

PROJECT OVERVIEW

3812 Major Mackenzie Dr. W.

Mixed-Use Residential Development

Greater Toronto Area, Ontario, Canada

\$1.38 Billion CAD

Total Project Investment

\$1.82 Billion

Expected Revenue

\$542.9 Million

Projected Total Profit

39%

Overall Return

G Group Development

Payment Processing by REM Digital Escrow

In partnership with Aura Internet Financial LLC

EXECUTIVE SUMMARY

Development Opportunity: Premium mixed-use residential development in Vaughan's rapidly growing corridor featuring 1,827,258 sq. ft. of approved development rights across six strategic phases with 2,500 residential units.

\$184.7M CAD

Current Land Valuation

10.576 Acres

Development Site

4.7 FSI

Floor Space Index

2,500 Units

Total Residential

Project Specifications

- **Location:** 3812 Major Mackenzie Dr. W., Vaughan, Ontario
- **Zoning:** Residential Mixed Use (Approved)
- **Total Units:** 2,500 residential units across six phases
- **Gross Floor Area:** 1,827,258 sq. ft. total development
- **Sellable Area:** 1,571,442 sq. ft. (TFA)
- **Market Position:** \$1,200 per sq. ft. sales pricing
- **Development Timeline:** Six phases with progressive completion

Strategic Advantages

- Prime location with Highway 400 access and Major Mackenzie corridor
- Completed municipal approvals and environmental studies
- Experienced developer with proven GTA track record
- Strong market fundamentals in Canada's fastest-growing region
- Phased development approach minimizing risk exposure

Financial Highlights

- Total Project Investment: \$1.38 billion over six phases
- Expected Total Revenue: \$1.82 billion
- Projected Net Profit: \$542.9 million (39% total return)
- Hard Construction Costs: \$685.2 million (\$375/sq ft)
- Progressive returns through phase-by-phase completion

STRATEGIC LOCATION & MARKET ANALYSIS

Transportation Infrastructure

- **Highway 400:** Direct access to major GTA transportation corridors
- **Major Mackenzie Drive:** Primary east-west arterial road
- **Weston Road:** North-south connectivity
- **Public Transit:** Regional transit network access

Local Amenities

- **Shopping:** Vaughan Mills, Vellore Village Mall, SmartCentres, CityView Centre
- **Healthcare:** Cortellucci Vaughan Hospital, walk-in clinics, pharmacies
- **Education:** Multiple elementary/secondary schools, daycare centres
- **Recreation:** Parks and recreational facilities

Market Demographics & Demand Drivers

- Vaughan represents one of the fastest-growing municipalities in the GTA
- Population growth exceeding provincial averages
- Employment growth in technology and financial services sectors
- Major infrastructure investments supporting long-term development
- Limited supply of developable land driving value appreciation

Competitive Market Analysis

Pre-construction condos in Vaughan are currently selling at approximately **\$1,015-\$1,200 per sq. ft.**, positioning this development competitively within the premium market segment.

Recent Comparable Projects:

- **Cortel Group - Area District Tower 3:** 255 units, \$120M value
- **Primont Homes - SXSX Condo Tower 3:** 522 units, \$220M value
- **Greenpark Group - Charisma:** High-density development, \$160M value
- **Menkes Developments - Bravo Condo Tower 2:** 308 units, \$160M value

Market Outlook

- Robust demand driven by strong regional economic fundamentals
- Limited high-density housing supply creating pricing power
- Quality of life factors attracting young professionals and families
- Transportation infrastructure improvements enhancing accessibility

FINANCIAL PROJECTIONS

Phase-by-Phase Development Summary

Phase	Total Investment	Total Revenue	Profit	Profit Margin	Units	GFA (sq ft)
Phase 1	\$272.0M	\$352.9M	\$102.1M	38%	478	360,030
Phase 2	\$402.4M	\$521.3M	\$150.2M	37%	732	532,677
Phase 3	\$161.4M	\$210.6M	\$61.7M	38%	287	213,706
Phase 4	\$157.4M	\$205.6M	\$60.4M	38%	290	208,368
Phase 5	\$175.9M	\$239.9M	\$77.8M	44%	332	232,784
Phase 6	\$211.3M	\$285.4M	\$90.6M	43%	381	279,693
TOTAL	\$1.38B	\$1.82B	\$542.9M	39%	2,500	1.83M

Revenue Composition

- **Residential Sales:** \$1.89 billion at \$1,200 per sq. ft.
- **Retail Component:** \$20.9 million in commercial sales
- **Parking Revenue:** \$15.8 million (\$35,000 per spot)
- **Residential Upgrades:** \$18.9 million (1% of residential sales)
- **Closing Recoveries:** \$37.5 million in legal and administrative fees

Cost Structure

Construction Costs	Development & Soft Costs
Hard Construction Costs\$685.2M	Development Costs\$139.0M
Construction Management (3%)\$20.6M	Marketing & Administration\$103.2M
Hard Cost Contingency (5%)\$34.3M	Interest During Construction\$169.4M

Return Metrics

39% Overall Return Total project profit margin	44% Peak Phase Return Phase 5 performance	2,500 Total Units Across all six phases
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DEVELOPER PROFILE: G GROUP DEVELOPMENT

G Group Development is a leading real estate development firm with a proven track record of delivering high-quality residential and mixed-use projects across the Greater Toronto Area. With decades of experience in land acquisition, planning, construction, and project management, the company has successfully developed a diverse portfolio including luxury condominiums, master-planned communities, and commercial spaces.

Core Competencies

- **Land Acquisition & Development Planning:** Strategic site identification and feasibility analysis
- **Municipal Approvals:** Expert navigation of regulatory requirements and zoning processes
- **Construction Management:** Quality control and timeline adherence
- **Marketing & Sales:** Proven track record in project marketing and unit sales
- **Project Financing:** Strong relationships with institutional lenders and capital partners

Recent Project Portfolio

- **Grand Genesis:** 255 units, \$120M value - Mixed-use development
- **Grand Palace:** 522 units, \$220M value - Mixed-use towers
- **Ellie:** 308 units, \$160M value - High-density residential
- **5250 Yonge:** Office/retail complex, \$160M value

PAYMENT PROCESSING & FINANCIAL STRUCTURE

Partnership Structure

- **G Group Development:** Primary developer and project manager
- **REM Digital Escrow:** Secure payment processing and escrow services
- **Aura Internet Financial LLC:** Financial services and compliance partner

Financial Structure

- **Total Project Capital:** \$1.38 billion deployed across six phases by G Group Development
- **Financing Structure:** Land equity (\$60M), deposits (\$377M), deferred costs (\$110M), construction mortgage (\$833M)
- **Secure Payment Processing:** REM digital escrow services for buyer transactions
- **Financial Partnership:** Aura Internet Financial LLC compliance and oversight

Risk Mitigation

- Comprehensive insurance coverage including builder's risk and liability
- 5% hard cost and 3% soft cost contingencies built into all phases
- Phased development approach reducing overall exposure
- Pre-sales programs to validate market demand before construction
- Experienced project management team with proven delivery capability

Regulatory Compliance

- **Municipal Approvals:** All development approvals completed
- **Environmental Clearance:** All environmental studies completed and available
- **Zoning Compliance:** Residential Mixed Use designation confirmed
- **Building Permits:** Ready for issuance upon construction commencement

Payment Processing Partnership:

G Group Development • REM Digital Escrow • Aura Internet Financial LLC

FOR ACCREDITED INVESTORS ONLY: This overview contains forward-looking statements and financial projections based on current market conditions and assumptions. Past performance does not guarantee future results. All real estate development carries risk of loss. REM provides payment processing and digital escrow services only and is not the developer. G Group Development is the primary developer. Aura Internet Financial LLC provides financial services partnership. This document is intended for accredited investors only. Prospective buyers should conduct comprehensive due diligence and consult with qualified legal, tax, and financial advisors before making decisions.