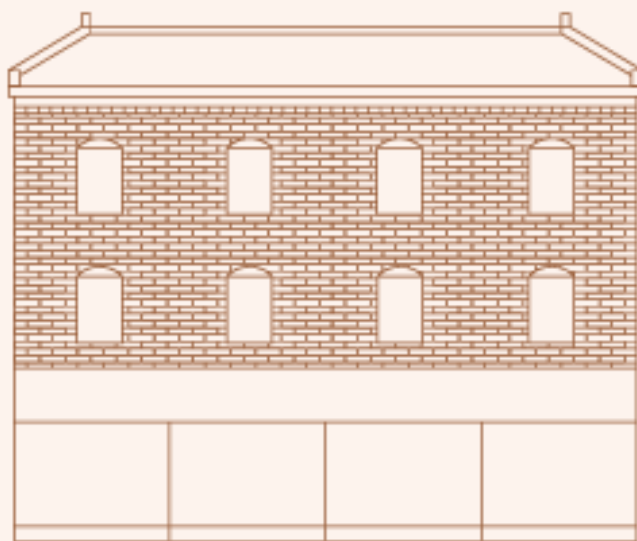


Adagio Special Sales Program

ADAGIO



YORKVILLE

All prices, figures and materials are preliminary and are subject to change without notice E. &O. E. Note: For more information on the method used for calculating the floor area of any unit, reference should be made to Home Construction Regulatory Authority ("HCRA") Directive. April 2023



ADAGIO



Special Deposit Program

Take advantage of our exclusive **5% deposit** program today!
(*Applicable to 1Bed+den or larger units)

10K on Signing
Balance of **5%** in 30 Days
10% on Occupancy

Limited Time Incentives

Right To Lease During Interim Occupancy
Free Assignment

Capped Developments Charges:

1 Bed + Den & Smaller Suites - ~~\$12,500 + HST \$1.00 + HST~~
2 Bed & Larger Suites - ~~\$16,800 + HST \$1.00 + HST~~
\$20,000 Instant Rebate off Purchase Price for 2B & 3B Suites

m

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ADAGIO

New Suite Release

1 BEDROOM + DEN COLLECTION

Suite	Model	Type	Size (sqft)	Price	P.S.F
2207*	Tango	1B+D (1.0)	683	\$1,402,990	\$2,054
502	Birkin	1B+D (2.0)	659	\$1,360,990	\$2,065

2 BEDROOM COLLECTION*

Suite	Model	Type	Size (sqft)	Price	P.S.F
503	Flora	2B (2.0)	774	\$1,573,990	\$2,034
1806	Concerto	2B (2.0)	771	\$1,564,990	\$2,030
2501	Rumba	2B+D (2.0)	823	\$1,719,990	\$2,090
1803	Allegro	2B (2.0)	905	\$1,799,990	\$1,989

3 BEDROOM COLLECTION*

Suite	Model	Type	Size (sqft)	Price	P.S.F
2505	Salsa	3B (2.0)	973	\$1,959,990	\$2,014
2202	Waltz	3B (2.0)	993	\$1,983,990	\$1,998
2206	Cabaret	3B (2.0)	974	\$1,989,990	\$2,043

*Prima Collection Suite Comes with German Miele Gas Cooktop

Occupancy Q1 2025

EV Compatible Parking
\$180,000 (3B Only)

Approx. Maintenance Fees
\$0.88/sf (1 Bed+Den & Smaller)
\$0.79/sf (2 Bed & Larger)

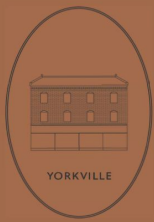
Hydro, Water, Heating/Cooling
are separately metered

Deposit Payable:

Dentons Canada LLP In Trust

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ADAGIO

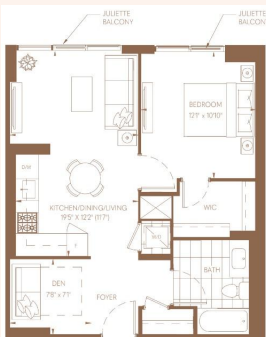
2 Year Rental Guarantee Program

Adagio by Menkes is offering peace of mind to purchasers with a guaranteed rent return at **5%** per year. During the 2 years, Menkes will pay **5%** of the purchase price of your unit as rental income starting from the Interim Occupancy.

How It Works:

- Rent is guaranteed at 5% of the purchase price on a monthly basis for 2 years.
- Rent payments are paid monthly starting from Interim Occupancy.
- Menkes Rental Suites Management will assist you with managing the property, while providing you the freedom to be a hands-off landlord.

Sample Calculations:



Model: **Tango 683**
Type: **1B+D (1.0)**
Purchase Price:
\$1,382,990

$$\text{\$1,382,990} \times 5\% = \text{\$69,150}$$



(Yearly Rental Income)

$$\text{\$69,150} / 12 = \text{\$5,762.50}$$



(Monthly Rental Income)

Current Rent Average for 1B in the area: \$2,743
(TREB Rental Market Report 2022 Q3)



Model: **Allegro 909**
Type: **2B (2.0)**
Purchase Price:
\$1,759,990

$$\text{\$1,759,990} \times 5\% = \text{\$87,999.50}$$



(Yearly Rental Income)

$$\text{\$87,999.50} / 12 = \text{\$7,333.29}$$



(Monthly Rental Income)

Current Rent Average for 2B in the area: \$4,026
(TREB Rental Market Report 2022 Q3)



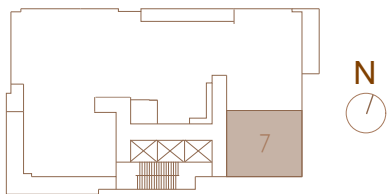
TANGO

683 sq.ft.
One Bedroom + Den
One Bath

ADAGIO



Floors 22-28



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BIRKIN

659 sq.ft.
One Bedroom + Den
Two Bath

ADAGIO



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FLORA

774 sq.ft.
Two Bedroom
Two Bath

ADAGIO

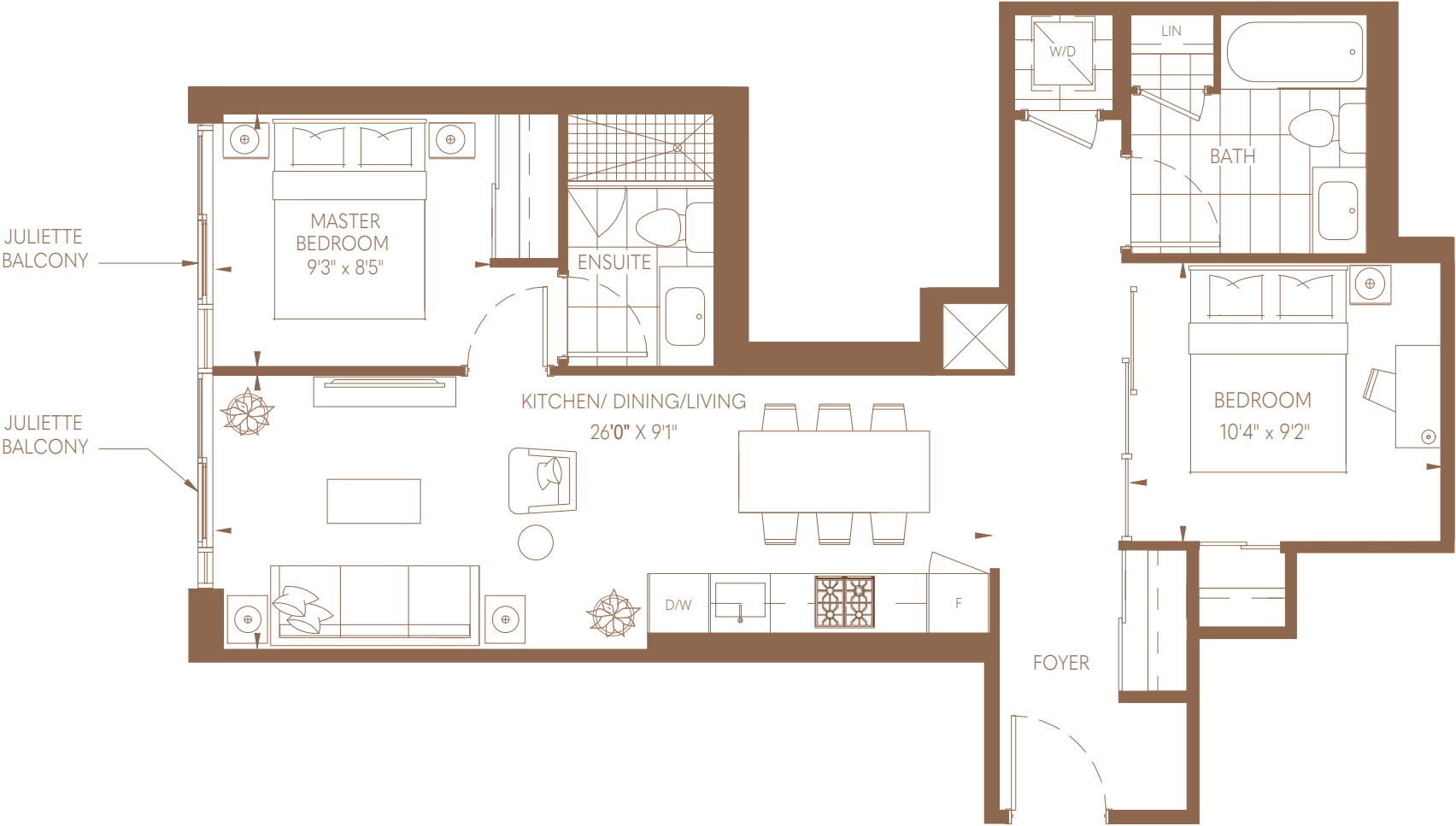


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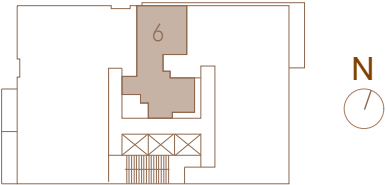
CONCERTO

771 sq.ft.
Two Bedroom
Two Bath

ADAGIO



Floors 19-21



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RUMBA

823 sq.ft.
Two Bedroom + Den
Two Bath

ADAGIO



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ALLEGRO

905 sq.ft.
Two Bedroom
Two Bath

ADAGIO



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SALSA

973 sq.ft.
Three Bedroom
Two Bath

ADAGIO



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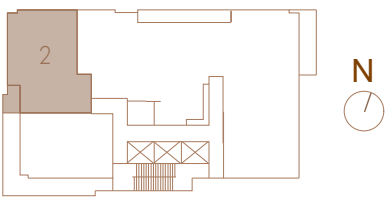
WALTZ

993 sq.ft.
Three Bedroom
Two Bath

ADAGIO



Floors 22-28

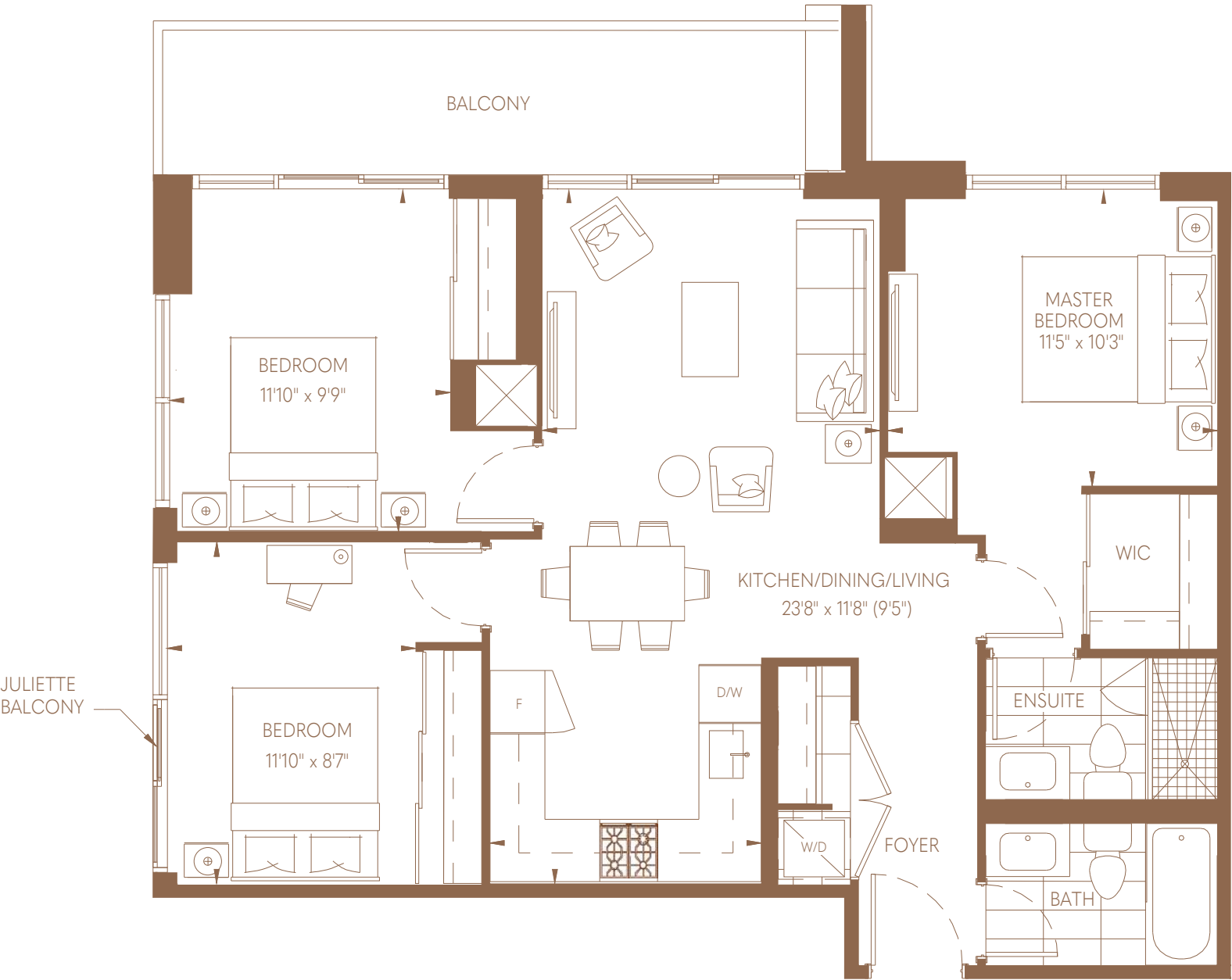


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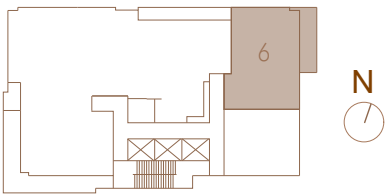
CABARET

974 sq.ft.
Three Bedroom
Two Bath

ADAGIO



Floors 22-28



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ADAGIO

Features & Finishes

Building Features & Amenities

Five Star 24 Hour Concierge Service

WiFi in all Amenity Area, Lobby and Elevators

Elevators with Smartphone Controlled Direct Floor Access and High-Efficiency Particulate Air (HEPA) Filtration system

Two Car Elevators to Access Underground Parking Garage

Touchless, Smartphone Enabled Access to Building and Amenity Areas

All Parking is EV Enabled

Residential Suite Finishes

Smooth-Finish Ceilings in all Principal Rooms

Thermally-Insulated Energy Efficient & Awning Style operable Windows

Solid Core Entry Door with Keyless Entry and Designer Hardware

Frameless Mirrored Sliding Closet Doors

Luxury Vinyl Flooring Throughout the Unit

Individually Controlled Centralized Heating & Cooling Comfort System

Smartphone Enabled Suite Entry

German Miele Appliances & Gas Cooktop*

*Included in select Prima Collection Suites only. Please speak to Sales Representative

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