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Mattamy on Main - Mattamy Homes

GENERAL SUMMARY

Record Status:	Final
Inventory Number:	ON-RLT-2006-05-24-06-0715
SubDivision Name:	Mattamy on Main
Builder:	Mattamy Homes
Location:	Located south of Main Street, east of Ninth Line
Region:	York
Municipality:	Whitchurch-Stouffville

NINTH LINE

There are 21 events being displayed.
 Selected Events: 1/300

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0 32 64 96 128 160 m

Office	Retail	Industrial	Residential Land
ICI Land	Residential Lots	High Rise	Low Rise
Hotel	Apartment		

TRANSACTION SUMMARY

Portfolio Name:	
Event Date:	2006-05-24
Agreement Date:	2006-01-09
Price:	\$25,491,000.00
Sale Type:	Market
Percentage Transferred:	100.00%
VTB Mortgage:	
Interest Free Period:	Eight Months
Interest Rate:	5.0%
Total # Lots:	285

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LOT DETAILS

FOOTAGE OR BLOCKS	LOT TYPE	NUMBER OF LOTS/UNITS	PRICE PER FOOT/UNIT
36	Foot Frontage	88	\$2,583
36	Foot Frontage	14	\$3,000
30	Foot Frontage	34	\$2,800
34	Foot Frontage	22	\$2,471
40	Foot Frontage	57	\$2,700
25	Foot Semis	70	\$2,820

LEGAL DETAILS

Legal Description:	Lots 1 to 148, 284 to 354 and 428 to 458, all inclusive on Plan 65M-3890
Vendors:	[697028 Ontario Limited] Lebovic Enterprises [Lebovic Enterprises Limited]
Signing Officer:	Joseph Lebovic, ASO
Address:	12045 McCowan Road, Stouffville, Ontario, L4A 8A2
Purchasers:	Mattamy Homes [Mattamy (Stouffville) Limited]
Signing Officer:	Robert Judges, ASO
Address:	2360 Bristol Circle, Oakville, Ontario, L6H 6M5

PRICE STRUCTURE

Cash Price:	\$6,372,750.00 (25%)
Assumed Price:	\$0.00 (0%)
VTB Price:	\$19,118,250.00 (75%)
Other Considerations Price:	\$0.00 (0%)
Chattels Price:	\$0.00 (0%)
Total Price:	\$25,491,000.00
Percentage Transferred:	100.00%
100% Equivalent:	\$25,491,000.00
Price Structure Notes:	A VTB, interest free January 31, 2007, thereafter bearing a nominal interest rate of 5.0% per annum for the first 12 months, increasing to a floating interest rate of the Bank of Nova Scotia prime rate plus 2.0%, calculated quarterly not in advance, repayable in quarterly instalments, with a last payment date and balance due date of January 31, 2009, registered on title as Instrument No. YR821648 on May 24, 2006. As stated in Instrument No. YR821648, there shall be an additional \$105,000 discharge amount.

GENERAL NOTES

General Remarks:	Plan 65M-3890 was registered on March 15, 2006. Lot depths range from 84 to 139 feet, with the majority of lots having a depth of approximately 85 feet. Mattamy Homes is offering single family detached homes and semi-detached homes, ranging in size from 1,385 to 2,610 square feet and ranging in price from \$259,990 to \$362,990. Specific lot prices were not provided in the Transfer or Charge documents. Therefore, the price per front foot is an estimate based on our calculations. As of May 2006, 263 homes had been sold.
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PROPERTY LOCATION

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Site Image:



SITE PLAN

Site Plan:

