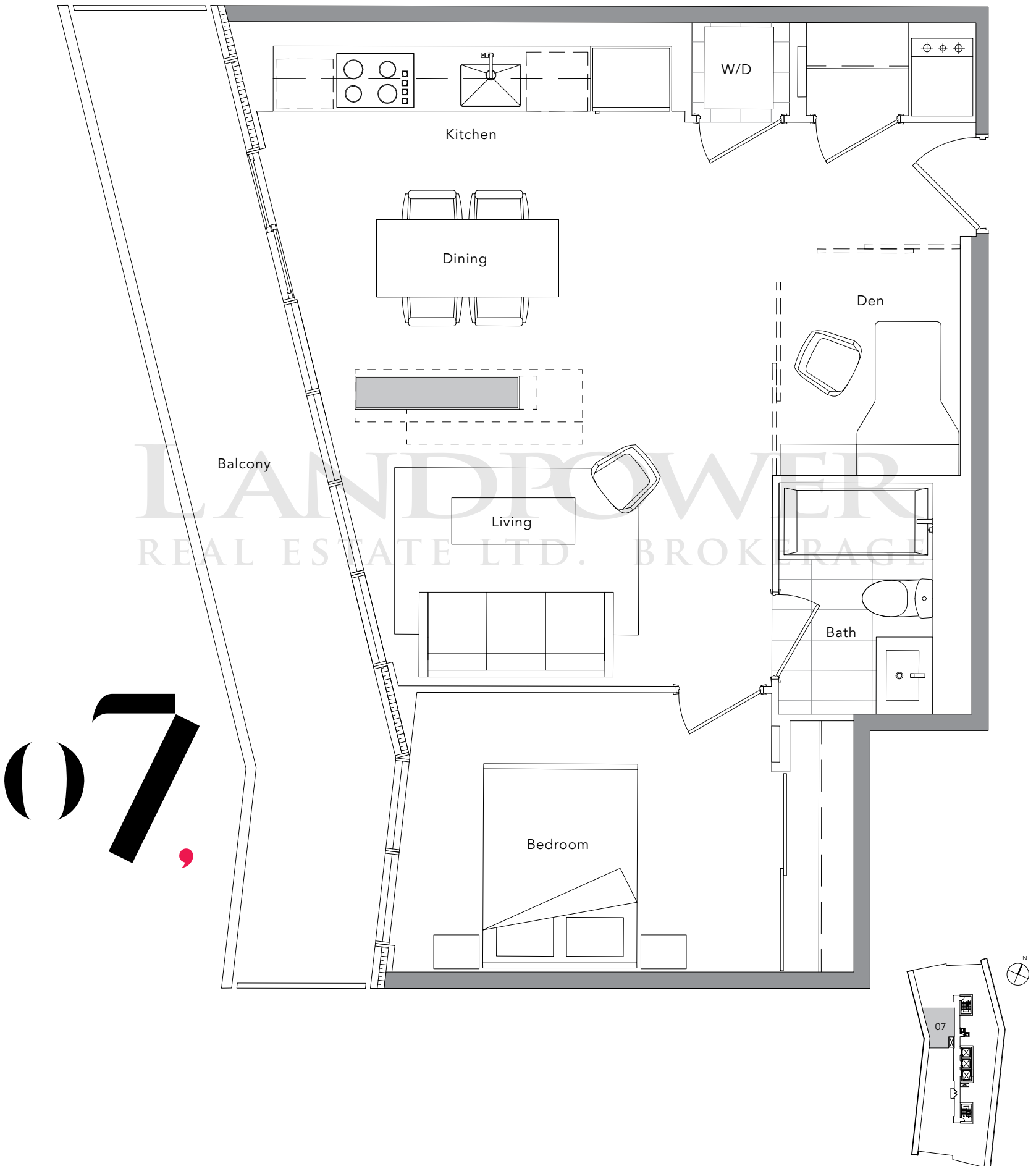
• Suite Area: 678 s.f., Balcony Area: 152 s.f.,
Total Area: 830 s.f.



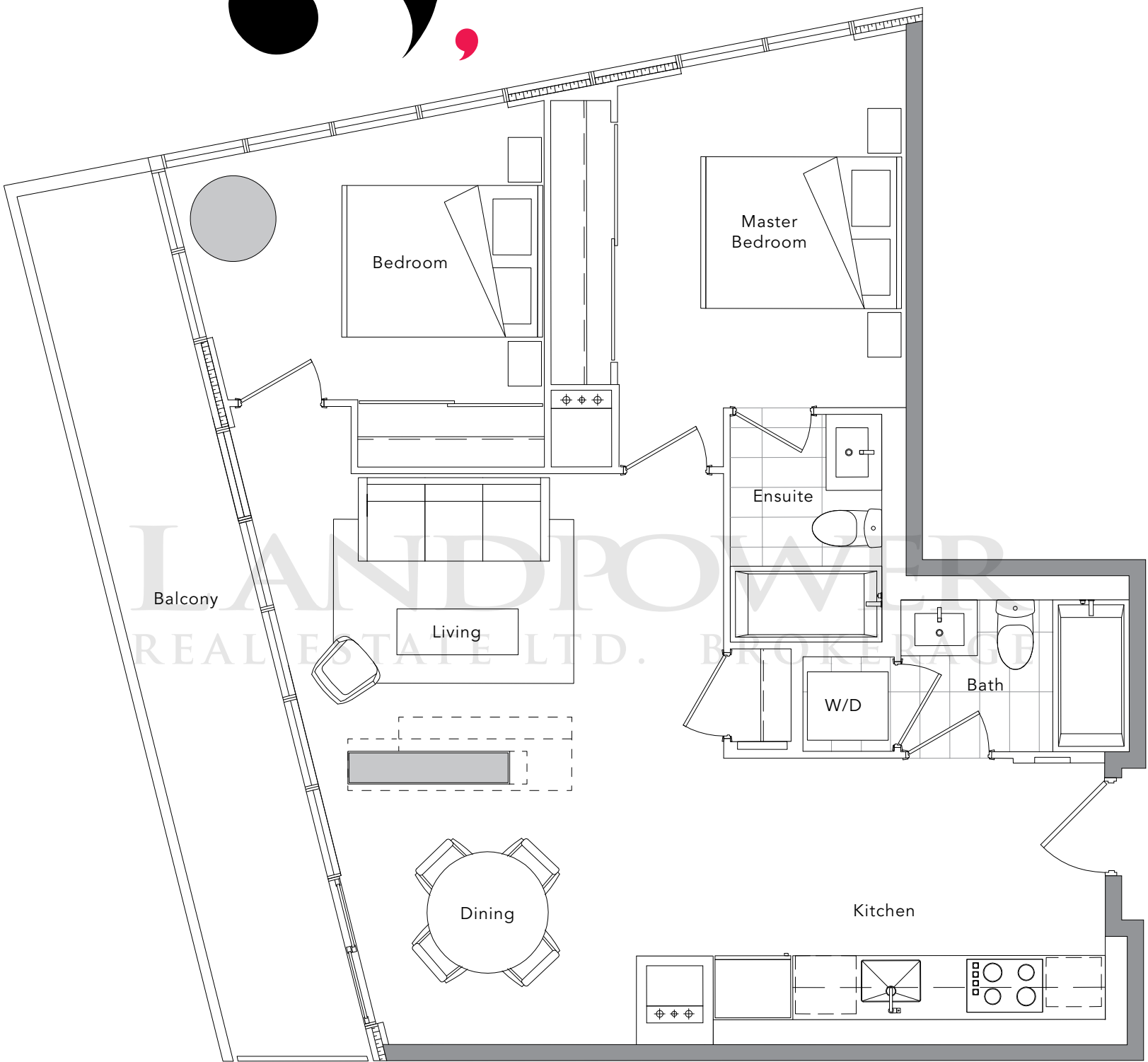
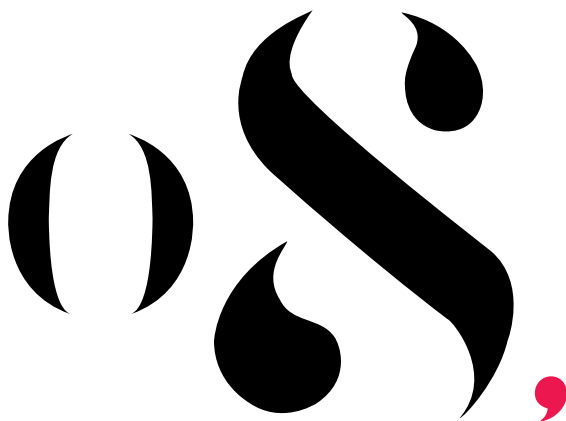
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• Suite Area: 662 s.f., Balcony Area: 157 s.f.,
Total Area: 819 s.f.

(1 BEDROOM + DEN)

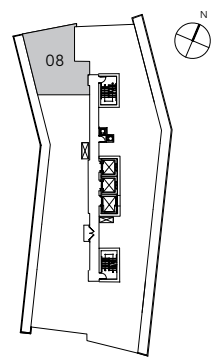


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(2 BEDROOM)

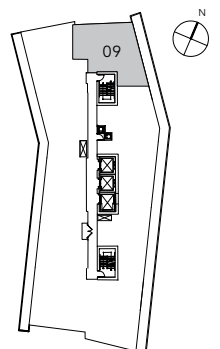
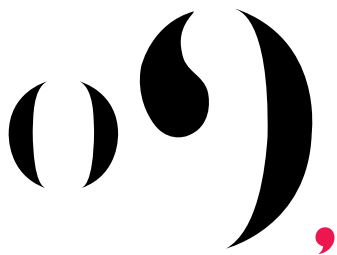
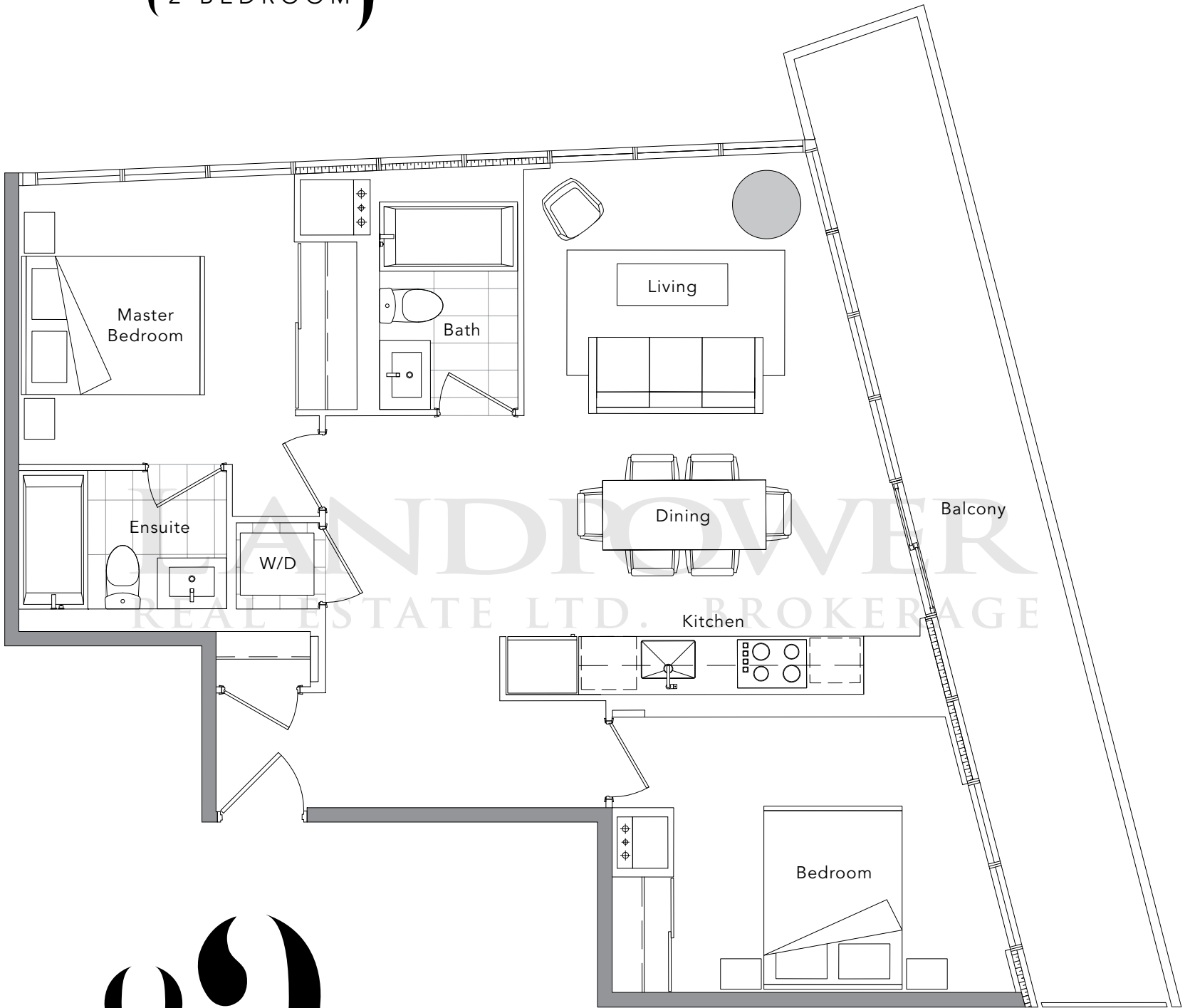
• Suite Area: 828 s.f., Balcony Area: 145 s.f.,
Total Area: 973 s.f.



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• Suite Area: 848 s.f., Balcony Area: 185 s.f.,
Total Area: 1033 s.f.

(2 BEDROOM)

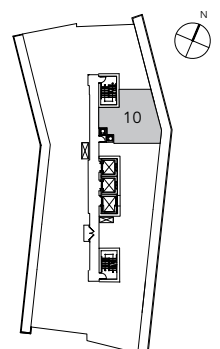
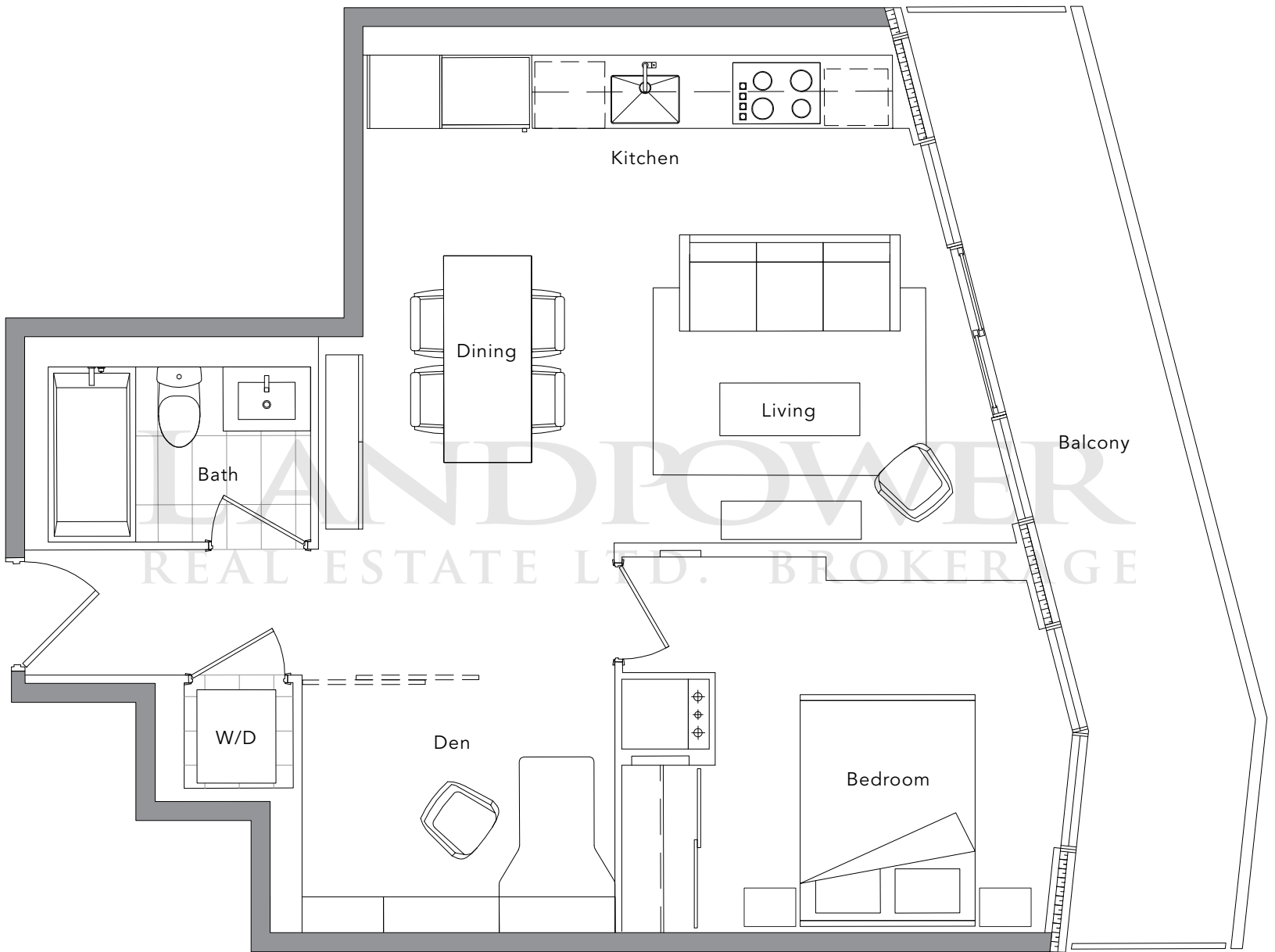


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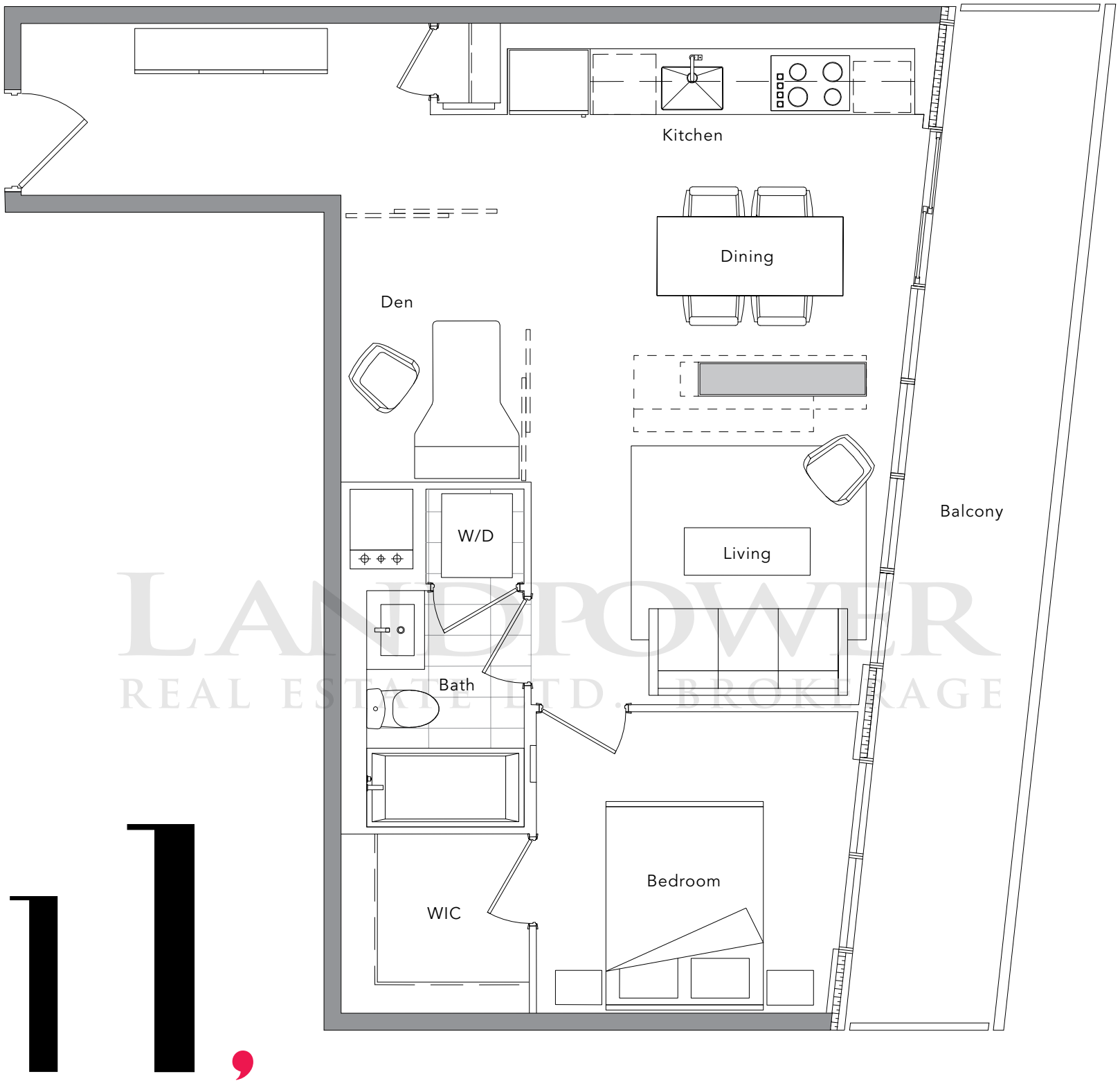
(1 BEDROOM + DEN)

10.

• Suite Area: 668 s.f., Balcony Area: 138 s.f.,
Total Area: 806 s.f.



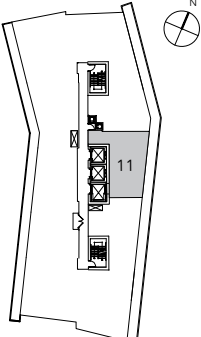
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(1 BEDROOM + DEN)

• Suite Area: 698 s.f., Balcony Area: 163 s.f., Total Area: 861 s.f.



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LANDPOWER
(features & finishes)
REAL ESTATE LTD. BROKERAGE



Suite Features:

- 9' ceiling throughout*
- Choice of 3 interior colour schemes
- Extra large open balconies in all suites
- Laminate flooring throughout the main living area, bedroom(s) and den
- Roller-shade window coverings

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Kitchen Features:

- Carrara marble backsplash
- Composite quartz countertop
- Thermofoil cabinetry with open display shelving
- Under-cabinet lighting
- Blum soft-close hardware
- Waste recycling bin & sliding basket under kitchen sink
- Under-mount stainless steel sink
- Grohe polished chrome faucet with pull-down spray
- Premium appliance package including:
 - 30" Liebherr integrated refrigerator
 - 30" AEG stainless steel electric cooktop
 - 30" AEG stainless steel integrated oven
 - 30" AEG stainless steel hood fan
 - 24" AEG integrated dishwasher
- Panasonic stainless steel microwave oven with trim



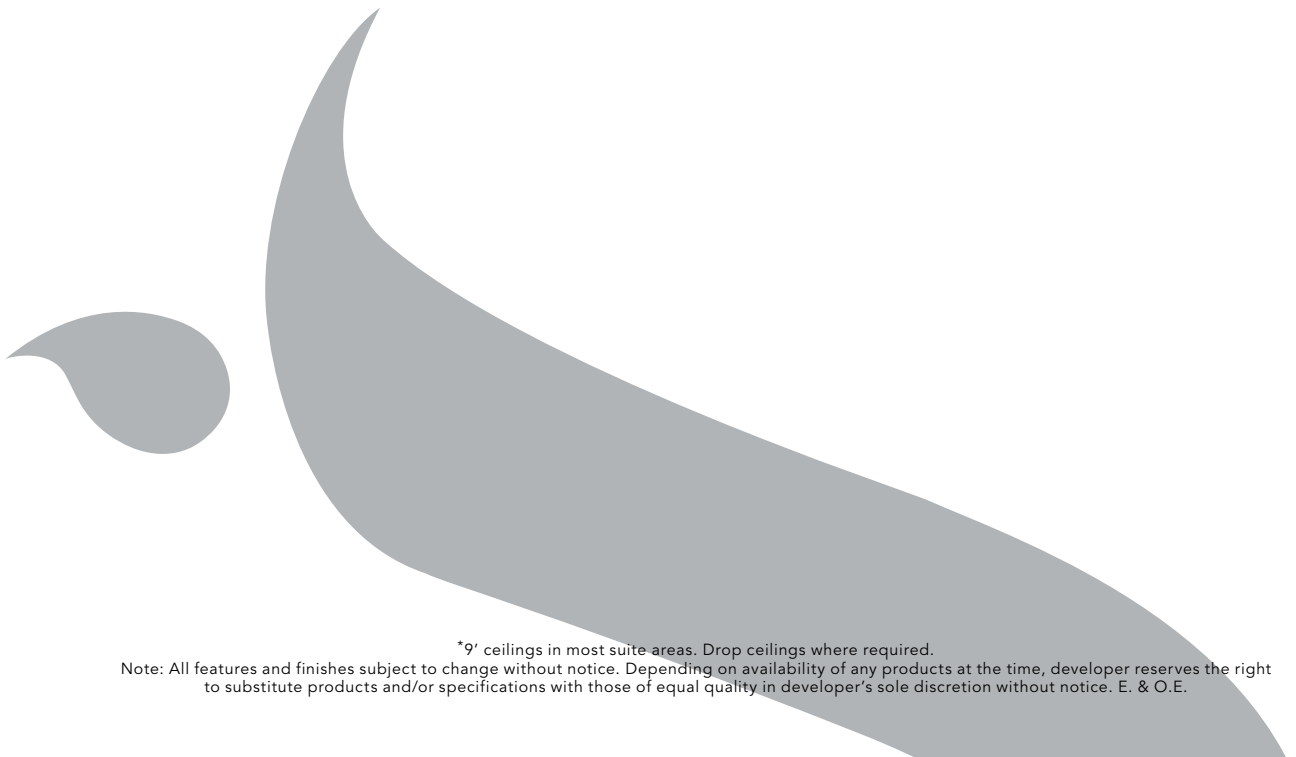
Bathroom Features:

- Polished Carrara marble wall tile
- Honed Carrara marble floor tile
- Thermofoil cabinetry with internal drawers
- Blum soft-close hardware
- Composite quartz countertop
- Under-mount sink
- Custom medicine cabinet with mirror, shelves and built-in lighting
- Grohe polished chrome faucet, tub spout and shower head
- Toto dual-flush toilet

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Laundry Feature:

- Frigidaire Affinity 3.8 cu.ft. front-load washer
- Frigidaire Affinity 7.0 cu.ft. front-load dryer



*9' ceilings in most suite areas. Drop ceilings where required.

Note: All features and finishes subject to change without notice. Depending on availability of any products at the time, developer reserves the right to substitute products and/or specifications with those of equal quality in developer's sole discretion without notice. E. & O.E.

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PARK PLACE

• presentation centre / 1001 sheppard ave east
concordadex.com 416.813.2999