

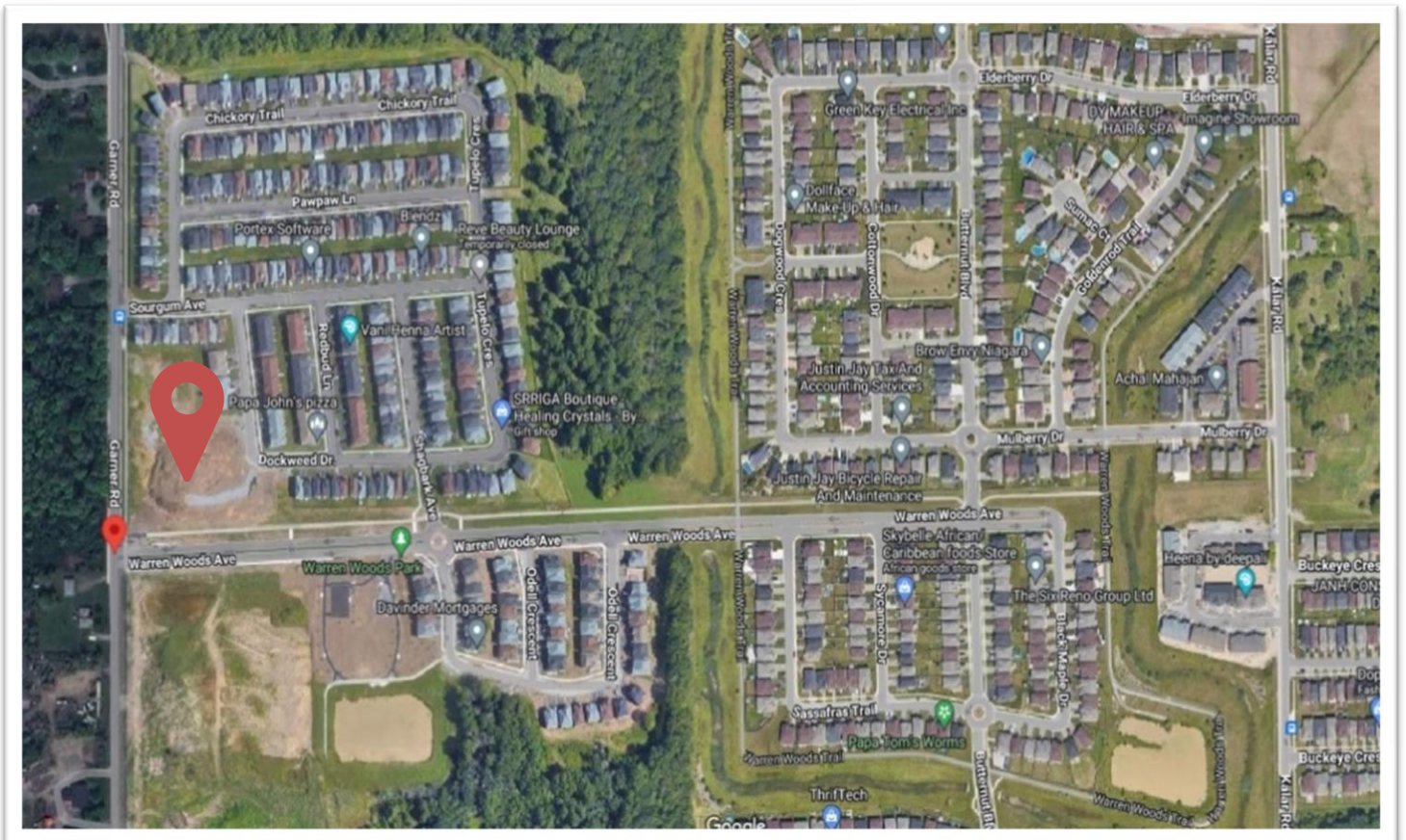
**GREAT
INVESTMENT
OPPORTUNITY**

GREAT BUSINESSES NEEDS GREAT LOCATIONS

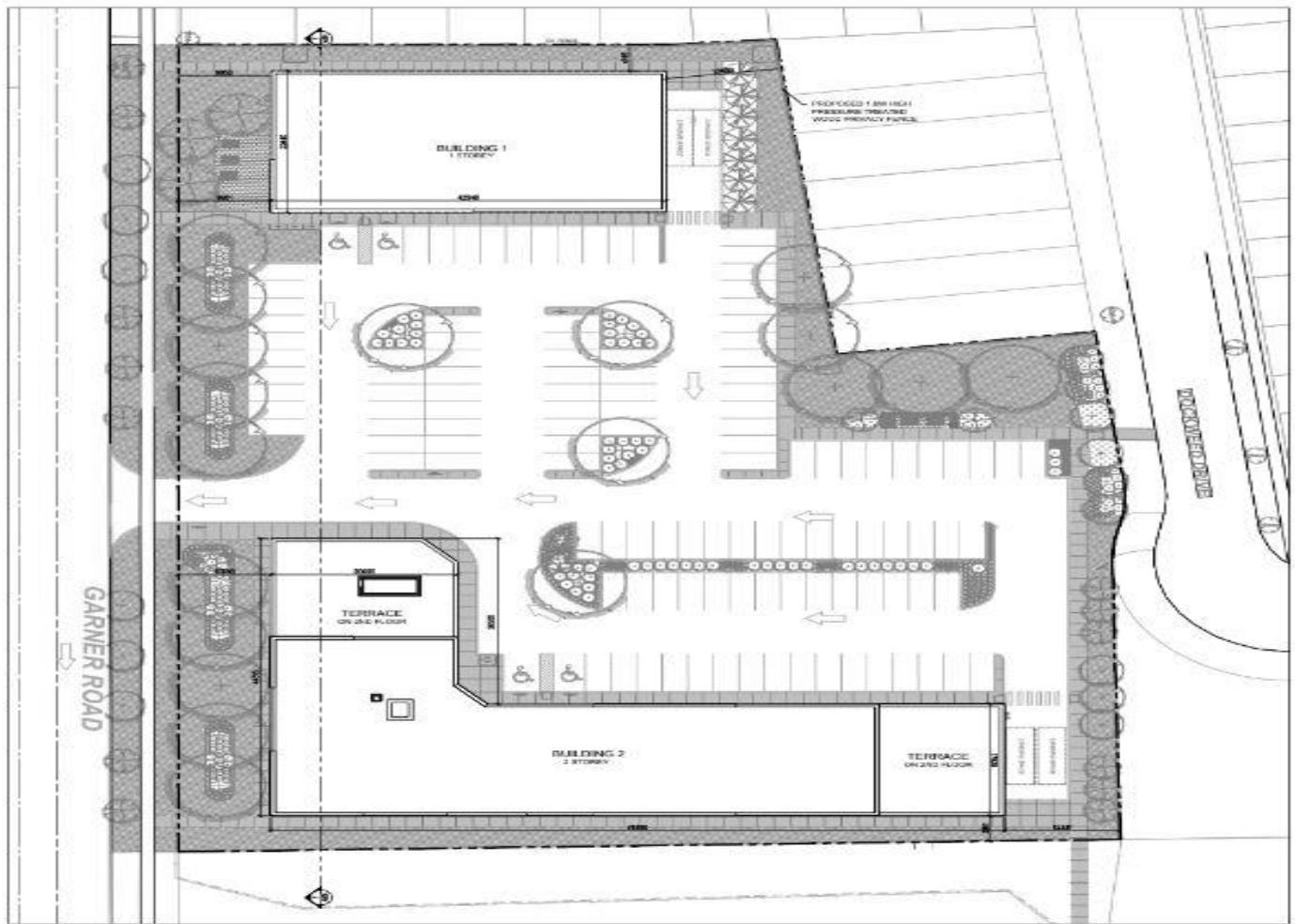


WARREN WOOD PLAZA, NIAGARA FALLS

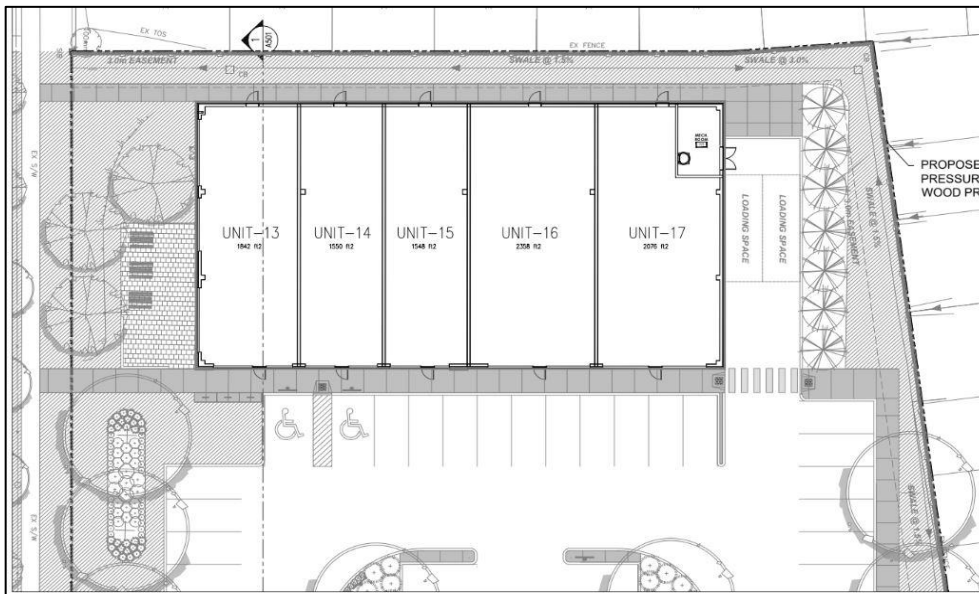
- Plaza will be catering almost 2,300 houses in close vicinity.
- New developments are in pipeline on west side of the plaza.
- This plaza will be catering all kind of daily needs.
- Four people is the average family size in the neighborhood.
- Warren Wood Avenue will be extended as main arterial rd.
- Niagara Region is expanding rapidly.
- Subdivisions on west of Garner Rd also got delivered.



SITE PLAN



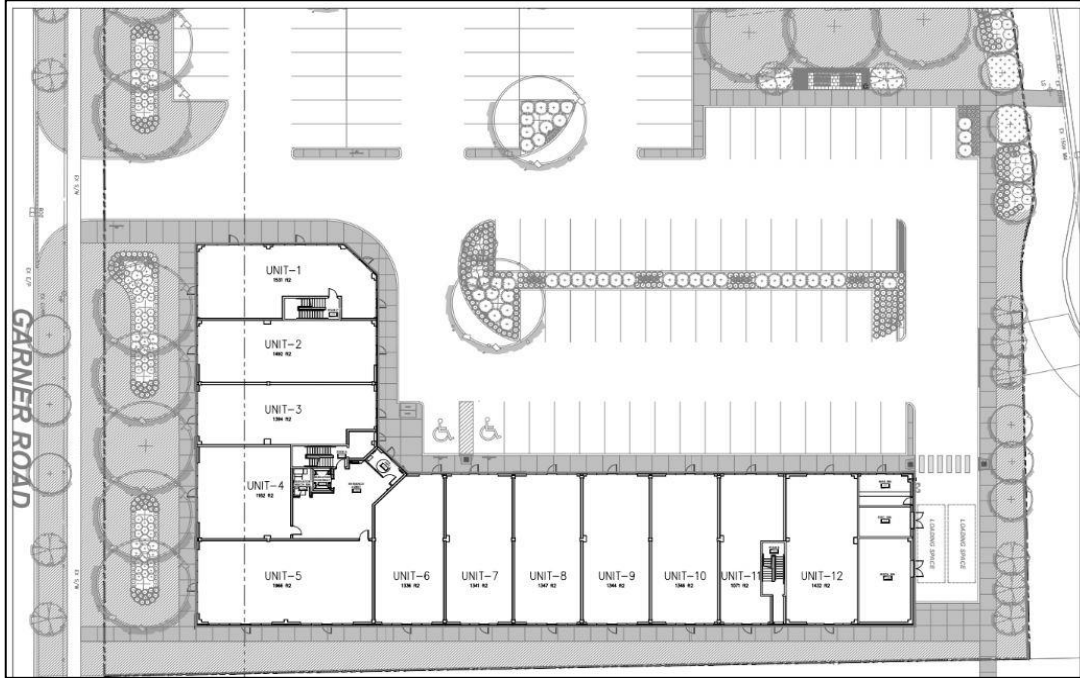
BUILDING PLANS



BUILDING-A

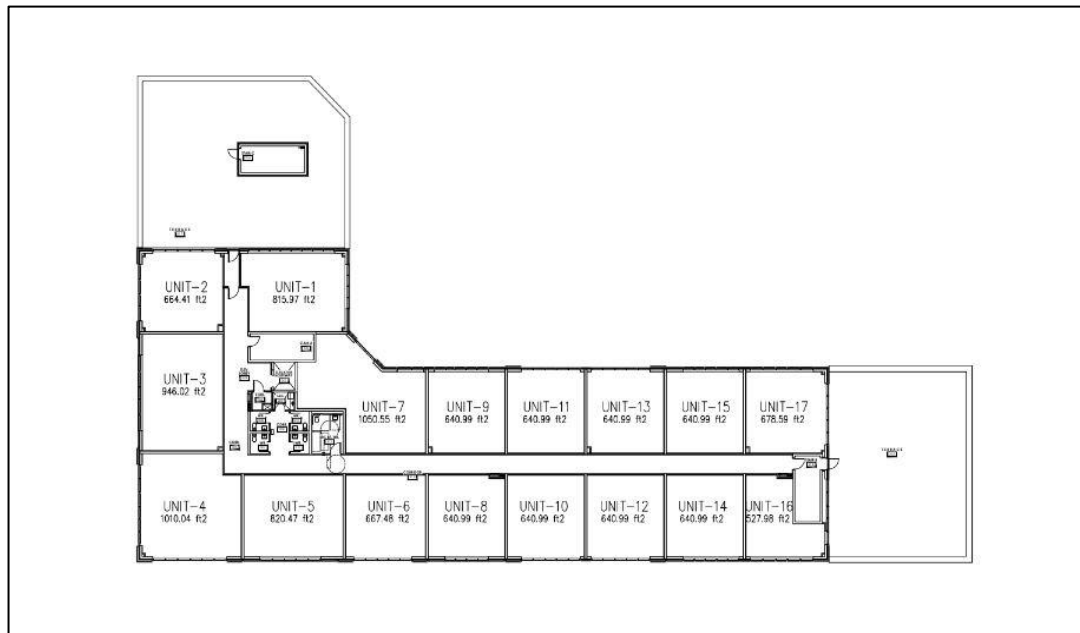
- Unit # 13 (Restaurant with Patio)
- Unit # 14 (Pizza Store)
- Unit # 15 (Meat Shop)
- Unit # 16 & 17 (Grocery Store)

BUILDING PLANS



BUILDING-B (Ground Floor)

- Unit # 1 (Restaurant with Roof Terrace)
- Unit # 2 (Retail)
- Unit # 3 (Retail)
- Unit # 4 (Retail)
- Unit # 5 (Retail)
- Unit # 6 (Retail)
- Unit # 7 (Retail)
- Unit # 8 (Retail)
- Unit # 9 (Retail)
- Unit # 10 (Retail)
- Unit # 11 (Retail)
- Unit # 12 (Retail)



BUILDING-B (1st Floor)

- Unit # 1 (Office)
- Unit # 2 (Office)
- Unit # 3 (Office)
- Unit # 4 (Office)
- Unit # 5 (Office)
- Unit # 6 (Office)
- Unit # 7 (Office)
- Unit # 8 (Office)
- Unit # 9 (Office)
- Unit # 10 (Office)
- Unit # 11 (Office)
- Unit # 12 (Office)
- Unit # 13 (Office)
- Unit # 14 (Office)
- Unit # 15 (Office)
- Unit # 16 (Office)
- Unit # 17 (Office)

USAGES HIGHLIGHTS

- South Asian Restaurant
- Fine Dine Restaurant
- Grocery Store
- Meat Shop
- Pizza Store
- Bakery Store
- Hair Salon
- Nail & SPA
- Gymnasium
- Ice-Cream Corner
- Tour & Travel
- Bank & ATM
- Coffee Shop
- Real Estate Office
- Lawyer Office
- Accountant Office
- Mortgage Office
- Optical Store
- UPS Store
- Tuition Center
- Yoga Center
- All Professional Offices



PAYMENT **PLAN**

WARREN WOOD AVAENUE -PLAZA_NIAGARA FALLS

PAYMENT PLAN

| <u>PAYMENT DESCRIPTION</u> | <u>PAYMENT STAGE</u> | <u>AMOUNT IN CAD</u> |
|------------------------------|-----------------------|----------------------|
| 1st Deposit | On Signing | \$10,000.00 |
| Remaining of 5% from signing | 30 Days from Signing | TBC |
| 5% of Purchase Price | 90 Days from Signing | TBC |
| 5% of Purchase Price | 120 Days from Signing | TBC |
| 5% of Purchase Price | 240 Days from Signing | TBC |
| 10% of Purchase Price | On Closing | TBC |

* Developer may or may not offer interim occupancy. Developer has all the rights to offer direct closing with an adequate notice period.

* If any purchaser wants to do closing with 20% down payment, then purchaser must provide a mortgage Letter from the bank within 10 working days from date of final closing notice issued by the developer.

PROJECT RENDERINGS



A vibrant, high-contrast image of Niagara Falls. The water is a brilliant turquoise blue, cascading over dark, rocky cliffs. A massive plume of white mist rises from the base of the falls, filling the lower half of the frame. In the background, the lush green trees of the Niagara Peninsula are visible, and on the right, the modern glass skyscrapers of the city skyline rise against a bright blue sky with wispy white clouds. A small boat is visible on the river to the right of the falls. The overall scene is dynamic and powerful, capturing the raw energy of the natural wonder.

DON'T MISS THE OPPORTUNITY
SOMETIMES OPPORTUNITIES NEVER KNOCKS TWICE