

# Escala.



## EXECUTIVE SUMMARY

Name of Project	Escala
Sales Centre	1710 Gilmore Avenue, Burnaby BC
Developer	LM Escala Homes LP
Architect	IBI Group Architects & Integra Architecture
Building Mix	42 Storey High-rise: <ul style="list-style-type: none"><li>• Townhomes, one+den, two and three bedroom homes (369 homes)</li></ul> Two 4 Storey Low-rises: <ul style="list-style-type: none"><li>• Townhomes, one+den, two and three bedroom homes (151 homes)</li></ul>
Est. Completion	Spring 2019
Maintenance Fees	approx. 33 cents per square foot
Lawyers	Terra Law Corporation
Deposit Structure	<b>Low-Rise 15%</b> \$10,000 at the time of writing (Bank Draft) Increase to 10% within 7 days of acceptance Additional 5% on the later of 6 months or upon receipt of the amended Disclosure  <b>High-Rise 20%</b> \$10,000 at the time of writing (Bank Draft) Increase to 10% within 7 days of acceptance Additional 10% on the later of 6 months or upon receipt of the amended Disclosure
Contact	Barry Fence Sutton Group - West Coast Realty 778-322-0000 bjfence@gmail.com

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## Burnaby's Highest Value in Luxury Living

### Priority Preview Pricing Indications

#### Highrise Residences

<u>Plan Type</u>	<u>Suite No.</u>	<u>Bedrooms</u>	<u>Size in SF</u>	<u>Starting Price</u>
A2	01	1 Bed + Den	707	\$395,900
A1	03/09	1 Bed + Den	660	\$347,900
B2	02 /10	2 Bedroom	926	\$492,900
B3	05 /08	2 Bedroom	949	\$482,900
B1	06/07	2 Bedroom	889	\$485,900
TH1	TH 110	2 Bedroom	1225	\$682,900
TH6	TH 210	3 Bed + Den	1606	\$843,900

Penthouses are available by request

#### Lowrise Residences Building 2

<u>Plan Type</u>	<u>Suite No.</u>	<u>Bedrooms</u>	<u>Size in SF</u>	<u>Starting Price</u>
A1	04/06/10/12/14	1 Bed + Den	635	\$333,900
B1	03/05/07/11/13/15	2 Bedroom	801-812	\$435,900
B2	02	2 Bedroom	789	\$441,900
C1	08	2 Bedroom	811	\$446,900
D1	09	3 Bedroom	920	\$457,900
D3	01	3 Bedroom	978	\$561,900
Townhome 4	Unit 1	3 Bedroom	1154	\$563,900
Townhome 3	Unit 2	2 Bed + Den	1124	\$556,900
Townhome 1	Unit 3	2 Bedroom	977	\$526,900
Townhome 1	Unit 4	2 Bedroom	990	\$526,900

Prices are indications only and are subject to change without prior notice. Price indications do not include any applicable taxes.  
This is not an offering for sale. E.&O.E.  
March 30, 2016 VIP Realtor Preview

## EXCLUSIVE PROMOTIONAL OPPORTUNITY FOR INVESTORS AT ESCALA

*Escala.*

### FIRSTSERVICE RESIDENTIAL IS PLEASED TO PROVIDE PREFERRED TERMS AND FEES FOR THE MANAGEMENT AND RENTAL OF YOUR UNIT(S)

#### Monthly Management Fees

During the first year of ownership the fee is 5% of gross monthly rent or a monthly minimum fee of \$75.00, whichever is greater.

For subsequent years the fee is 8% of the gross monthly rent or a monthly minimum fee of \$100.00, whichever is greater.

#### Leasing / Tenant Placement Fee

For obtaining the first tenant and for each re-rental the fee is half a month's rent or a minimum of \$750 (not including out of pocket expenses e.g. advertising and credit verification).

#### Tax Preparation Assistance

FirstService helps Non-Residents (NR) meet Canadian tax requirements. We act as an NR6 agent for tax remittance and coordinate the preparation of annual tax returns. The fee is \$150 for each taxation year per NR owner.

#### Holiday Suite Management

For owners who have purchased a unit for occasional business or personal use, or who are in the process of listing their units for sale, we deliver professional management services for the nominal charge of \$100 per month.

Ask about Special Discounts for multiple unit owners. All of the above fees are subject to applicable taxes.

#### For further details please contact:

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