

Le FALLS

INVESTOR PACKAGE

FREEHOLD RESIDENCES ON 8 ACRES OF LUSH GREENSPACE

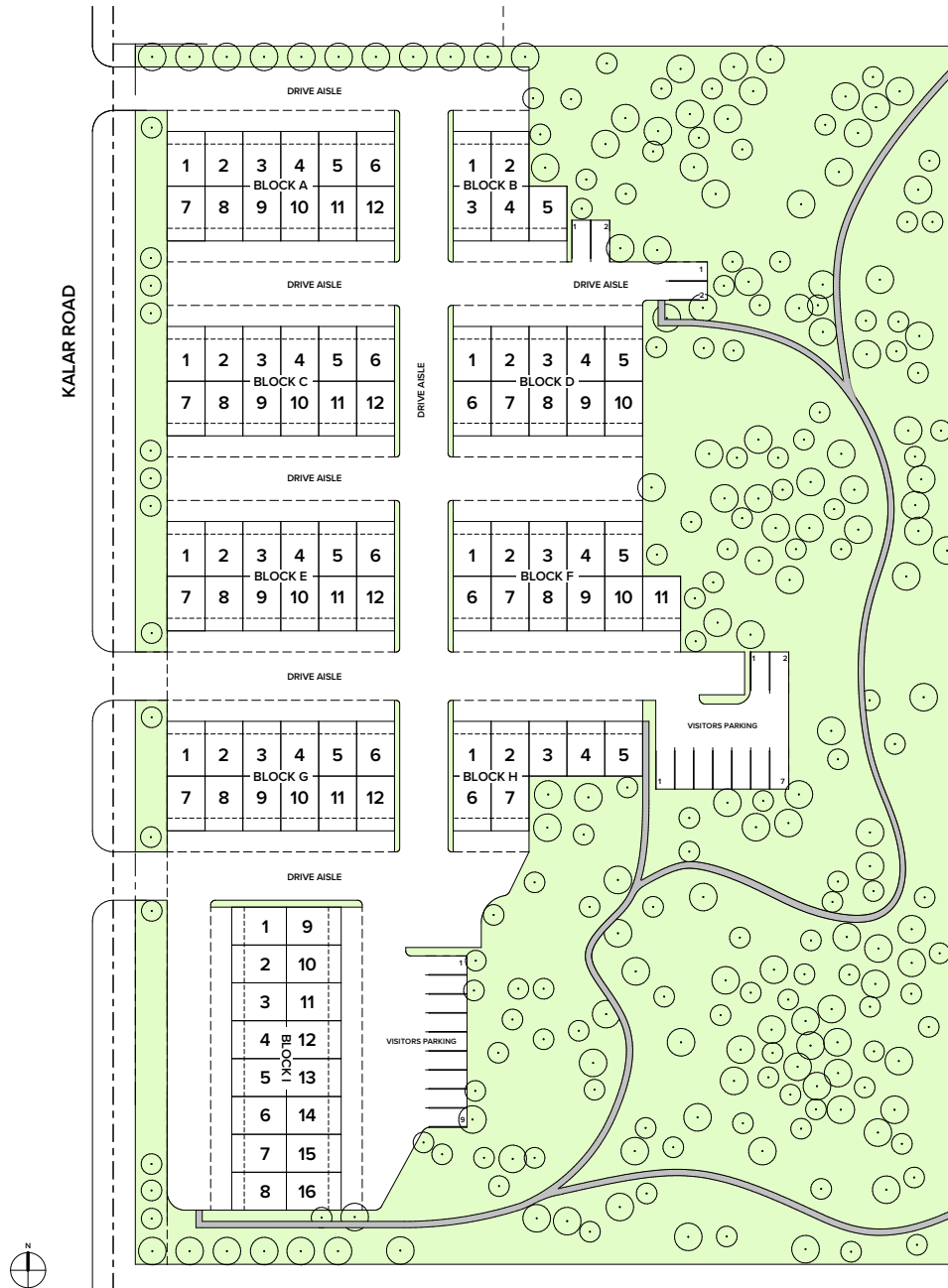




TABLE OF CONTENTS

SITE PLAN	pg 05
ABOUT M5V DEVELOPMENTS x LE FALLS	pg 07
NIAGARA; CLOSER THAN YOU THINK	pg 09
INTERIOR PHOTOS OF LE FALLS	pg 11
NIAGARA AREA AMENITIES	pg 17
WHY NIAGARA	pg 21
LE FALLS INVESTMENT CALCULATIONS	pg 25
THE OFFERING	pg 29
LAYOUTS	pg 32
PRICELIST	pg 51

SITE PLAN



M5V Developments

M5V Developments is the preeminent Developer in the Niagara Region known for forward design & product mastery. M5V is the first to offer 4 story rear adjoining townhomes with roof top terraces in Niagara Falls. This built form has captured the imagination of the local market due to it's modern design & seamless access between the inner sanctuary & it's surroundings. Each suite is individually curated allowing natural light to permeate throughout while maximizing square footage. Outdoor space was designed to give each suite holder access to the stunning natural resources the region offers. By using a brick & wood facade M5V creates a perfect balance further intensified by expansive glass windows throughout.

Le Falls is a collection of 97 townhomes nestled on 8 lush acres of greenspace. Rooftop terraces illuminate the natural views with spacious residences up to 1700 sqft & 5 bedrooms. Each **freehold** residence will have 1- 2 car garages, 3 bathrooms, 9 foot ceilings, engineered wood flooring and stone countertops. Located off Kalar Road adjacent to new Empire community, shoppes, & restaurants, this site is a premiere location & at the centre of Niagara's cultural revolution.

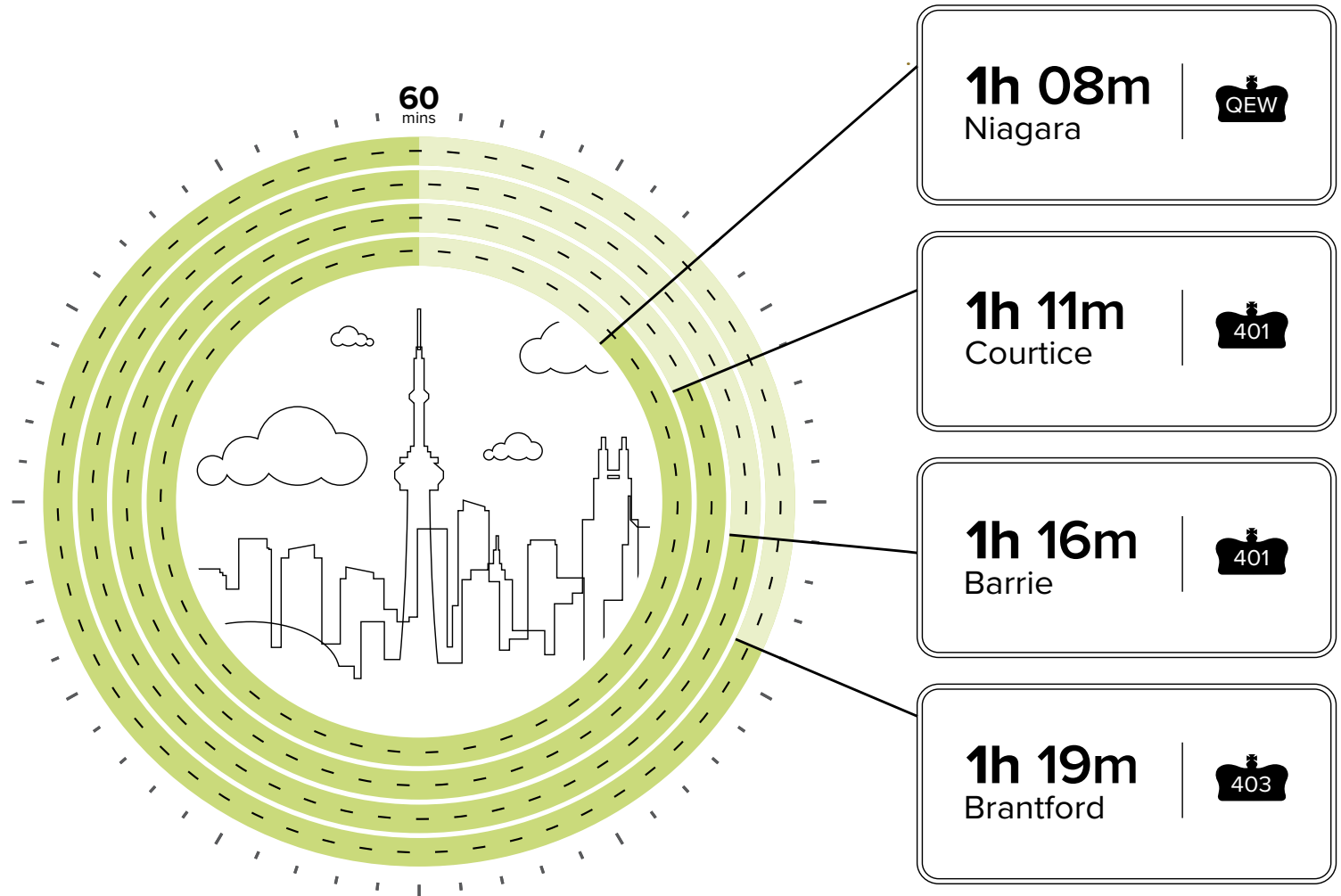
The modern design of Le Falls is a juxtaposition to the projects in the area but it's also a glimpse into the future of Niagara Falls. The City of Niagara Falls currently has a Mega Mall slated to open in 2024 off McLeod Road which will continue the ascension of the neighbourhood. The McLeod Road intensification corridor is a plan to increase traffic along this node making this area a thoroughfare between Clifton Hill & the various amenities off McLeod.

NIAGARA

It's closer than you think.

We compared other burgeoning destinations in each direction

North (Barrie), South (Niagara Falls), East (Courtice) & West (Brantford) of Toronto. Niagara Falls has the shortest drive time to downtown Toronto (CN Tower) checking in at just over 1 hour. Now with the GO train operating from Niagara Falls it's even easier to get downtown and explains why property values in this popular tourist destination are continuing to rise.



Assumptions



Distance to CN Tower



Speed: 110 kms/hour, highway



Traffic conditions: Light to no traffic

“Master bathroom with freestanding tub & folding glass door perfectly immerses the inner sanctuary & lush green space of this exclusive enclave”

Sophia Bailey

Broker
Director of Inside Sales



Le Niagara



“Sleek bathrooms,
floating vanities, One
piece toilets &
showers ensconced
in glass”

Yaseen Nimjee
Real Estate Developer
Co-Founder M5V Developments





“Folding glass windows allow natural light to permeate throughout the home & establish a seamless connection with the natural beauty of the region of Niagara”

Sherard McQueen

Real Estate Developer
Co-Founder M5V Developments



“9 Foot smooth ceilings create volume & space while exuding a modern feel”

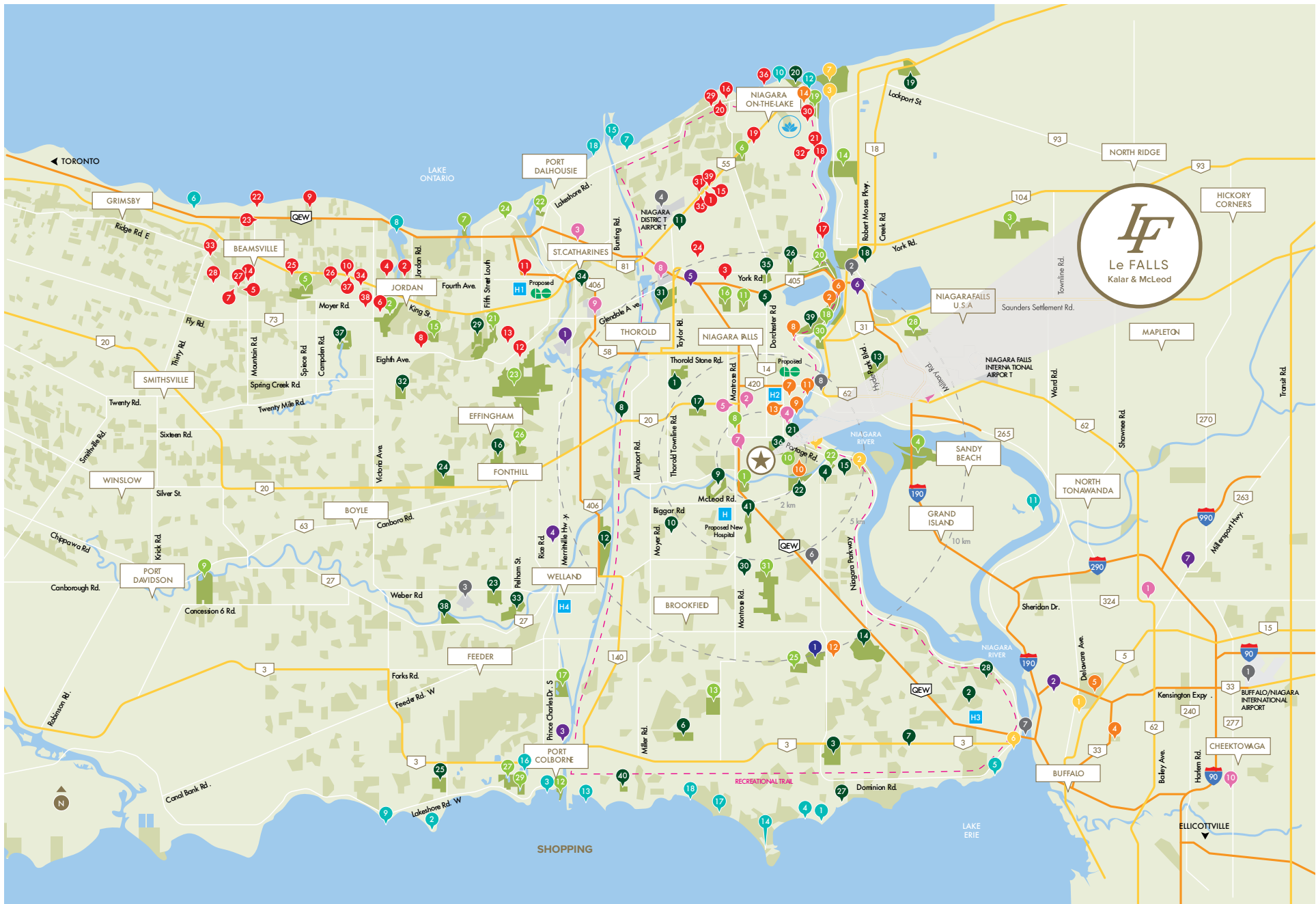
Linda Ford

Broker
COO M5V Developments



VIRTUAL TOUR





ATTRACTIONS & ENTERTAINMENT

- 1 Botanical Gardens
- 2 Butterfly Conservatory
- 3 Cineplex
- 4 Buffalo Museum of Science
- 5 Buffalo Zoo
- 6 Floral Clock
- 7 Greg Frewin Theatre
- 8 Great Wolf Lodge
- 9 Fallsview Casino
- 10 Marineland
- 11 Niagara Falls
 - Casino Niagara
 - Fallsview Indoor Waterpark
 - Bird Kingdom
 - Guinness World of Records
 - Journey Behind The Falls
 - Niagara SkyWheel
 - Ripley's Believe It or Not!
- 12 Safari Niagara
- 13 Scotiabank Convention Centre
- 14 Shaw Festival
- 15 Skylon Tower
- 16 Winter Festival of Lights

BORDER CROSSINGS & AIRPORTS

- 1 Buffalo Niagara International Airport
- 2 Lewiston-Queenston Bridge
- 3 Niagara Central Dorothy Rungeling Airport
- 4 Niagara District Airport
- 5 Niagara Falls International Airport
- 6 Niagara South Airport
- 7 Peace Bridge
- 8 Rainbow Bridge

BEACHES & WATERFRONTS

- 1 Bay Beach
- 2 Burnaby Bellevue Beach
- 3 Camelot Beach
- 4 Crystal Beach
- 5 Fort Erie Beach
- 6 Grimsby Beach
- 7 Jones Beach
- 8 Jordan Harbour
- 9 Long Beach
- 10 Mississauga Beach
- 11 Niagara Sailing Club
- 12 Niagara-On-The-Lake Sailing Club
- 13 Nickel Beach
- 14 Point Abino

- 15 Port Dalhousie Yacht Club and Marina
- 16 Quarry Pond
- 17 Sherkston Shores
- 18 Sunset Beach

CULTURE & HISTORY

- 1 Albright-Knox Art Gallery
- 2 Chippawa Battlefield
- 3 Fort George
- 4 Fort Niagara
- 5 Oak Hall Art Gallery
- 6 Old Fort Erie
- 7 Old Fort Niagara

GOLF COURSES

- 1 Beechwood Golf & Country Club
- 2 Bridgewater Country Club
- 3 Cherry Hill Club
- 4 Chippawa Lions Club
- 5 Eagle Valley Golf Club
- 6 Emerald Pines Golf Club
- 7 Fort Erie Golf Club
- 8 Fox Run Golf Club
- 9 Grand Niagara Golf Club
- 10 Grassy Brook Golf Course
- 11 Heritage Woods Golf Course
- 12 Hunters Pointe Golf Course
- 13 Hyde Park Municipal Golf Course
- 14 International Country Club of Niagara
- 15 Legends on the Niagara
- 16 Lookout Point Golf Club
- 17 Niagara Falls Golf Club
- 18 Niagara Falls Country Club
- 19 Niagara Frontier Country Club
- 20 Niagara-On-The-Lake Golf Club
- 21 Oak Hall Par 3 Golf Course
- 22 Oaklands Golf Course
- 23 Pelham Hills Golf & Country Club
- 24 Peninsula Lakes Golf Club
- 25 Port Colborne Country Club
- 26 Queenston Golf Club
- 27 Ridgeway Shores Golf Club
- 28 Rio Vista Golf Course
- 29 Rockway Glen Golf Course & Winery
- 30 Rolling Meadows Golf
- 31 Royal Niagara Golf Club
- 32 Sawmill Golf Course
- 33 Sparrow Lakes Golf Course
- 34 St. Catharines Golf & Country Club
- 35 St. David's Golf Club
- 36 Thundering Waters Golf Club
- 37 Twenty Valley Golf & Country Club

- 38 Water Park Golf & Country Club
- 39 Whirlpool Golf Course
- 40 Whisky Run Golf Club
- 41 Willodel Golf Club

NATURE TRAILS & PARKS

- 1 Baden Powell Park
- 2 Ball's Falls Conservation Area
- 3 Bond Lake Park
- 4 Buckhorn Island State Park
- 5 Cave Springs Conservation Area
- 6 Centennial Sports Park
- 7 Charles Daley Park
- 8 Charnwood Park
- 9 Chippawa Creek Conservation Area
- 10 Dufferin Islands
- 11 Firemen's Park
- 12 HH Knoll Lakeview Park
- 13 Humberstone Marsh Conservation Area
- 14 Joseph Davis State Park
- 15 Louth Conservation Area
- 16 Mewburn Road Recreation Area
- 17 Mud Lake Conservation Area
- 18 Niagara Glen Nature Reserve
- 19 Paradise Grove Park
- 20 Queenston Heights Park
- 21 Rockway Conservation Area
- 22 Royal Henley Park
- 23 Short Hills Provincial Park
- 24 Spring Valley Garden
- 25 Stevensville Conservation Area
- 26 St Johns Conservation Area
- 27 The Clay Pits
- 28 Veteran's Memorial Park
- 29 Wainfleet Wetlands Conservation Area
- 30 Whirlpool State Park
- 31 Willoughby Marsh
- 32 Conservation Area

SCHOOLS

- 1 Brock University
 - 2 Buffalo State
 - 3 Georgian College
 - 4 Niagara College
 - 5 Niagara College (Niagara-On-The-Lake Campus)
 - 6 Niagara State College
 - 7 University of Buffalo
-
- 1 Boulevard Mall
 - 2 Canada One Factory Outlets
 - 3 Fairview Mall
 - 4 Fallsview Casino Resort Galleria

- 5 Lundy's Lane at Factory Outlet
- 6 Niagara Falls Fashion Outlet
- 7 Niagara Square Shopping Centre
- 8 Outlet Collection at Niagara
- 9 The Pen Centre
- 10 Walden Galleria Mall

SPAS

- Oban Inn & Spa
- Pillar & Post
- Prince of Wales Hotel Spa
- Queen's Landing Spa
- Secret Garden Spa
- Shaw Club
- White Oaks Spa

WINERIES

- 1 20 Bees Winery
- 2 Cave Spring Cellars
- 3 Château des Charmes Wines
- 4 Creekside Estate Winery
- 5 EastDell Estates Winery
- 6 Featherstone Winery
- 7 Fielding Estate Winery
- 8 Flat Rock Cellars
- 9 Foreign Affair Winery
- 10 Greenlane Estate Winery
- 11 Harvest Estate Wines
- 12 Henry of Pelham Winery
- 13 Hernder Estate Wines
- 14 Hidden Bench Vineyards & Winery
- 15 Hillebrand Estates Winery
- 16 Hinterbrook Estate Winery
- 17 Ice House Winery
- 18 Inniskillin Wines
- 19 Jackson-Triggs Niagara
- 20 Konzelmann Estate Winery
- 21 Lailey Vineyard Wines
- 22 Legends Estates Winery
- 23 Magnotta Winery Beamsville
- 24 Maleta Estate Winery
- 25 Malivoire Wine Company
- 26 Megalomaniac Winery
- 27 Mike Weir Estate Winery
- 28 Organized Crime Winery
- 29 Palatine Hills Estate Winery
- 30 Peller Estates Winery & Restaurant
- 31 Pillitteri Estates Winery
- 32 Reif Estate Winery
- 33 Rosewood Estates Winery
- 34 Stoney Ridge Estate Winery
- 35 Stratus Vineyards
- 36 Strewn Winery

- 37 Tawse Winery
- 38 Vineland Estates Winery
- 39 Wayne Gretzky Estates Winery

HOSPITALS

- H Greater Niagara General Hospital
- H2 Niagara Health Systems
- H3 Douglas Memorial Hospital
- H4 Welland County General Hospital

DINING

Delectable international cuisine is the cornerstone of the best restaurant dining in Niagara Falls Ontario Canada, and the prolific Niagara Falls wine region lends a local flair to the diverse options. Elegant Fallsview dining and wine bars are ideal for romantic getaways, and a day trip to Niagara-on-the-Lake wineries will complete a culinary adventure. Equally abundant are family-style Niagara restaurants, from Clifton Hill to Skylon Tower, and casual pubs and grills. Whether you desire Asian or Indian, contemporary American or Caribbean, Jamie Kennedy's Windows Restaurant or Rainforest Café, the world awaits in Niagara Falls.

RECREATION

The Niagara region in Ontario Canada is surrounded by wondrous natural beauty, providing an opportunity to slow your pace and "smell the roses". Niagara Falls parks, trails and gardens are easily accessible to biking, hiking, walking – or even just a nice afternoon picnic. The Niagara Parks Botanical Gardens offers 40 hectares (99 acres) of beautifully maintained gardens to explore and is home to the Butterfly Conservatory, providing a truly enriching experience for all seasons. Niagara gardens such as the Parks Floral Showcase, Centennial Lilac Garden, Dufferin Islands, Oakes Garden Theatre, and Queenston Heights Park provide inspiration and delight. Whether by foot or bike, discover 56 kilometers (35 miles) of historical and horticultural sights along the Niagara River Recreational Trail. The Recreational Trail connects Fort Erie to Niagara-on-the-Lake, meandering through parkland with views of the Niagara River and winding past places of historical and cultural interest, Niagara Falls, wineries, and beautiful homes and inns.



Crystal Beach



Wine Tour Niagara



Clifton Hill



INVESTMENT PROFILE

Why Niagara Falls?

- Over 12 million local tourists visit Niagara Falls each year
- 67% of Niagara's tourists are from Ontario
- Niagara Falls is an affordable alternative to the explosive GTA market
- Current rental housing stock in Niagara Falls is dated and has lengthy waitlists
- Vacancy rate in Niagara Falls is 0.7%*
- Migrant flow: GTA residents are moving and retiring in Niagara Falls
- Niagara Falls is a development hub: Several multi-million dollar projects in progress
- GO Train expansion to Niagara by 2023
- New South Niagara Falls Hospital to be constructed by 2023
- Average price per square foot is 50% of the cost of downtown Toronto
- Niagara Region property value increased 16.9% in 2020

*Source: CMHC Primary Rental Market Report, October 2019



Go Transit To Expand To Niagara Falls By 2023

Regular GO train service is scheduled to be expanded to Niagara Falls by 2023.

Daily GO Train service to Niagara Falls is part of the growth plan for the Greater Golden Horseshoe. The plan will include 25 km of new track, an upgraded GO station and two-way, all-day GO service between Union Station and Niagara Falls.

Source: Metrolinx.
<http://www.metrolinx.com/en/greaterregion/regions/niagara.aspx>



NEW SOUTH NIAGARA HOSPITAL

To be Centre of Artificial Intelligence Excellence

“We are very excited to have the South Niagara hospital confirmed by Infrastructure Ontario knowing how important it is to meet the health care needs of the residents of Niagara”

- Angela Zangari, Executive Vice President, Niagara Health Systems.

The project, to be built on a 50-acre parcel of property at the intersection of Montrose and Biggar roads, took an important step forward recently when it was listed in the latest P3 Market update by Infrastructure Ontario as one of 32 projects which the province is committed to.

The hospital will also embrace technology and artificial intelligence (AI) to transform and improve the experience patients and the public have at the hospital, Zangari says

Source: Canada Construct Connect, April 1, 2020

Rental Property Management and The Rental Guarantee Program

WHAT IS RENTAL MANAGEMENT?

A residential rental management firm offers an abundance of services suitable for the hands-off investor.

Services include:

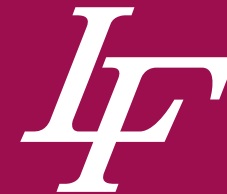
- Tenant Screening & Placement
- Collection of Rent
- Communication During The Lease Term
- Facilitation of On Site Maintenance
- Rent/Legal Expense Coverage In Case Of Payment Default

In conjunction with rental management, a Rental Guarantee program, warrants the amount of rent an investor will receive for their unit type and size.

A rental guarantee provides assurances by allowing for greater predictability in income, along with hands-off management of the rental property.

Current monthly rental management fee is \$99.

Rental guarantee figures are based on current market pricing, which is subject to change without notice.



Le FALLS

Current Rental Guarantee:

3 BEDROOMS
\$2300/month

4 BEDROOMS
\$2500/month

Standard Lease Scenario

Le View



1581 Total Sq. Ft.
\$849,900

20% DOWN PAYMENT

\$2,500 MONTHLY INCOME

Less Expenses

- \$850 Interest Only Mortgage Payment
at 1.5% interest
- \$100 Road Cleaning
- \$400 Property Taxes

= \$1150/month or \$13,800/year*

Le Skylon



1524 Sq. Ft.
\$799,900

20% DOWN PAYMENT

\$2,300 MONTHLY INCOME

Less Expenses

- \$800 Interest Only Mortgage Payment
at 1.5% interest
- \$100 Road Cleaning
- \$350 Property Taxes

= \$1050/month or \$12,600/year**

*Rental management fees excluded
Interest rates may vary. Current 5 year fixed rate is 1.95%
Results are not guaranteed

THE PROJECTION



Hold for 3 Year Post-closing

Le View



\$849,900

*4.5% Annual Appreciation:
(Niagara Region Appreciated 16.9% in 2020)

Appreciation Year 1 - \$892,395

Appreciation Year 2 - \$937,015

Appreciation Year 3 - \$983,865

Appreciation Year 4 - \$1,033,059

Appreciation Year 5 - \$1,084,712

Potential Appreciation \$234,812

Potential Rental Income \$41,400
(3 year term, excluding period of construction)
(\$13,800 yearly Income x 3 years)

Total Potential Profit \$276,212
Over 5 years

Le Skylon



\$799,900

*4.5% Annual Appreciation:
(Niagara Region Appreciated 16.9% in 2020)

Appreciation Year 1 - \$839,895

Appreciation Year 2 - \$881,890

Appreciation Year 3 - \$925,984

Appreciation Year 4 - \$972,283

Appreciation Year 5 - \$1,020,898

Potential Appreciation \$220,998

Potential Rental Income \$37,800
(3 year term, excluding period of construction)
(\$13,800 yearly Income x 3 years)

Total Potential Profit \$258,798
Over 5 years

The Offering

\$15,000 In Upgrades Included
\$25,000 Price Reduction
Early Access To Project
Only 5% Deposit This Year



CAPPED LEVIES

\$9,500

FLEXIBLE DEPOSIT STRUCTURE

\$5,000 Deposit On Signing

Balance to 5% in 30 Days

5% in January, 2022

~~10% on Occupancy~~

All Cheques payable to M5V The Niagara Inc

\$2,500 Agent co-op

Included Upgrades

GENERAL

- Approximately 9 ft – high ceilings on main floor - \$8,000 upgrade

KITCHEN

- Single stainless steel undermount sink - \$2,000 upgrade
- Kitchen Island - \$5,000 upgrade

Le Vineyard

4 STOREY 3D SAMPLE



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

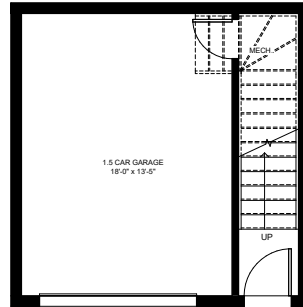


PENTHOUSE

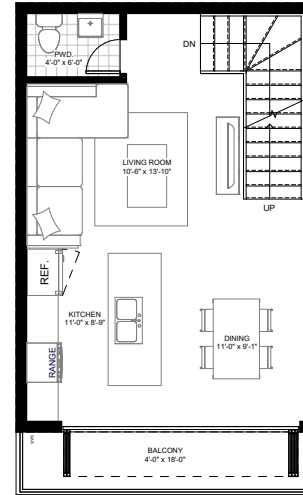
Le Skylon

3 Bed/2.5 Bath
1,524 Sq. Ft.

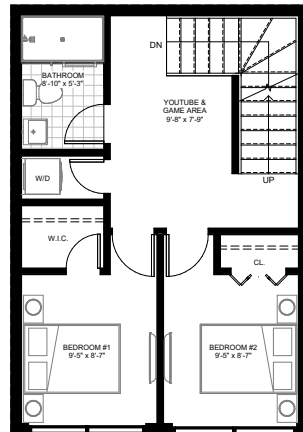
1,336 Sq. Ft Interior
75 Sq. Ft Lower Terrace
113 Sq. Ft Upper Terrace
241 Sq. Ft. Garage



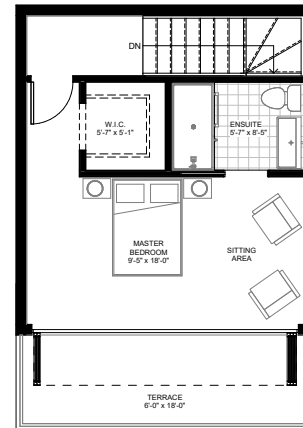
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



PENTHOUSE

Le Queens Way

3 Bed/2.5 Bath

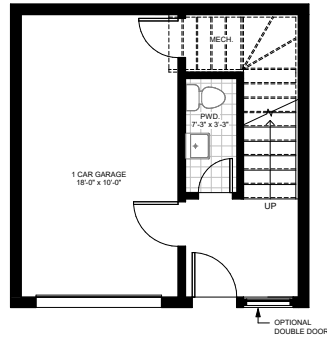
1,592 Sq. Ft.

1,365 Sq. Ft Interior

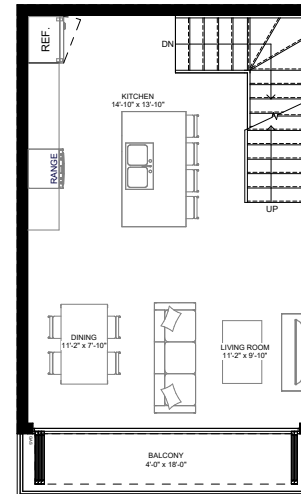
75 Sq. Ft Lower Terrace

152 Sq. Ft Upper Terrace

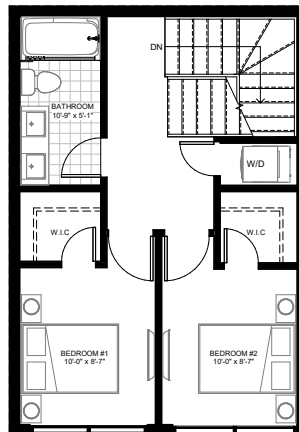
180 Sq. Ft. Garage



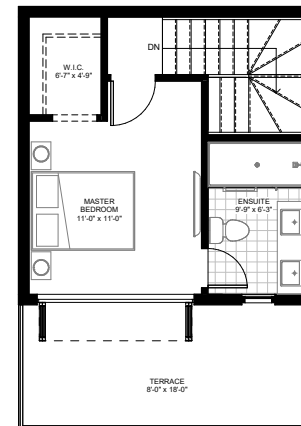
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



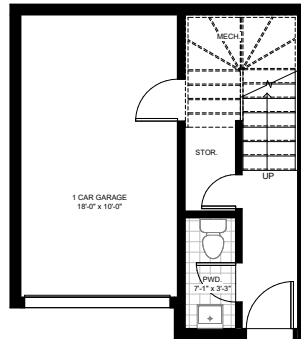
PENTHOUSE

Le Muse

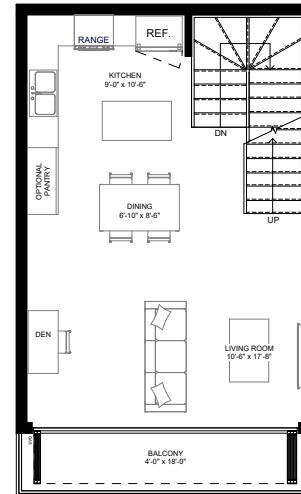
3 Bed/2.5 Bath

1,592 Sq. Ft.

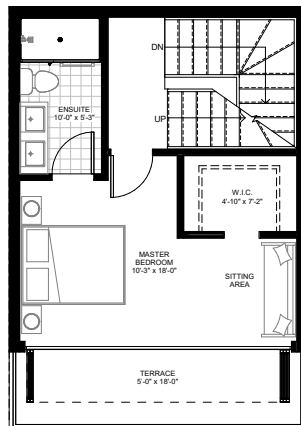
1,422 Sq. Ft Interior
75 Sq. Ft Lower Terrace
95 Sq. Ft Upper Terrace
180 Sq. Ft. Garage



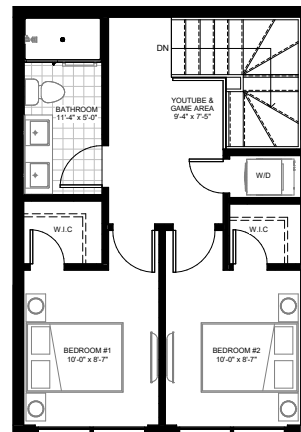
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

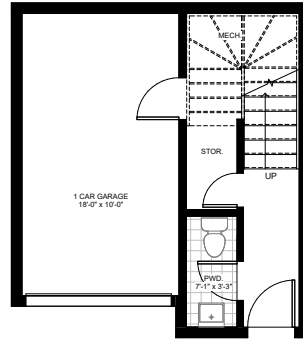


PENTHOUSE

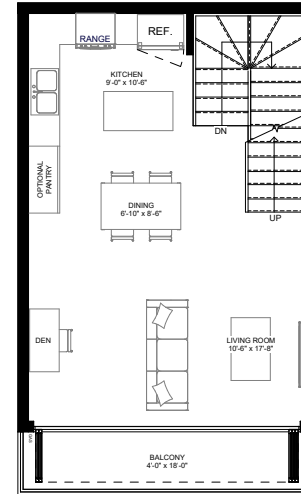
Le Mist

3 Bed/2.5 Bath
1,598 Sq. Ft.

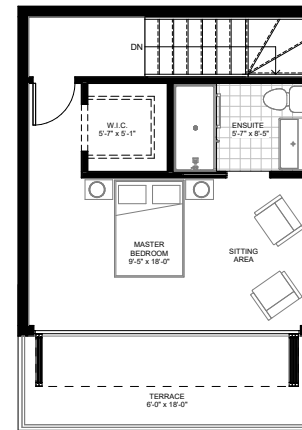
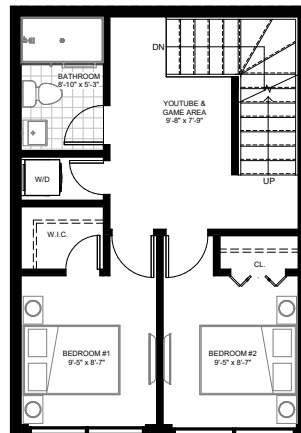
1,410 Sq. Ft Interior
75 Sq. Ft Lower Terrace
113 Sq. Ft Upper Terrace
180 Sq. Ft. Garage



GROUND FLOOR



SECOND FLOOR



Le Rainbow

3 Bed/2.5 Bath

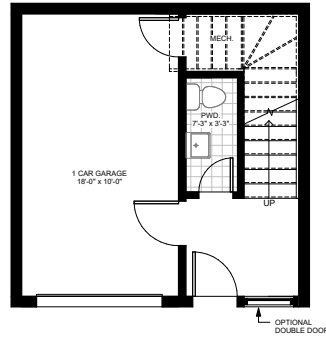
1,585 Sq. Ft.

1,397 Sq. Ft Interior

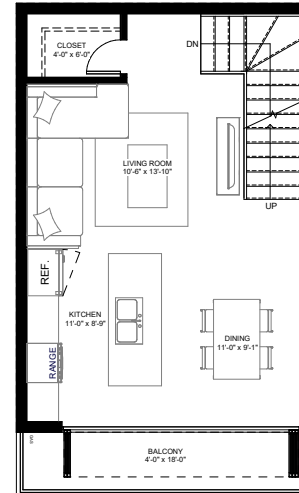
75 Sq. Ft Lower Terrace

113 Sq. Ft Upper Terrace

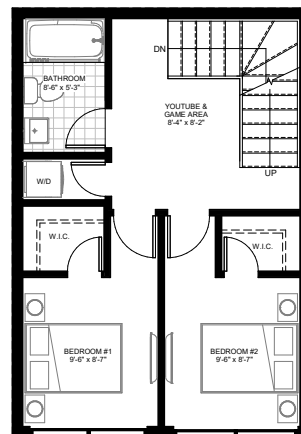
180 Sq. Ft. Garage



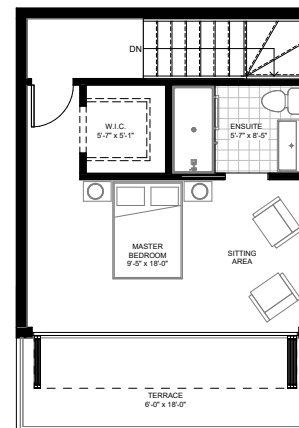
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



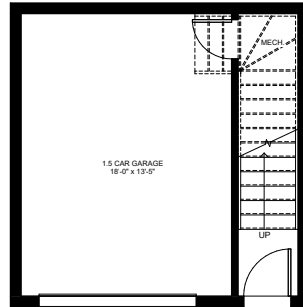
PENTHOUSE

Le Clifton

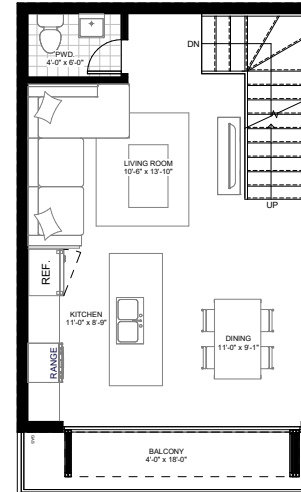
4 Bed/2.5 Bath

1,521 Sq. Ft.

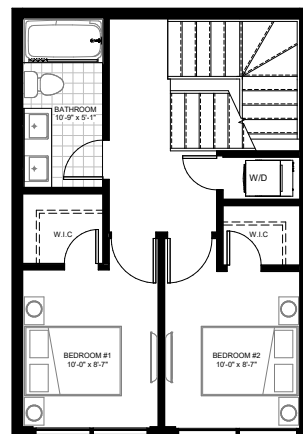
1,336 Sq. Ft. Interior
75 Sq. Ft. Lower Terrace
241 Sq. Ft. Garage



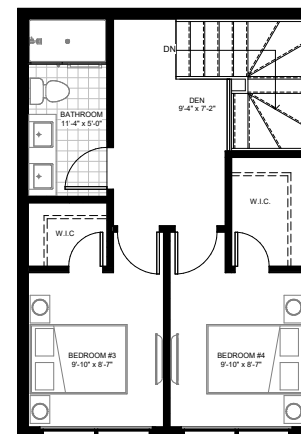
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SECOND FLOOR



THIRD FLOOR

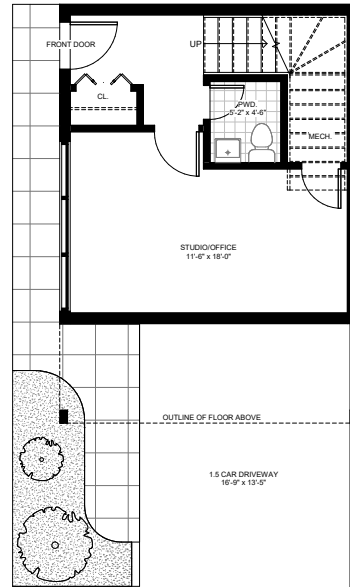


PENTHOUSE

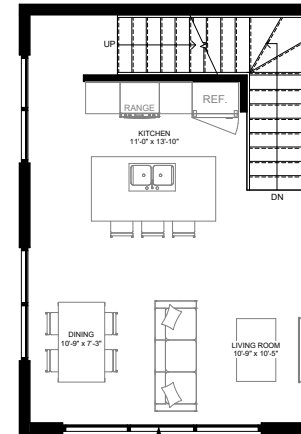
Le Falls

3 Bed/3.5 Bath
1,716 Sq. Ft.

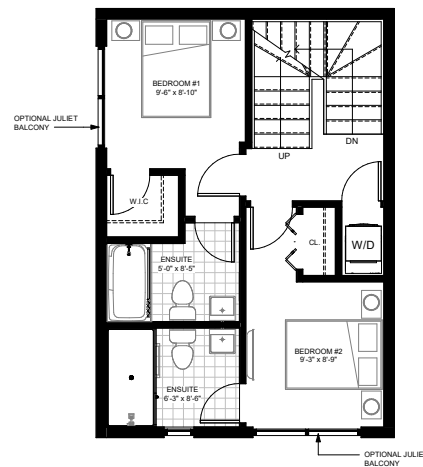
1,602 Sq. Ft Interior
114 Sq. Ft Upper Terrace



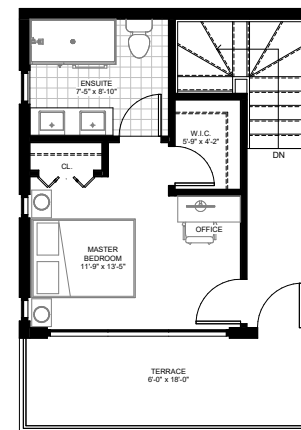
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

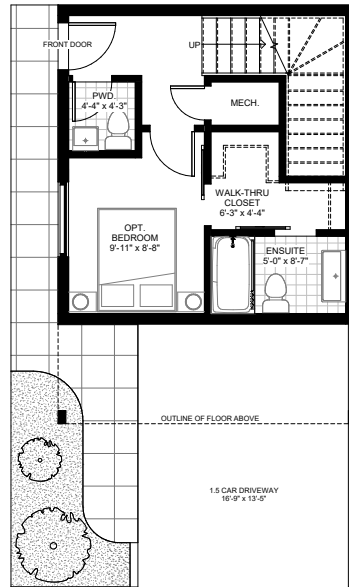


PENTHOUSE

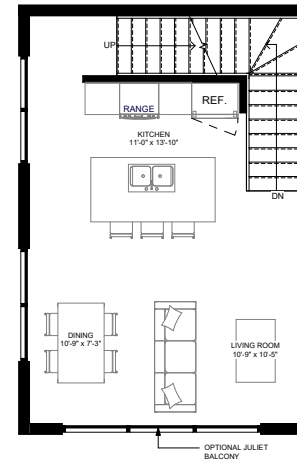
Le White Oaks

5 Bed/5.5 Bath

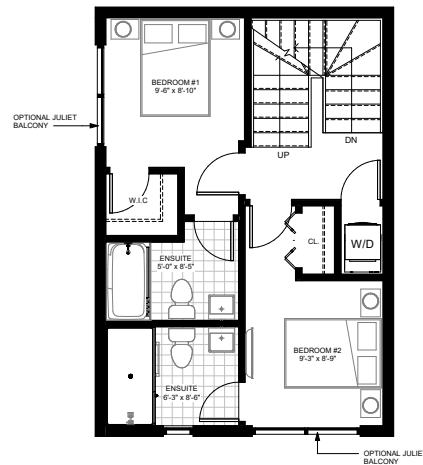
1,713 Sq. Ft.



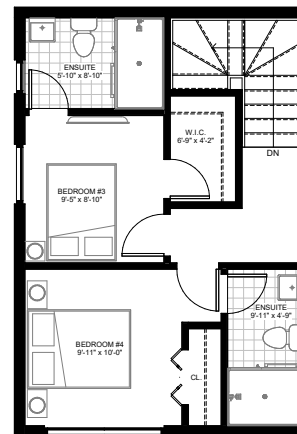
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



PENTHOUSE

Le Vineyard

3 Bed/2.5 Bath

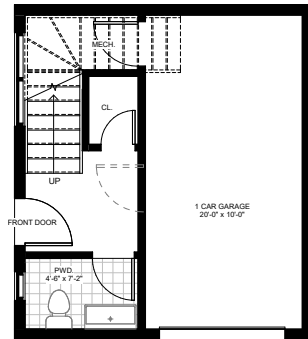
1,531 Sq. Ft.

1,361 Sq. Ft Interior

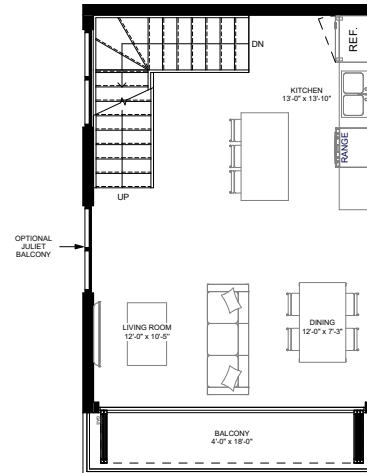
75 Sq. Ft Lower Terrace

95 Sq. Ft Upper Terrace

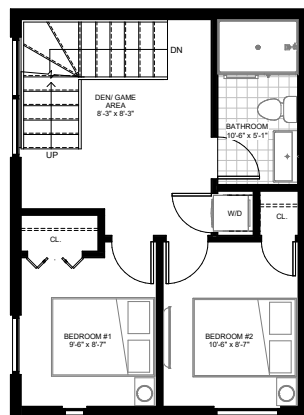
200 Sq. Ft. Garage



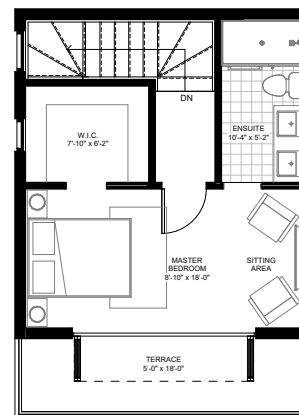
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

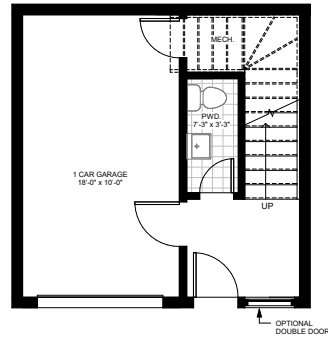


PENTHOUSE

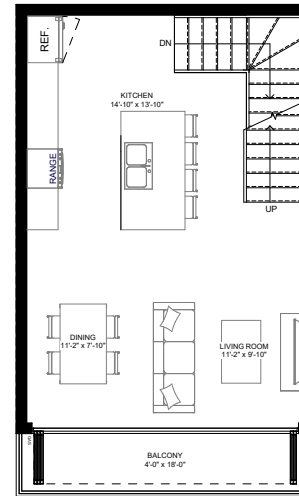
Le View

4 Bed/2.5 Bath
1,581 Sq. Ft.

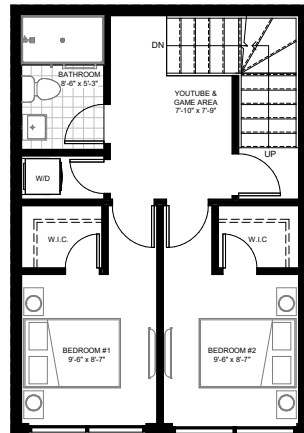
1,431 Sq. Ft Interior
75 Sq. Ft Lower Terrace
75 Sq. Ft Upper Terrace
180 Sq. Ft. Garage



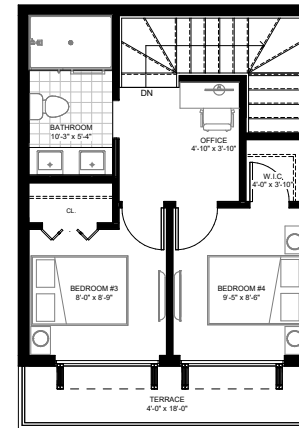
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



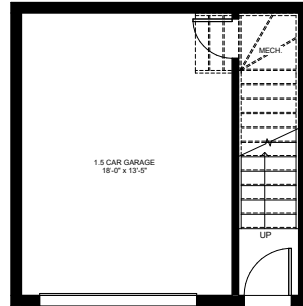
PENTHOUSE

Le Watermark

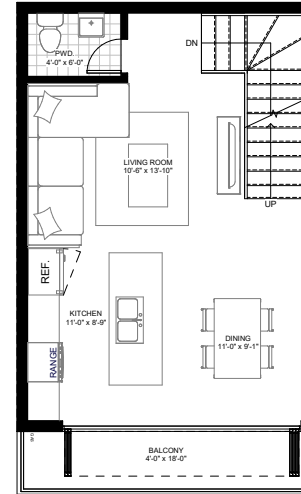
3 Bed/2.5 Bath

1,520 Sq. Ft.

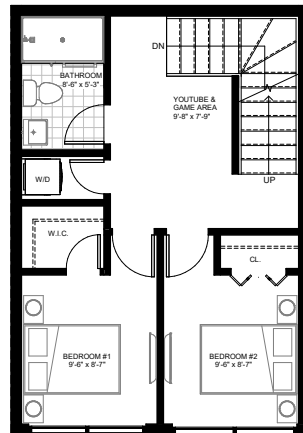
1,370 Sq. Ft Interior
75 Sq. Ft Lower Terrace
75 Sq. Ft Upper Terrace
241 Sq. Ft. Garage



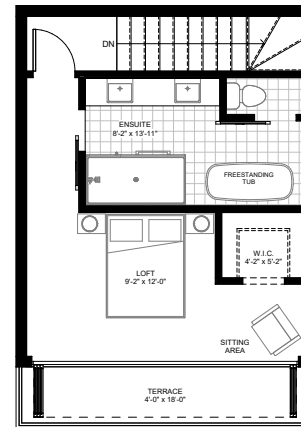
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



PENTHOUSE

Le Fallsview

3 Bed/2.5 Bath

1,608 Sq. Ft.

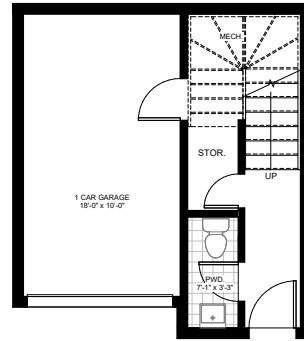
1,350 Sq. Ft Interior

75 Sq. Ft Lower Terrace

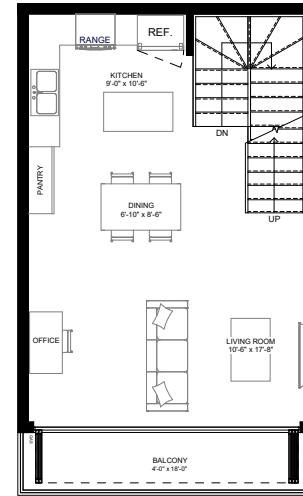
108 Sq. Ft Mid Level Terrace

75 Sq. Ft Upper Terrace

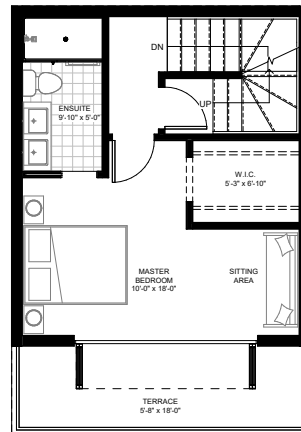
180 Sq. Ft. Garage



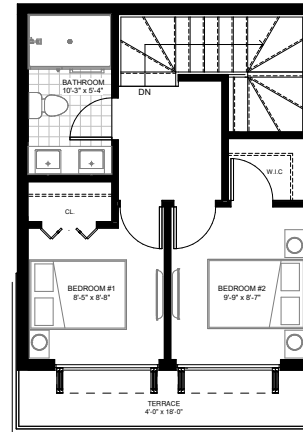
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

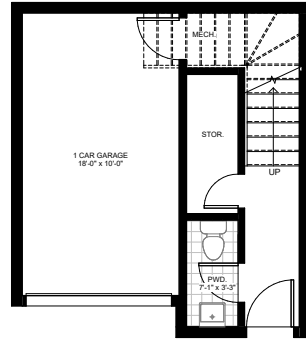


PENTHOUSE

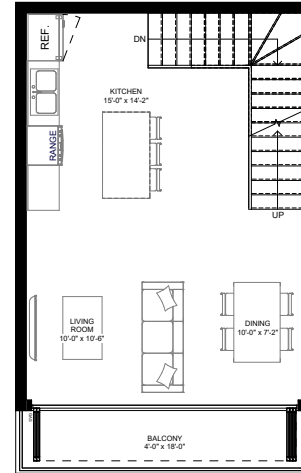
Le River

3 Bed/2.5 Bath
1,531 Sq. Ft.

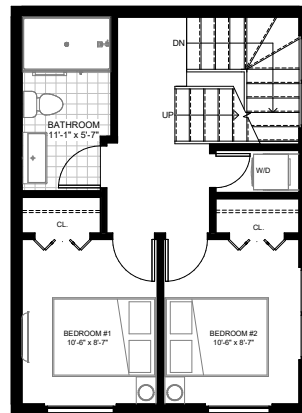
1,361 Sq. Ft Interior
75 Sq. Ft Lower Terrace
95 Sq. Ft Upper Terrace
180 Sq. Ft. Garage



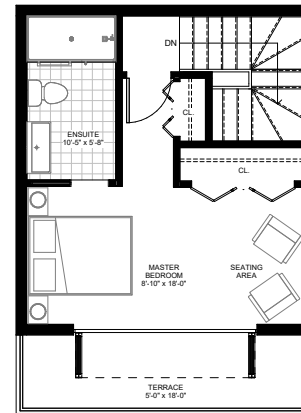
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



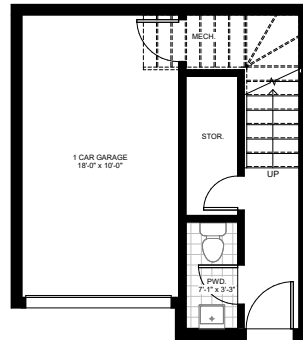
PENTHOUSE

Le Thunder

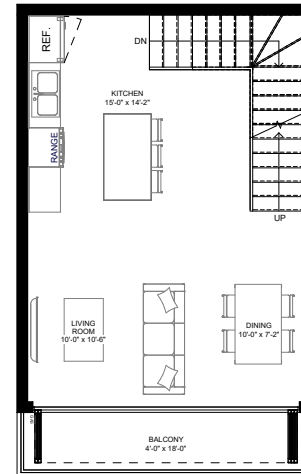
4 Bed/2.5 Bath

1,524 Sq. Ft.

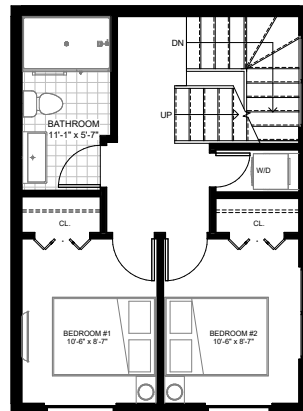
1,449 Sq. Ft. Interior
75 Sq. Ft. Lower Terrace
241 Sq. Ft. Garage



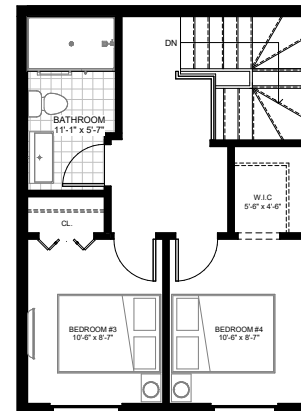
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



PENTHOUSE

Le Whirlpool

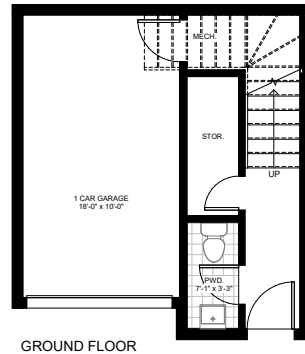
4 Bed/4.5 Bath

1,524 Sq. Ft.

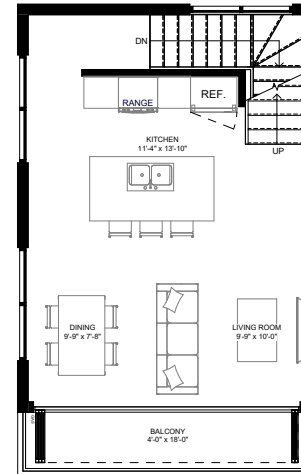
1,449 Sq. Ft Interior

75 Sq. Ft Lower Terrace

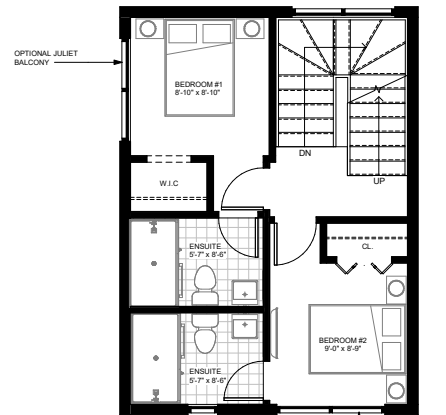
241 Sq. Ft. Garage



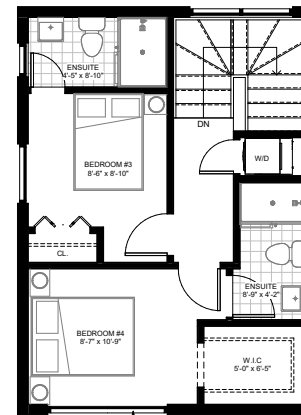
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



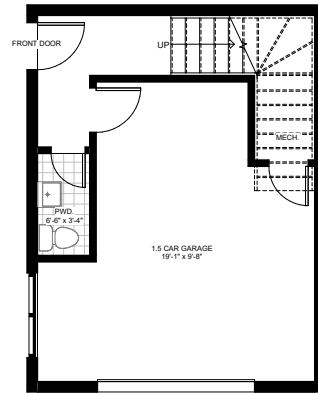
PENTHOUSE

Le Grand Wolf

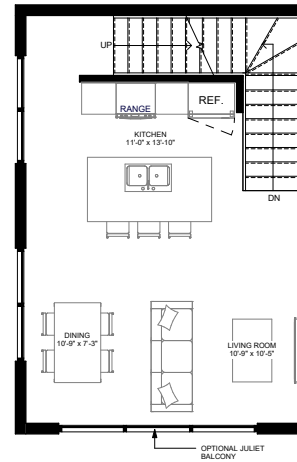
3 Bed/3.5 Bath

1,440 Sq. Ft.

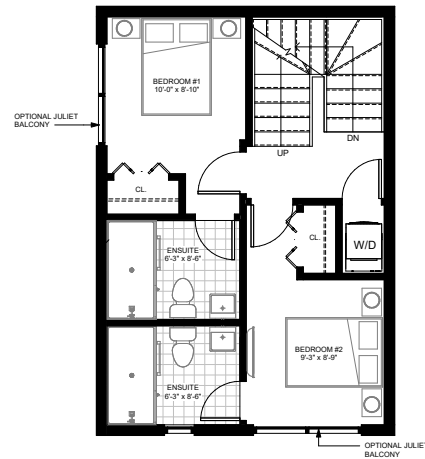
1,326 Sq. Ft Interior
 114 Sq. Ft Upper Terrace
 180 Sq. Ft. Garage



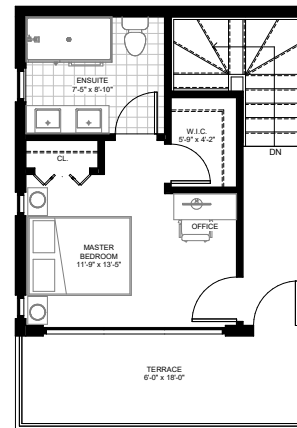
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



PENTHOUSE

Le Niagara

3 Bed/2.5 Bath

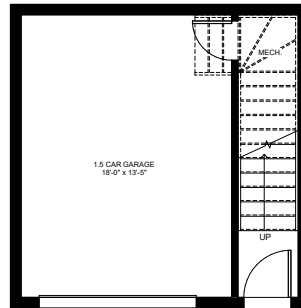
1,520 Sq. Ft.

1,370 Sq. Ft Interior

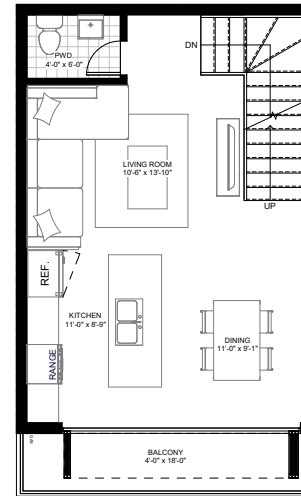
75 Sq. Ft Lower Terrace

75 Sq. Ft Upper Terrace

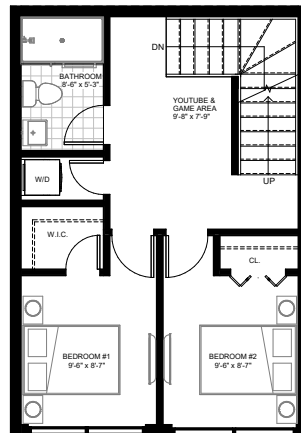
241 Sq. Ft. Garage



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



PENTHOUSE



Unit Type	Name	Interior Sqft	Exterior Sqft	Total Sqft	Bedrooms	Bathrooms	Garage	Price Per Sqft	Price	V.I.P. Price
Interior	Le Skylon	1336	188	1524	3	2.5	1.5	\$ 598.73	\$ 824,900.00	\$ 799,900.00
Interior	Le Queens Way	1365	227	1592	3	2.5	1	\$ 600.66	\$ 843,900.00	\$ 819,900.00
Interior	Le Muse	1422	170	1592	3	2.5	1	\$ 590.65	\$ 864,900.00	\$ 839,900.00
Interior	Le Mist	1410	188	1598	3	2.5	1	\$ 595.67	\$ 864,900.00	\$ 839,900.00
Interior	Le Rainbow	1397	188	1585	3	2.5	1	\$ 601.22	\$ 864,900.00	\$ 839,900.00
Interior	Le Clifton	1446	75	1521	4	2.5	1.5	\$ 594.67	\$ 884,900.00	\$ 859,900.00
Corner	Le Falls	1602	114	1716	3	3.5	0	\$ 592.38	\$ 974,000.00	\$ 949,000.00
Corner	Le White Oaks	1713	0	1713	5	5	0	\$ 583.71	\$ 1,024,900.00	\$ 999,900.00
Corner	Le Vineyard	1361	170	1531	3	2.5	1	\$ 624.47	\$ 874,900.00	\$ 849,900.00
Interior	Le View	1431	150	1581	4	2.5	1	\$ 593.92	\$ 874,900.00	\$ 849,900.00
Interior	Le Watermark	1370	150	1520	3	2.5	1.5	\$ 598.47	\$ 819,900.00	\$ 819,900.00
Interior	Le Fallsview	1350	183	1533	3	2.5	1	\$ 592.52	\$ 824,900.00	\$ 799,900.00
Inside Corner	Le River	1361	170	1531	3	2.5	1	\$ 617.12	\$ 864,900.00	\$ 839,900.00
Inside Corner	Le Thunder	1449	75	1524	4	2.5	1	\$ 607.25	\$ 904,900.00	\$ 879,900.00
Corner	Le Whirlpool	1449	75	1524	4	4.5	1	\$ 621.05	\$ 924,900.00	\$ 899,900.00
Corner	Le Grand Wolf	1440	114	1554	3	3.5	1.5	\$ 624.93	\$ 924,900.00	\$ 899,900.00
Interior	Le Niagara	1370	150	1520	3	2.5	1.5	\$ 656.86	\$ 924,900.00	\$ 899,900.00

