

# TUX

## Exclusive Sales Opportunity for Great Gulf Black Tie Agents

BEFORE WE OPEN TO THE GENERAL BROKERS & PUBLIC

Tuesday, April 17, 2012

### Agent Information Package

- Procedure for Buying
- Preview Pricing
- Broker Referral Form
- Worksheet
- Choice of Suite Form

Completed Worksheets to be  
submitted by email to [tux@bakersales.info](mailto:tux@bakersales.info)  
or by fax to 416-924-5321

Please read your Procedure for Buying carefully.

View our Agent Only website for further information at:

[www.bakerrealtypartners.com/tuxcondos](http://www.bakerrealtypartners.com/tuxcondos)

[www.greatgulf.com/condos/brokers/tux](http://www.greatgulf.com/condos/brokers/tux)



GREAT GULF



For further enquiries, please call 416-490-7889

# TUX

## NEW SALES OPPORTUNITY

EXCLUSIVE TO GREAT GULF BLACK TIE AGENTS

4 % COMMISSION - 2 % IN 90 DAYS \*

### PROCEDURE FOR BUYING

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1. As a Great Gulf Black Tie agent, you are being given the first opportunity to sell suites at the newly-released TUX Condos. This invitation is extended to you as a VIP Agent and is not transferable. Agents will be limited to the sale of five (5) suites each and the purchase of one (1) unit only in their name.
2. The attached worksheet and Choice of Suite form should be completed for your Purchaser, once a purchaser is in place. In order to avoid spelling or information errors, your Purchaser's photo ID must also be scanned or faxed with your worksheet. Only one name change will be permitted during the 10-day rescission period.
3. The completed worksheets, photo ID and Choice of Suite forms should be emailed to [tux@bakersales.info](mailto:tux@bakersales.info) or faxed to 416-924-5321, and they will be numbered in the order they are received.
4. **The fax line will open Tuesday, April 17 at 4 pm.** (Worksheets received before 4 pm will not be accepted.)
5. **All Worksheets must be received by 11:59 PM on Tuesday April 24, 2012.**
6. Each Purchaser may only buy one suite at TUX.
7. You will be contacted by telephone with your suite assignment. An appointment will be arranged to meet with your clients for signing. All agreements must be signed before 5:00 PM on Monday April 30, 2012.
8. Purchaser must be present to purchase. Power of Attorneys will not be accepted.
9. A deposit cheque from a financial institution in the amount of \$5,000 must be presented at time of purchase. Counter cheques will not be accepted. Cheques are payable to Robins, Appleby & Taub LLP in Trust.

Thank you for your co-operation,

Jenny Bui and Sara Rowshanbin  
Sales Representatives  
416-490-7889

\*see Sales Representative for details. 2% in 90 days, after 10% deposit and mortgage approval have been received by the Vendor. Valid for sales made on or before April 30, 2012 only.

# TUX

## BLACK TIE AGENTS EXCLUSIVE PREVIEW PRICING

MODEL	LEVEL	TYPE	APPROXIMATE SUITE SIZE	EXPOSURE	PREVIEW * OPENING PRICING FROM:	VIP AGENT ** PRICING FROM:
Astaire	3 to 9	Studio	404 sq. ft.	East	<del>\$269,990</del>	\$259,990
DiCaprio	3 to 35	One Bedroom	477 sq. ft.	East	<del>\$312,990</del>	\$302,990
Armani	4 to 6	One Bedroom	536 sq. ft.	South	<del>\$344,990</del>	\$334,990
Keaton	8 to 35	One Bedroom	537 sq. ft.	South	<del>\$383,990</del>	\$373,990
Monae	8 to 9	One Bedroom + Den	624 sq. ft.	South-East	<del>\$429,990</del>	\$419,990
Douglas	10 to 35	One Bedroom + Den	680 sq. ft.	South-East	<del>\$465,990</del>	\$455,990
Gosling	4 to 6	One Bedroom + Den	702 sq. ft.	South-East	<del>\$452,990</del>	\$442,990

\*(Subject to availability). Premiums apply to floors, balconies, terraces and views. Please see a Sales Representative for details. \*\* Valid only on sales made on or before April 29, 2012

### Suite Features

Ceiling heights of approximately 9 feet.\*\*\* Choice of designer-selected pre-finished engineered flooring throughout except in bathrooms and laundry areas. The Kitchens include contemporary kitchen cabinetry custom designed by Figure 3, in a variety of colours with solid stone kitchen countertops and glass backsplashes. Integrated counter-depth refrigerator, stainless steel slide-in electric range with convection oven, stainless steel microwave, integrated dishwasher and stacked brand-name energy efficient washer and dryer with exterior venting in all suites. In the bathrooms, contemporary washroom vanity in a selection of colours from builder's standard samples, featuring a white solidtech countertop basin, polished chrome side mounted faucet and choice of porcelain floor tiles.\*\*\*\*

### Building Features

Located in Toronto's vibrant Entertainment District, Gulf TUX is 42 storeys of contemporary elegance. Designed by Quadrangle Architects in black and white with a passionate stroke of copper-hued detailing. A spectacular double-height lobby with 24/7 concierge and extensive amenities designed by internationally renowned and award-winning design firm, Figure 3. The "42<sup>nd</sup> floor "Skytop" Amenities include the "Skytop Lounge" with indoor seating, a dining room and bar, outdoor cabana deck with hot and cold plunge pools, lounge seating, dining areas and barbeque. "The Seven" is where you workout, hangout and play games. Amenities on the 7<sup>th</sup> floor include juice bar, yoga room, weight room, cardio room, fitness room, media lounge, ping pong room, private lounges known as "The Seven" and outdoor lounge.

<p><b>Deposit Structure</b> \$5,000 with signing of Agreement Balance of 5% in 30 days 5% in 60 days 5% in 120 days 5% in 360 days 2.5% in 720 days 2.5% on Occupancy</p> <p><b>Taxes</b> Estimated at approximately 1% of purchase price</p> <p><b>Occupancy Commencing</b> May, 2016</p>	<p><b>International Deposit Structure</b> \$5,000 with signing of Agreement Balance of 5% in 30 days 10% in 60 days 10% in 180 days 5% in 360 days 2.5% in 720 days 2.5% on Occupancy</p>	<p><b>Maintenance</b> \$0.53 per square foot Hydro metered separately Parking Maintenance fee - \$159.00/ month Locker Maintenance - \$15.00/month</p> <p><b>Parking</b> \$55,000 per parking space (Parking is available for 2 bedroom suites only)</p> <p><b>Locker</b> \$5,000</p> <p>All prices quoted include HST</p>
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All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area will vary from floor area stated. April 17, 2012

\*Please see a Sales Representative for details. \*\* Valid only on sales made on or before April 30, 2012.

\*\*\*Ceiling heights are exclusive of bulkheads, which are required for mechanical purposes such as heating, cooling ducts and sprinklers, as well as dropped ceilings in bathrooms. \*\*\*\* As per plan from Vendor's standard samples.

Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.

Phone Number: 416-490-7889 Fax Number: 416-924-5321



GREAT GULF





BROKER REFERRAL PROGRAM
Commission 4%
Great Gulf Black Tie Agent Sale

SUITE: (the "Unit") MODEL: PURCHASE PRICE:

King Jay Developments Ltd. (the "VENDOR") agrees to pay:

(the "BROKER") a referral fee (the "Fee") of 4% of the purchase price (net of H.S.T.) of the Agreement of Purchase and Sale on the sale dated (The "Agreement") between the Vendor and the Purchaser listed below.

, a registered Salesperson with the "BROKER" hereby confirms that he/she referred the Purchaser to the Vendor, in accordance with the note below.

The Applicable "Fee" will be paid as follows\*:

- (a) Two percent (2%) commission ninety (90) days after the expiry of the rescission period provided any Purchaser's conditions have been satisfied and the Vendor is in receipt of all of the following:
- A fully executed copy of the Agreement of Purchase and Sale together with all post-dated cheques, purchaser's mortgage approval and all purchaser's information.
- Deposits totaling not less than ten percent (10%) of the Purchase Price, (cheques to have cleared Vendor's Bank);
(b) One percent (1%) on the pouring of the first concrete at construction.
(c) One percent (1%) commission upon final closing.

Note: To be eligible for the fee, the Purchaser(s) must be accompanied by the Salesperson on his/her first visit to Tux Condos and both the Purchaser(s) and the Salesperson must register at Tux Condos at that time; and the Purchaser(s) shall not have previously registered with the Vendor, failing which, the parties agree there shall be no Fee payable.

Please mail your invoices to: King Jay Developments Ltd., Great Gulf, 3751 Victoria Park Avenue, Toronto, Ontario. M1W 3Z4

Per:

Authorized Signing Officer

Registered Salesperson

Agent's email address:

Purchaser Name:

Address:

Tel No. Bus: Res:

\*valid only on sales made before 5 pm on April 30th, 2012

For Office Use Only:

Payment (a) Date:

Payment (b) Date:

Payment (c) Date:



# WORK SHEET

FAX NUMBER: 416-924-5321 EMAIL: tux@bakersales.info

Company: \_\_\_\_\_ Sales Representative: \_\_\_\_\_

SUITE # \_\_\_\_\_ (the "Unit") MODEL: \_\_\_\_\_

BASE PURCHASE PRICE \$ \_\_\_\_\_

PARKING COST \$ \_\_\_\_\_

LOCKER COST \$ \_\_\_\_\_

**TOTAL PURCHASE PRICE** \$ \_\_\_\_\_

DOWNPAYMENT 

_____ %
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### PURCHASER INFORMATION:

Purchaser Name:	Purchaser Name:
Address:	Address:
Suite #	Suite #
City: Province:	City Province:
Postal Code:	Postal Code:
Residence Phone:	Residence Phone:
Business Phone:	Business Phone:
Date of Birth:	Date of Birth:
S.I.N. #	S.I.N. #
Drivers Licence #	Drivers Licence #
Email:	Email:

### PURCHASER PROFILE: *(TO BE COMPLETED BY AGENT)*

Did You Register through the Web?
How did you hear about us?
Profession: Marital Status:
How Many Dependents Living with You? Their Ages:
End User or Investor?
Additional Notes

# TUX

## CHOICE OF SUITE

Name of Sales Representative: \_\_\_\_\_

Company Name: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Name of Purchaser: \_\_\_\_\_

	MODEL NAME	FLOOR
CHOICE #1		
CHOICE #2		
CHOICE #3		
CHOICE #4		
CHOICE #5		
CHOICE #6		
CHOICE #7		