



PRICE LIST					
Suite Type	Square Footage	Exposure	Starting from Floor	Starting from Price*	Total Monthly Purchaser Cost for 3-Years
2 Bedroom					
2C	729	NORTH/EAST	18	\$819,900	\$0
3 Bedroom					
3B	1022	SOUTH/WEST	7	\$1,008,900	\$0
3 Bedroom + Den					
3A+D	993	NORTH/WEST	2	\$963,900	\$0
3B+D	1006	SOUTH/WEST	2	\$979,900	\$0

Breakdown of the average monthly cost per bed type
(avg. condo fees + avg. property tax + avg. mortgage payment)

Purchaser Actual Cost:

TOTAL PURCHASER MONTHLY COST \$0

Bed Type	AVG Unit Size	AVG Price	AVG Monthly Condo Fees	AVG Monthly Property Tax	AVG Monthly Mortgage	AVG Monthly Cost	Purchaser Monthly Cost
2Bedroom	729	\$819,900	\$499	\$550	\$3,101	\$4,150	\$0
3Bedroom	1,022	\$1,014,000	\$700	\$680	\$3,835	\$5,215	\$0
3Bedroom+Den	1,015	\$1,002,310	\$695	\$673	\$3,790	\$5,158	\$0

<p>DEPOSIT STRUCTURE \$5,000 on Signing Balance to 5% in 30 days -3% in 90 days -3% in 180 days -4% in 365 Days 4% in 720 Days 1% on Occupancy *See below for Extended Deposit Structure</p> <p>EXTENDED DEPOSIT STRUCTURE \$5,000 on Signing Balance to 5% in 30 days 5% on Occupancy</p>	<p>PARKING: Standard Stall: \$60,000*</p> <p>LOCKER: Waitlist Only</p> <p>MAINTENANCE: \$0.65 per square foot</p> <p>TAXES: As per the city of Pickering, approx. 1.08%.</p> <p>OCCUPANCY: April 2026</p>	<p>SALES AMBASSADOR Marija Skoko</p> <p>SALES OFFICE 1235 Bayly St #9, Pickering</p> <p>EMAIL sales@universalcitycondos.ca</p> <p>TELEPHONE O: 905-492-5015 C: 647-885-4420</p>
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For complete details for offers please see sales office representative. All prices, figures and materials are preliminary and are subject to change without notice. All areas and dimensions are approximate. Cannot be combined with any other incentives or programs. 20% total deposit required on final closing. Special Limited Time Offer and may be withdrawn at any time without notice. Features & Finishes per plan. Purchase Price, parking and locker all include HST. Terms and conditions apply. Pro forma is based on a representative sample based on certain assumptions, including: (a) Mortgage payment based on current posted 5-year fixed interest rate (3.95% as of October 27, 2025), with 30-year amortization; and (b) Vendor's estimated common expenses and property taxes. Parking and locker not included in maintenance fee. All rebate amounts are inclusive of HST. **Not transferrable or redeemable for cash. E&OE February 2, 2026

