

# 8 TEMPLE

## PREVIEW PRICE LIST

### ONE BEDROOM & ONE+DEN SUITES

STARTING LEVEL	TYPE	INTERIOR	EXTERIOR	EXPOSURE	STARTING PRICE
NINTH	ONE BEDROOM	502	100	North	\$734,900
SECOND	ONE BEDROOM	506	55	East	\$714,900
SECOND	ONE BEDROOM	527	55	East	\$724,900
SEVENTH	ONE BEDROOM	529	Juliet	West	\$759,900
FIRST	ONE BEDROOM + DEN	477	143	North	\$719,900
SECOND	ONE BEDROOM + DEN	514	55	East	\$734,900
FIFTH	ONE BEDROOM + DEN	551	Juliet	North West	\$764,900
THIRD	ONE BEDROOM + DEN	575	Juliet	West	\$819,900
ELEVENTH	ONE BEDROOM + DEN	621	100	North	\$889,900
FIFTH	ONE BEDROOM + DEN	636	100	North	\$874,900
FIFTH	ONE BEDROOM + DEN	647	100	North	\$899,900

### TWO BEDROOM & TWO+DEN SUITES

STARTING LEVEL	TYPE	INTERIOR	EXTERIOR	EXPOSURE	STARTING PRICE
FIRST	TWO BEDROOM	676	202	South	\$934,900
FIFTH	TWO BEDROOM	702	190	South	\$999,900
SEVENTH	TWO BEDROOM	724	100	North West	\$989,900
FIFTH	TWO BEDROOM	753	190	South	\$1,044,900
FIFTH	TWO BEDROOM	771	190	South	\$1,059,900
SECOND	TWO BEDROOM	820	50	South	\$1,059,900
THIRD	TWO BEDROOM	827	50	South West	\$1,084,900
SECOND	TWO BEDROOM + DEN	821	50	South	\$1,059,900
THIRD	TWO BEDROOM + DEN	842	50	South	\$1,084,900
SECOND	TWO BEDROOM + DEN	894	50	South	\$1,104,900
TENTH	TWO BEDROOM + DEN	895	229	North East	\$1,294,900
FOURTH	TWO BEDROOM + DEN	923	55	East West	\$1,174,900

### THREE BEDROOM & THREE+DEN SUITES

STARTING LEVEL	TYPE	INTERIOR	EXTERIOR	EXPOSURE	STARTING PRICE
FIFTH	THREE BEDROOM	980	100	North West	\$1,179,900
FIFTH	THREE BEDROOM	1,022	201	South West	\$1,300,900
SECOND	THREE BEDROOM	1,074	55	South East	\$1,344,900
EIGHTH	THREE BEDROOM	1,260	289	South East	\$1,784,900
THIRTEENTH	THREE BEDROOM + DEN	1,238	194	South	\$1,754,900


**Parking**  
\$125,000 - EV Ready  
Available for suites 771sf and larger

**Locker**  
By Waitlist

**Estimated Occupancy**  
June 2027

**Maintenance Fees/Month**  
Estimated at \$0.68/Sq Ft  
(Individually metered for hydro and water)  
Parking \$99.95  
Locker \$29.95

H.S.T. Included in Purchase Price

 Smart Home System and Bulk Hi-Speed Internet \$64+HST/month.

#### EXTENDED DEPOSIT STRUCTURE

\$10,000 with Offer  
Balance to 5% in 30 days  
2.5% in 120 days  
2.5% in 270 days  
2.5% in 540 days  
2.5% in 720 days  
5% on Occupancy

**DEVELOPMENT CHARGES CAPPED \***  
1 Bed & 1 Bed, 1+Den – \$17,500 plus HST  
2 Bed & larger – \$19,500 plus HST

**\$0 ASSIGNMENT FEE \***

**RIGHT TO ASSIGN DURING INTERIM OCCUPANCY \***

**CURATED**

**AUSTIN BIRCH**

\*Please speak to a sales representative for details. Excluding legal fees. Floor and exterior space premiums apply. Prices, incentives, sizes and specifications are subject to change without notice. E. & O. E. 2024.

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## LIMITED TIME INCENTIVES

### CASH FLOW POSITIVE SUITES WITH OUR \$7/SF RENTAL GUARANTEE

Earn a guaranteed rental income of \$3,500 - \$4,500 per month on our 1BR & 1BR+D Suites!\*

### ATTAINABLE HOME OWNERSHIP DEPOSIT STRUCTURE

Reduced deposits of only \$3,000 per month on select suites.\*\*

### EXTENDED DEPOSIT STRUCTURE

\$10,000 With Offer  
Balance to 5% in 30 days  
2.5% in 120 days  
2.5% in 270 days  
2.5% in 540 days  
2.5% in 720 days  
5% on Occupancy

### DEVELOPMENT CHARGES CAPPED

1 Bedroom and 1+Den Suites - \$17,500 plus HST  
Two & Three Bedroom Suites - \$19,500 plus HST

### \$0 ASSIGNMENT FEE

(Excluding Legal Fees)

### RIGHT TO LEASE DURING INTERIM OCCUPANCY

CURATED

\*Assuming a 3.75% interest rate and market rents of \$5.50/sf at the time of occupancy for a period of 12 months. \*\*\$3K/month plus milestone payments to achieve a total deposit of 20% by occupancy, available on select suites. Prices, incentives, sizes, and specifications are subject to change without notice. Conditions and restrictions apply. Please speak to a sales representative for more details. E. & O. E. 2024

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## Attainable Home Ownership Deposit Structure

Sample Purchase Price: \$769,900

DATE	MONTHLY DEPOSIT	ACCUMULATED DEPOSIT	PERCENTAGE
Oct-24	<b>\$25,000</b>	\$25,000	3%
Nov-24	\$3,000	\$28,000	4%
Dec-24	\$3,000	\$31,000	4%
Jan-25	\$3,000	\$34,000	4%
Feb-25	<b>\$25,000</b>	\$59,000	8%
Mar-25	\$3,000	\$62,000	8%
Apr-25	\$3,000	\$65,000	8%
May-25	\$3,000	\$68,000	9%
Jun-25	\$3,000	\$71,000	9%
Jul-25	\$3,000	\$74,000	10%
Aug-25	\$3,000	\$77,000	10%
Sep-25	\$3,000	\$80,000	10%
Oct-25	\$3,000	\$83,000	11%
Nov-25	\$3,000	\$86,000	11%
Dec-25	\$3,000	\$89,000	12%
Jan-26	\$3,000	\$92,000	12%
Feb-26	\$3,000	\$95,000	12%
Mar-26	\$3,000	\$98,000	13%
Apr-26	\$3,000	\$101,000	13%
May-26	\$3,000	\$104,000	14%
Jun-26	\$3,000	\$107,000	14%
Jul-26	\$3,000	\$110,000	14%
Aug-26	\$3,000	\$113,000	15%
Sep-26	\$3,000	\$116,000	15%
Occupancy	<b>\$37,980.00</b>	\$153,980	20%

## CURATED

\*Assuming a 3.75% interest rate and market rents of \$5.50/sf at the time of occupancy for a period of 12 months. \*\*\$3K/month plus milestone payments to achieve a total deposit of 20% by occupancy, available on select suites. Prices, incentives, sizes, and specifications are subject to change without notice. Conditions and restrictions apply. Please speak to a sales representative for more details. E. & O. E. 2024