

Harmony
8288 Granville Avenue, Richmond

September 2015 Rent Roll

SL #	Suite #	Type	SF	Rent (\$)	\$/SF	Parking	Parking Stall #	Total Rent (\$)	Move in Date
14	506	1 bedroom + den	647	950	1.47	100	27	1,050	1-May-15
18	510	1 bedroom + den	630	950	1.51	*100	143	950	1-Jul-15
23	606	1 bedroom + den	647	950	1.47	100	145	1,050	1-Jul-15
27	610	1 bedroom + den	630	950	1.51	*100	144	950	1-May-15
7	308	2 bedroom	714	1,162	1.63	100	142	1,262	1-Jun-15
6	307	2 bedroom + den	925	1,162	1.26	100	147	1,262	1-Jul-15
17	509	2 bedroom + den	945	1,162	1.23	100	146	1,262	15-Jun-15
Total	7 suites		5,138	\$7,286	\$1.42	\$700		\$7,986	

* Currently not rented.

2015 Income and Expenses

Income (Annualized as of September 2015)	
Rents	(\$7,286 x 12 months) \$ 87,432
Parking	(\$700 x 12 months) 8,400
Laundry	-
	\$ 95,832
Less Vacancy at 1%	— 958
Effective Gross Income	\$ 94,874
Expenses (2015)	
(1) Estimated Tax	\$ 8,479
(2) Annual Strata Fees	21,824
(3) Caretaker	4,200
(4) Repairs & Maintenance	2,800
Total Expenses	\$ 37,303
Net Operating Income	\$ 57,571

Notes:

- (1) As per city of Richmond the actual taxes for 8288 Granville Avenue will be released May 2016. Please note that the taxes are an estimate (\$8,479) as of now.
- (2) Strata fees include gardening, garbage pickup, gas, hot water, strata management, recreation facility and snow removal.
- (3) Currently self-managed. We have added a caretaker fee of \$50 per unit/month.
- (4) We have added a repairs and maintenance expense item of \$2,800/year. (\$400/unit/year).



HARMONY

AFFORDABLE RENTAL HOUSING UNITS –STATS SHEET

Per the City of Richmond’s Affordable Housing Strategy Bulletin

Monthly Rent ²	Suite Type	Suite #	Sq. Ft.	Total Household Annual Income ^{1, 2}
\$950	1BR + D	506	647 sq. ft.	\$38,000 or less
		510	630 sq. ft.	
		606	647 sq. ft.	
		610	630 sq. ft.	
\$1,162	2BR	308	714 sq. ft.	\$46,500 or less
	2BR + D	307	925 sq. ft.	
		509	945 sq. ft.	

DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- Owner will not permit an Affordable Housing Unit Tenancy Agreement to be subleased or assigned.
- Cannot sell or transfer less than five (5) Affordable Housing Units in a single or related series of transactions where the purchaser or transferee becomes the legal and beneficial owner of the Affordable Housing Units.
- Owner must not rent, lease, or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant* as set out above and in the Housing Agreement between the Owner and the City of Richmond.

* Eligible Tenant means a Family having a cumulative annual income of:

- In respect to a one bedroom unit (includes one bedroom + den), \$38,000 or less¹
- In respect to a two bedroom unit (includes two bedroom + den), \$46,500 or less¹

¹ Household income may be increased annually by the Consumer Price Index.

² Denotes the 2013 amounts adopted by Council of the City of Richmond on March 11, 2013.



HARMONY

LIVE IN PERFECT BALANCE

FEATURES

BEAUTIFULLY BALANCED LIVING

- 119 thoughtfully designed high-rise homes in sought-after Central Richmond, developed by award-winning partners Townline Homes and the Peterson Group
- Timeless and contemporary architecture by one of North America's premiere architects, Rafi Architects Inc.
- Designed in consultation with Sherman Tai, Feng Shui master
- Impressive open-concept, double-height lobby with integrated lounge and bordered by a soothing exterior water feature
- Full service concierge to handle all of your daily conveniences while providing enhanced on-site security
- Harmony Gym and Lounge, including:
 - Cozy fireplace lounge with large flat-screen television
 - Kitchenette and dining area, perfect for large gatherings and parties
 - Games area
- Fully-equipped exercise room, complete with yoga space
- Over 15,000 sq. ft. landscaped rooftop haven on the 3rd floor podium, including:
 - Access via a charming wooden bridge
 - Trilled Zen Garden
 - Meandering 100m long pathway, ideal for strolling
 - Tree-lined children's play area surrounded by a lush lawn
 - Family-friendly barbeque area
 - Low-lying custom wood observation platform
 - Gated and landscaped perimeter dog-run

- Solid engineered concrete construction featuring 8" thick reinforced concrete floors and ceilings
- Dedicated and secured visitor parking for your guests' convenience
- Spacious open-air balconies and decks
- Secure bike storage for peace of mind
- Individual out-of-suite storage
- Two high-speed elevators

INTUITIVE INTERIORS

- Interiors by i3 Design Group
- Your choice between two warm and distinctive designer colour palettes
- Custom oversized flat-profile baseboards and door casings
- Low-VOC paints throughout for superior indoor air quality
- Acoustically engineered, oversized, low-E and double-glazed windows
- Smooth-painted ceilings throughout for a clean, contemporary aesthetic
- Decora-style light fixtures throughout
- Signature ¾" thick bevelled-edge stone entry threshold
- Fully wired home office workstations with quartz countertops (in select homes)
- Elegant lever-style polished chrome door handles
- Rich and warm 5" wide plank laminate flooring throughout kitchen, living and dining rooms
- Durable 100% nylon cut-pile carpeting in bedrooms
- Horizontal blinds on all windows
- Individually controlled electric heating
- Stackable, front-loading, high-efficiency EnergyStar washer and dryer

HARMONIOUS KITCHENS

- Solid 1½" thick, eased-square-edge quartz countertops and waterfall gable with full-height quartz backsplash
- Elegant square-edge, flat-panel cabinetry with soft-close doors and drawers, and brushed stainless-steel cabinet pulls
- Versatile open shelving and additional pantry space for added convenience
- Oversized stainless-steel, single-bowl under-mount sink, featuring European-style high-arc chrome faucet with convenient pull-out spray head
- Recessed incandescent pot lights
- Gourmet appliance package:
 - Samsung 18.7 cu. ft. stainless-steel, energy-efficient bottom-mount refrigerator with digital controls, quick-freeze and door-alarm technology
 - KitchenAid 30" stainless-steel, gas-burner stove with InstaWok technology and warming drawer
 - Broan low profile, stainless-steel, high-efficiency pull-out 300 CFM hood fan
 - KitchenAid stainless-steel, EnergyStar dishwasher with hidden controls
 - Panasonic stainless-steel 1.2 cu. ft. built-in microwave

BATHROOM RETREATS

- Elegant square-edge, flat-panel cabinetry with soft-close doors and drawers, and brushed stainless-steel cabinet pulls
- Solid ¾" thick, eased-square-edge quartz countertops with modern rectangular under-mount sink and graceful single lever chrome faucet, by Moen

- Luxurious oversized 5½ ft. soaker tub with full-height 12"x24" ceramic tile surround with built-in tile ledge (in select homes)
- Hand set large-format 12"x24" polished porcelain floor tiles
- Modern low-flow, dual-flush toilet with soft-close seat cover, by American Standard
- Rejuvenating chrome rainfall showerhead, by Moen*

TECHNOLOGY, CONVENIENCE AND SECURITY

- Convenient multifunction media ports for telephone, data and cable
- Personally encoded keyless access system (foib) permits access to building lobby, garage and common areas
- 20% of all residential parking stalls will be fitted with electrical outlets for electric vehicles
- Hardwired carbon monoxide detector outside main sleeping areas for added safety
- State-of-the-art fire protection system, including in-suite smoke detector and centrally monitored sprinklers
- Comprehensive warranty protection by Travelers Guarantee Company of Canada, providing coverage for:
 - 2-Year Materials & Labour Warranty
 - First 12 months – coverage for any defect in materials and labour
 - First 15 months – coverage for any defects in materials and labour in the common property
 - First 24 months – coverage for any defect in materials and labour supplied for the electrical, plumbing and HVAC systems
- 5-Year Building Envelope Warranty
- 10-Year Structural Defects Warranty

*One bedroom bathrooms and ensuites only.

The developer reserves the right to make changes, modifications or substitutions to the building design, specifications, and floor plans should they be necessary. Final floor plans may be a mirror image of the floor plans shown. Square footage and room sizes are based on the preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. E&O.E.



HARMONY

LIVE IN PERFECT BALANCE



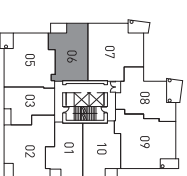
SUITE 06

TYPE

1 BEDROOM + DEN

SQUARE FOOTAGE

INTERIOR	EXTERIOR	TOTAL
647 SQ FT	54 SQ FT	701 SQ FT



LEVEL S-19

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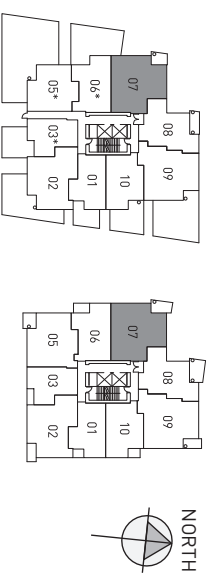
SUITE 07

TYPE

2 BEDROOM + DEN

SQUARE FOOTAGE

INTERIOR	EXTERIOR	TOTAL
928 SQ FT	84 SQ FT	1,012 SQ FT



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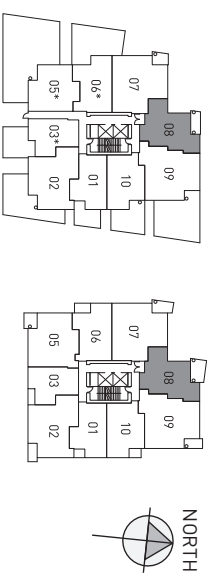
SUITE 08

TYPE

2 BEDROOM

SQUARE FOOTAGE

INTERIOR	EXTERIOR	TOTAL
716 SQ FT	118 SQ FT	834 SQ FT

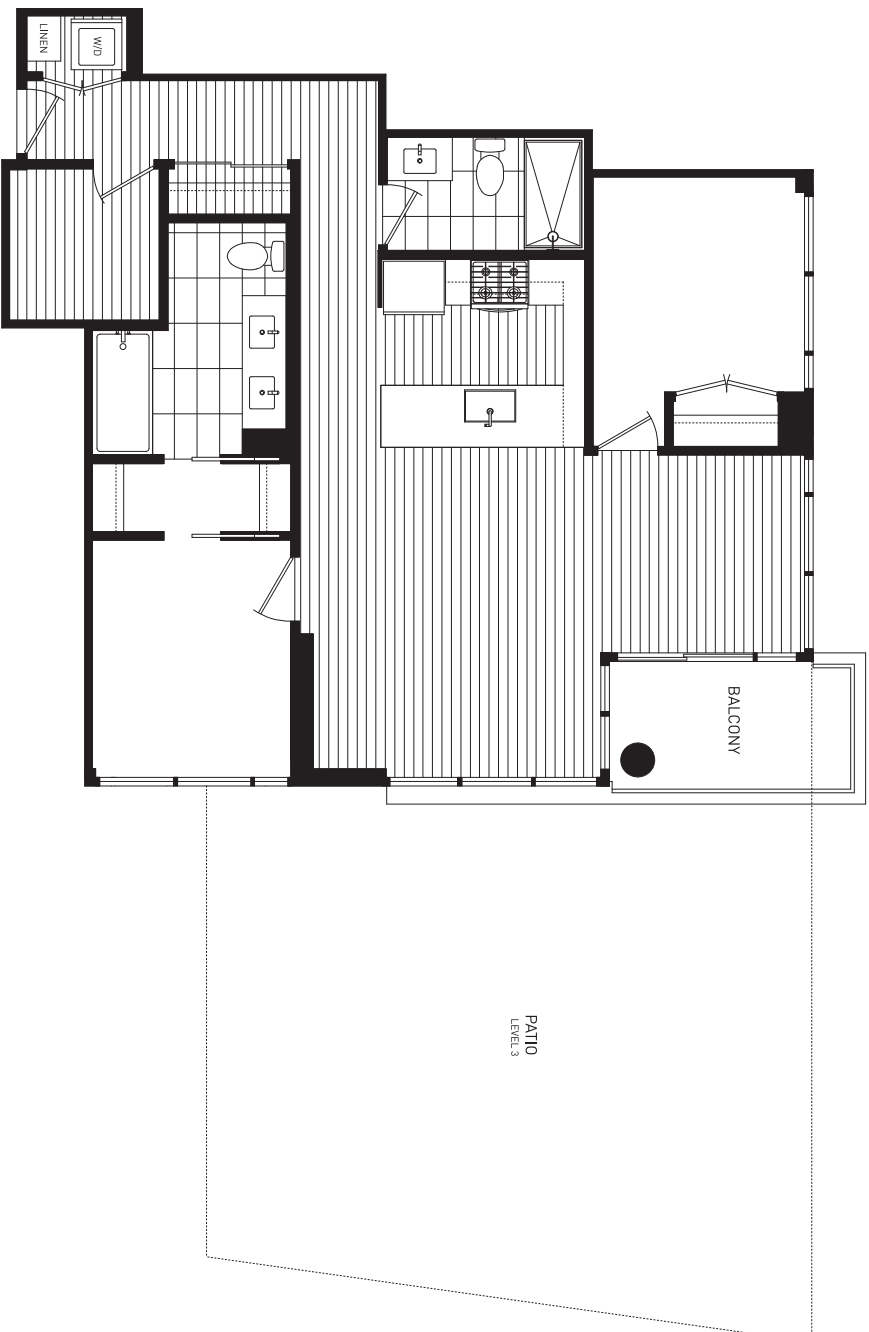


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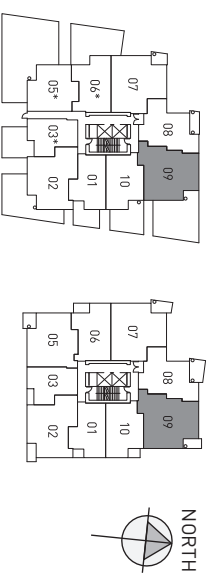
SUITE 09

TYPE

2 BEDROOM + DEN

SQUARE FOOTAGE

INTERIOR	EXTERIOR	TOTAL
945 SQ FT	62 SQ FT	1,007 SQ FT

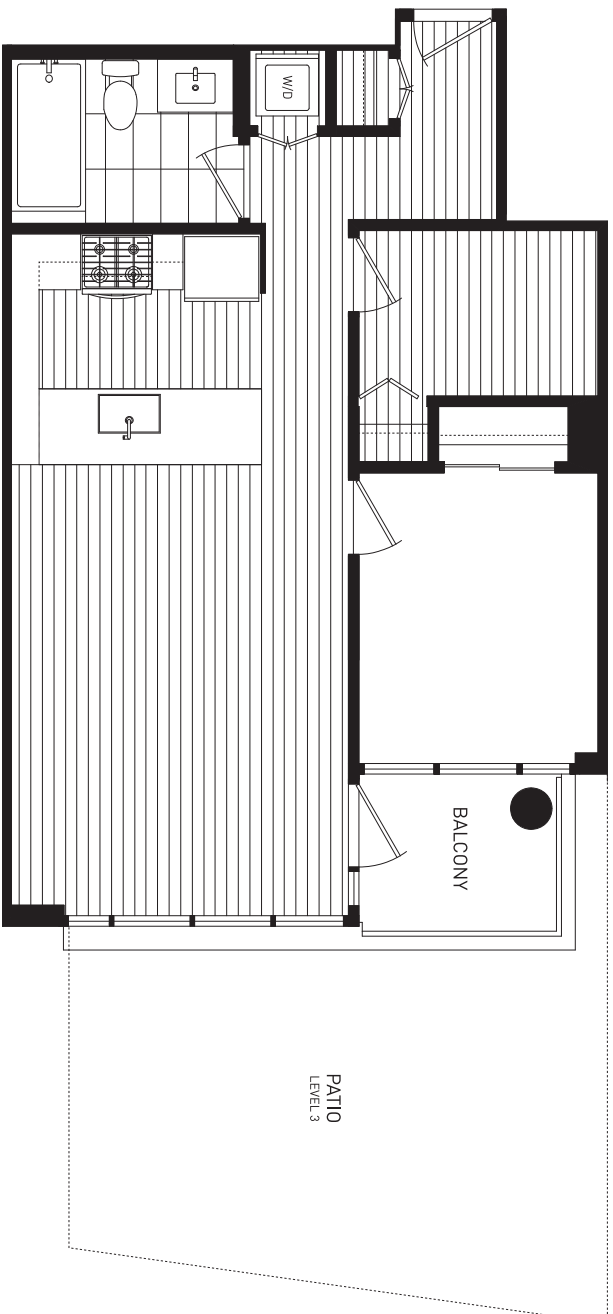


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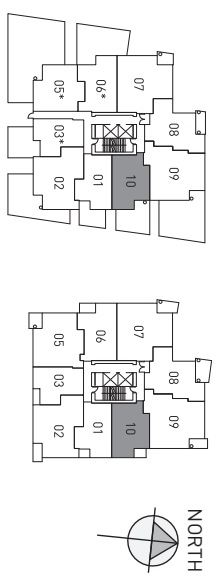
SUITE 10

TYPE

1 BEDROOM + DEN

SQUARE FOOTAGE

INTERIOR	EXTERIOR	TOTAL
633 SQ FT	43 SQ FT	676 SQ FT



LEVEL 3

LEVEL S-19

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