



MORTGAGE INVESTMENT OFFERING

Residential Stacked Towns

Wenderly Park Towns

Landmark Capital Ltd | Mortgage Brokerage #12493
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Landmark Mortgage Admin Inc | Mortgage Administrator# 12716



COMPANY PROFILE

Landmark Capital Ltd is a fully licensed mortgage brokerage providing lending solutions and mortgage investment opportunities to its clientele. Collectively the Landmark team applies over 100 years of expertise in real estate and development financing. This is critical in the examination, scrutiny, and selection of unique real estate investment opportunities. Landmark's methodical approach and applied research is key to selecting the opportunities that offer the greatest potential for positive returns; while protecting and preserving wealth through a principal secured structure.

Why invest in a real estate development?

Landmark Capital provides a host of lending solutions and mortgage investment opportunities to its clientele, with Real Estate being the underlying asset to which those investments are secured.

Landmark applies an extensive due diligence process which identifies regions for development that best demonstrate positive growth, domestic migration and a need for revitalization.

Landmark has been founded on a collaboration of years of experience, and an ethical code of honesty, trust, and integrity.

What makes Landmark Unique?

- All mortgage investment offerings are conducted ensuring privacy, security and full transparency.
- All mortgage positions are Fully Secured by real estate and contractual terms fully defined. Landmark will only provide offerings with a built-in interest reserve.
- Landmark will only provide offerings that have AACI Certified Appraisals to ensure true valuations of loan to value figures.
- Landmark is a fully licensed mortgage brokerage under the Financial Services Commission of Ontario, (FSCO). All transactions are conducted by fully licensed mortgage agents under the Landmark Capital Ltd Brokerage FSCO #12493.
- The Landmark Team of professionals provide comprehensive client/investor support throughout the lending or mortgage investment process.
- Landmark has been founded on a collaboration of years of experience, with the attributes of honesty, trust, and integrity.
- Landmark development projects are almost exclusively in the GTA and surrounding areas.

LOCATION INFORMATION

Welcome to North York! A suburban district of Toronto located directly north of Old Toronto. With a population of approximately 655,913 people, North York has become a hub for residential areas, rapid transit routes, high quality shopping districts and corporate headquarters.

This diverse region of Toronto has a variety of attractions that allure people from all over the nation. Some attractions include Edwards Garden, Casa Loma, Aga Khan Museum, Gibson House Museum and Yorkdale Shopping Center.

North York has diverse neighbourhoods inhabited by people of many different cultures. About 57% of North York residents are not born in Canada, and 52% are classified as belonging to a visible minority. It is this multicultural community that makes North York an ideal place to settle down or invest.

Wenderly Park Towns

The Wenderly Park Towns will be located just off of Lawrence Avenue West and Allen Road. Surrounded by existing residential properties, these modern stacked townhouses are exactly what this area needs.

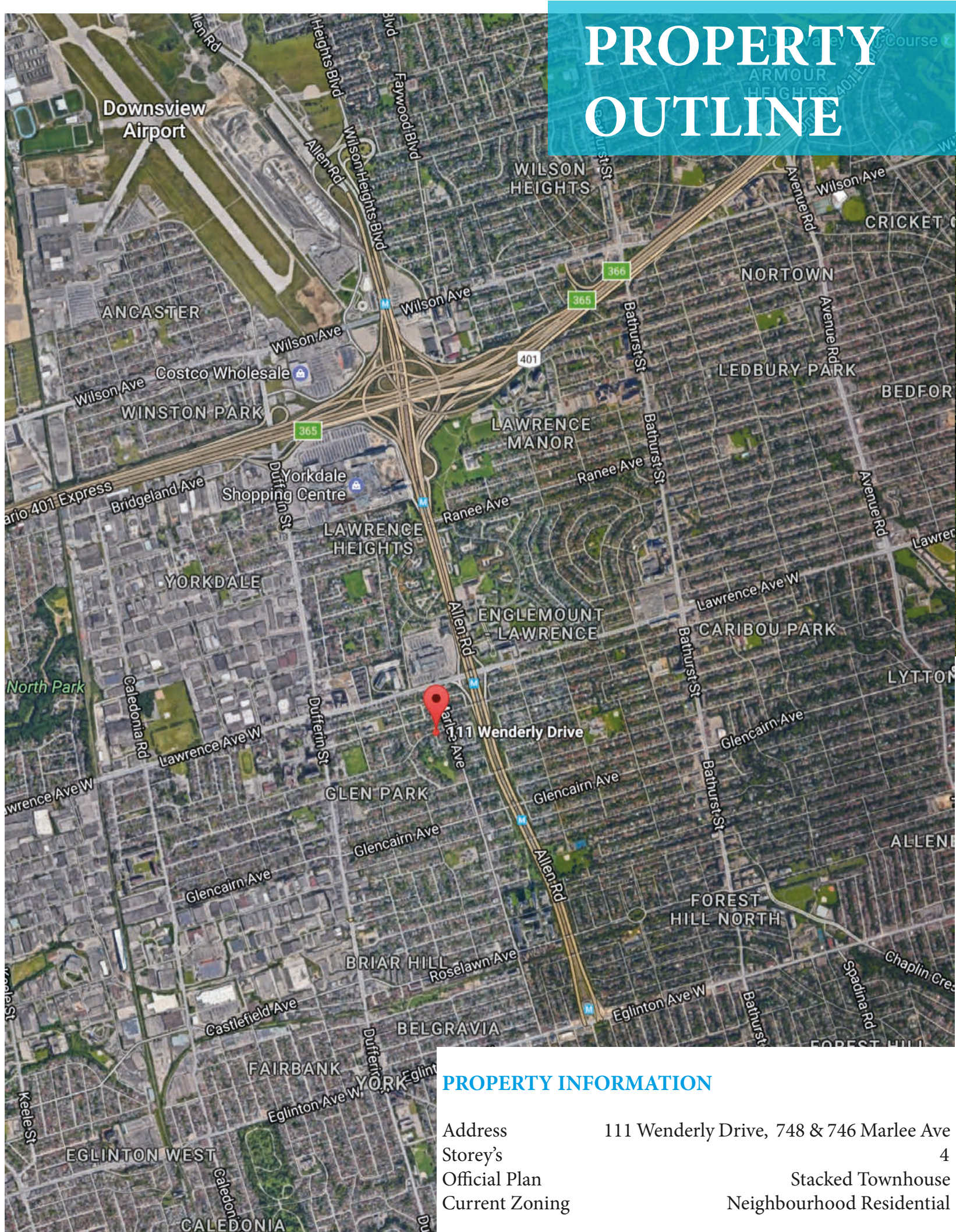
Just 8 minutes south of Highway 401, these exquisite townhomes are at an ideal location for commuting anywhere in the Great Toronto Area. If you prefer public transit, right at the door steps of the property, the southbound to Eglinton West bus route stops daily. Also, the Lawrence West subway station is located only 550m away. This is roughly a 7 minute walk.

The greatest attraction of this area is Yorkdale Shopping Center. Attracting people from all across Ontario, Yorkdale Shopping Center is home to 250 stores and services. Once, Canada's largest indoor mall, this monumental shopping core is only 2.2km away from the Wenderly Park Towns. This is approximately a 5 minute drive and 15 minute subway ride. In Yorkdale, there is also a GO Station and bus terminal that have routes branching out all through the GTA.

Other benefits in this area include the many parks and great school district. There are 20 lovely parks located in this area, including Wenderly Park, Memorial Park and Queen's Greenbelt Park. Only minutes away, there is an elementary school, a secondary school, a catholic school and a campus for the Medix College of Healthcare.



PROPERTY OUTLINE



PROPERTY INFORMATION

Address	111 Wenderly Drive, 748 & 746 Marlee Ave
Storey's	4
Official Plan	Stacked Townhouse
Current Zoning	Neighbourhood Residential

INVESTMENT SUMMARY



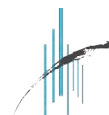
TOTAL RAISE AMOUNT	UP TO \$ 6 MILLION
INVESTMENT MINIMUM	\$35,000
ELIGIBILITY	CASH, RRSP, TFSA, LIRA, LIF, RIF, SPOUSAL RRSP
PRINCIPAL SECURED	SECOND MORTGAGE CHARGE ON PROPERTY
INVESTMENT TERM	24 MONTHS*
RATE OF RETURN	TOTAL: 10% PER ANNUM 8% PER ANNUM (PAID QUARTERLY)
DEFERRED LENDER FEE	2% PER ANNUM (ACCRUED PAID UPON PROJECT COMPLETION)
TOTAL UNITS	29 UNITS**

*DEVELOPER HAS OPTION TO EXTEND TERM BY UP TO 12 MONTHS SEE
LAST PAGE FOR MORE DETAILS ** UNITS MAY VARY



Garfinkle Biderman
BARRISTERS & SOLICITORS

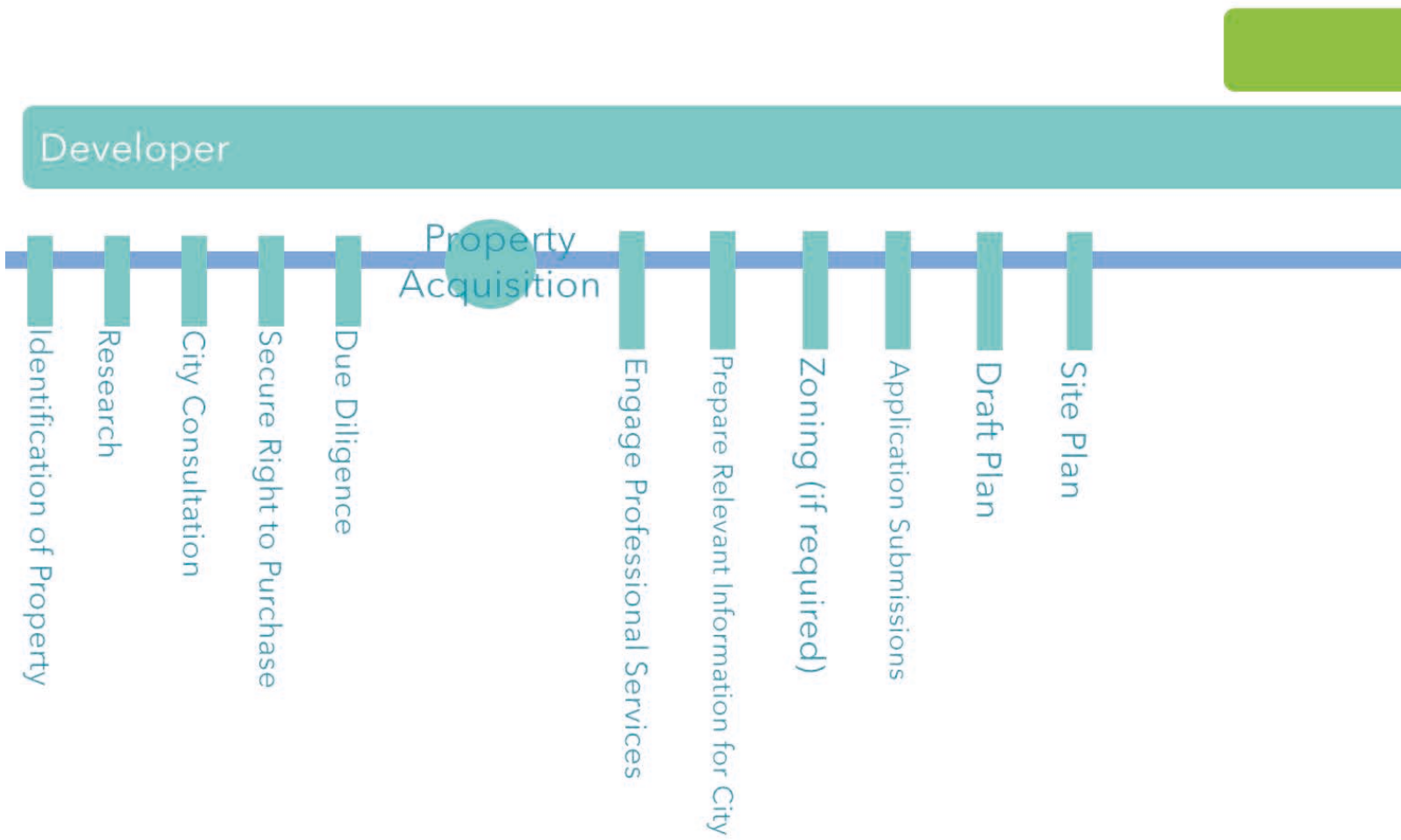
Garfinkle Biderman LLP Barristers & Solicitors
1 Adelaide Street East (South-East corner of Yonge & Adelaide)
Suite 801 Toronto, Ontario, Canada M5C 2V9



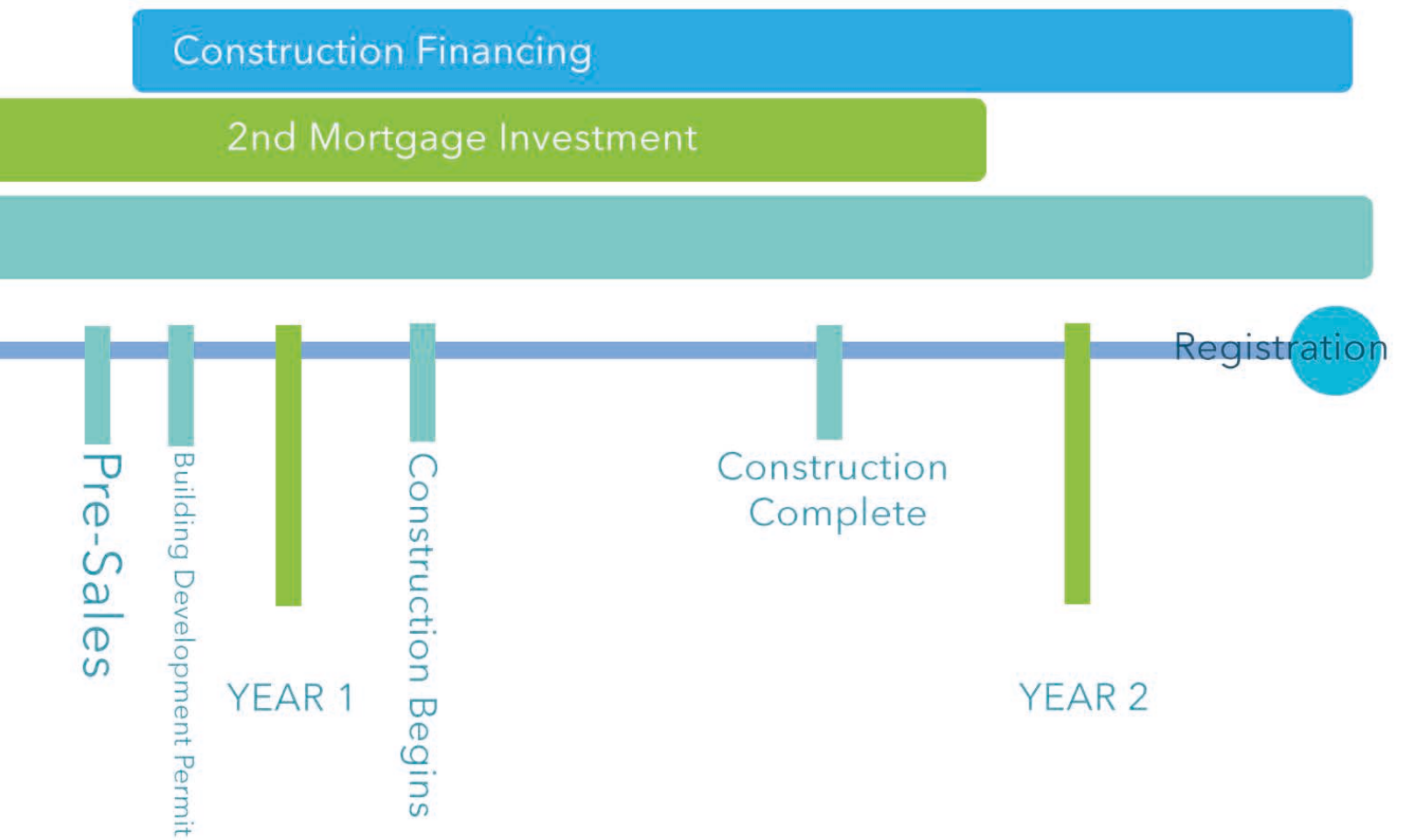
LANDMARK DEVCO
Real Estate Development

Landmark Devco
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PROJECT TIMELINE

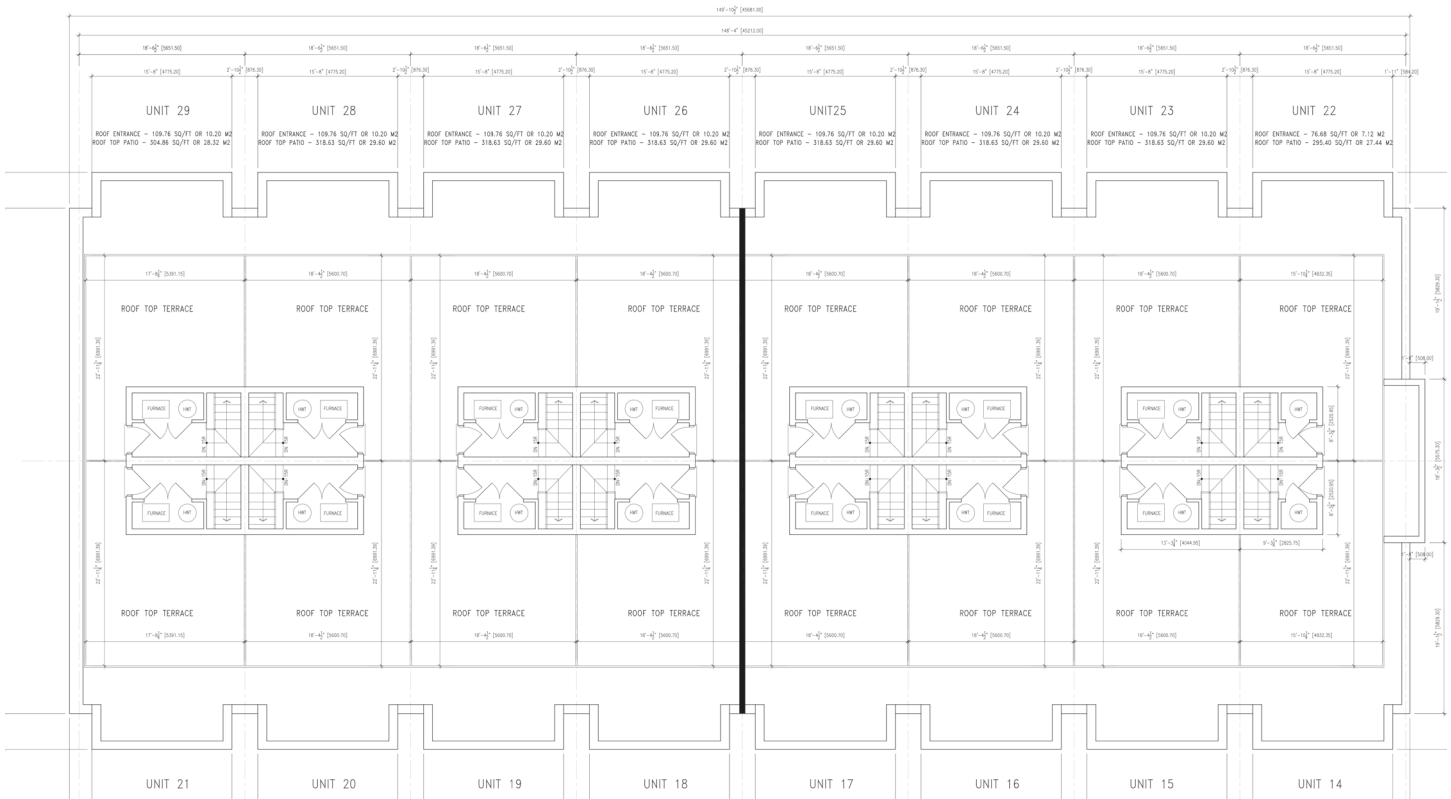
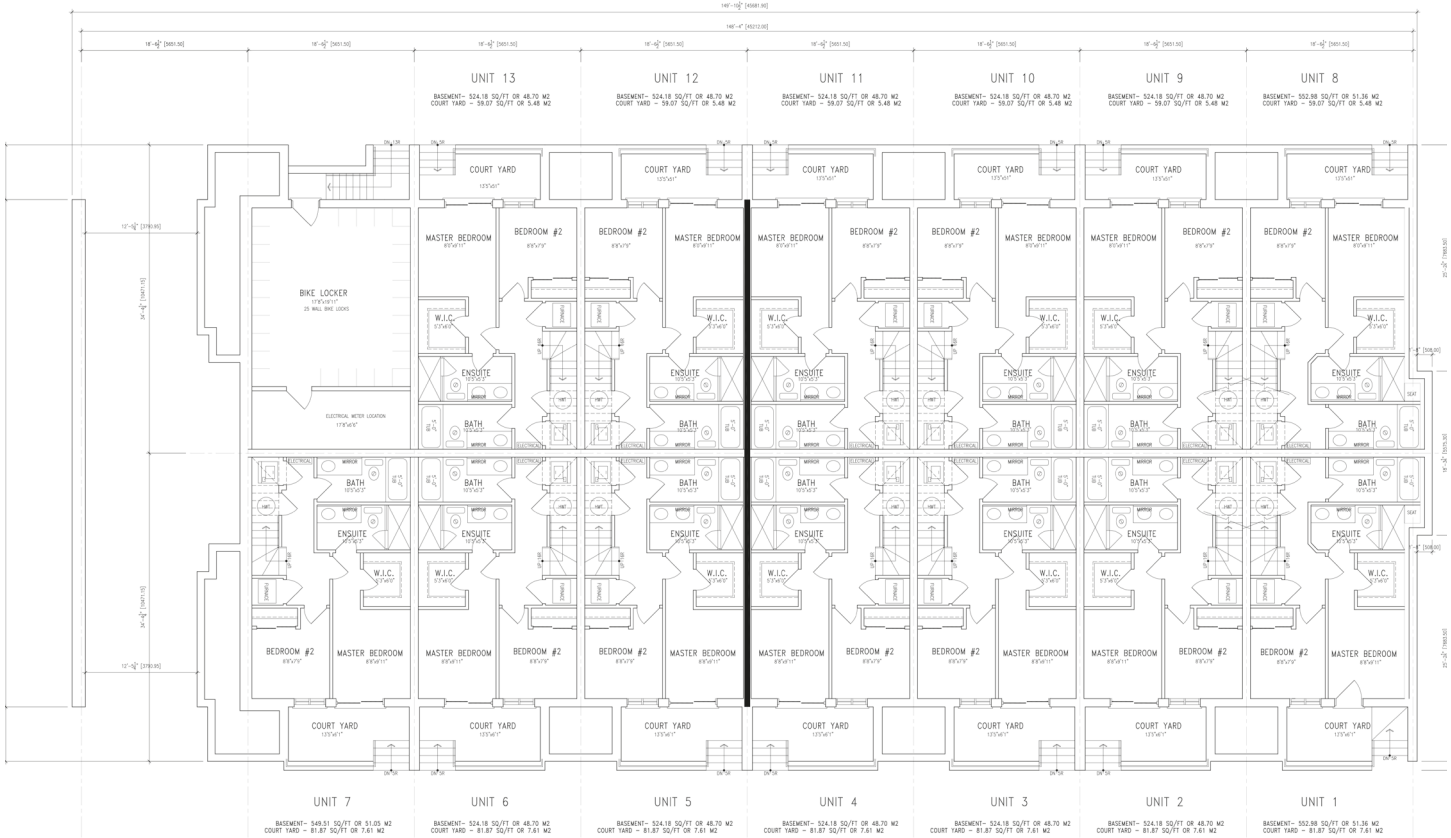


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ed mortgage investors must consult one of our Mortgage Agents for product suitability
scope and does not contain all applicable terms, conditions, risks associated with our products.
hout notice, chart is for information purposes and not scaled to actual timelines.

SITE PLAN/ FLOOR PLAN



PART 1) PLAN OF
LOTS 52, 53 & 54 REGISTERED PLAN M-675
CITY OF TORONTO (FORMERLY THE CITY OF NORTH YORK)

Scale 1:150

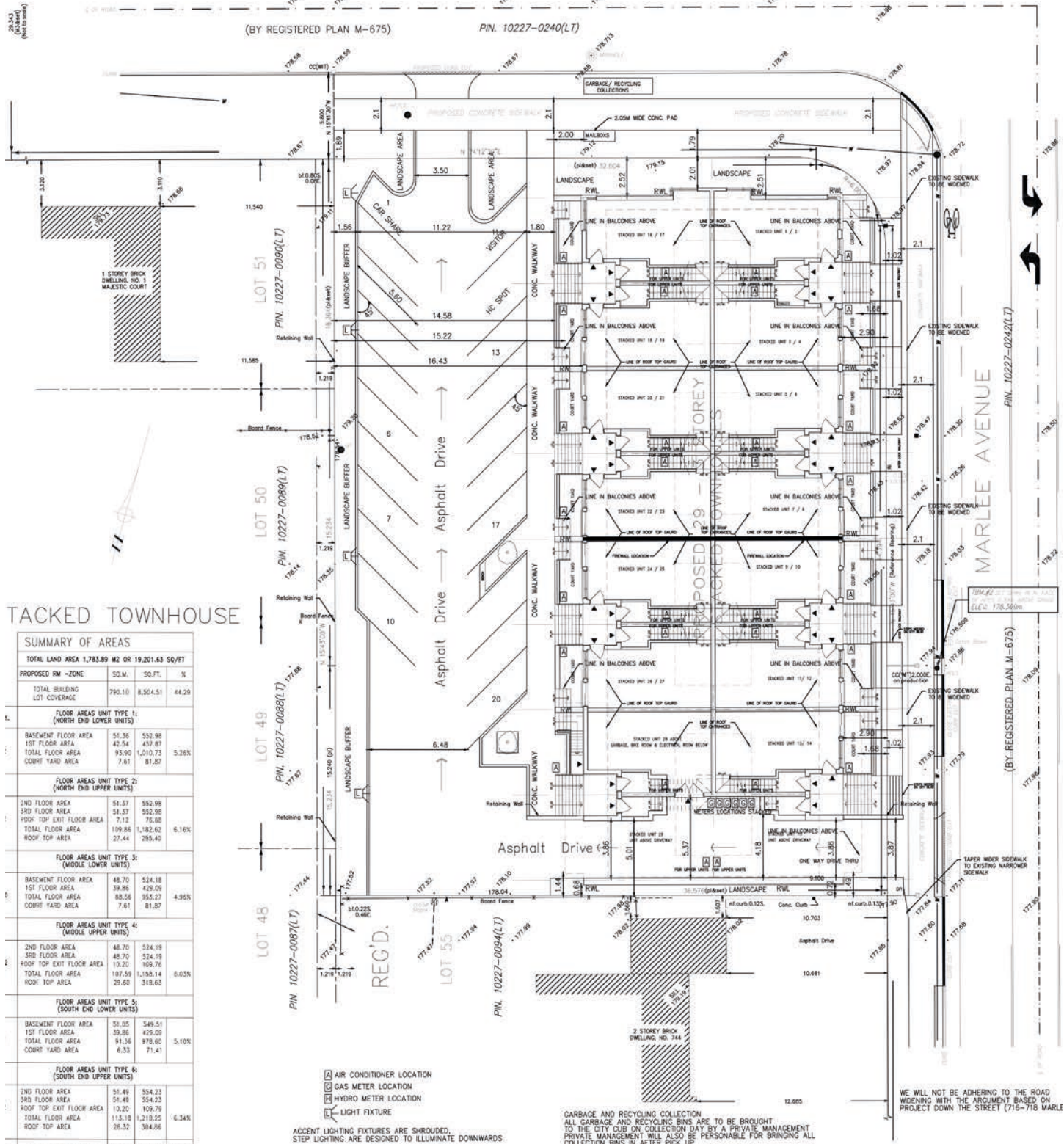


KEY PLAN - N.T.S.

WENDERLY DRIVE

(BY REGISTERED PLAN M-675)

PIN. 10227-0240(LT)



TACKED TOWNHOUSE

SUMMARY OF AREAS					
TOTAL LAND AREA 1,783.89 M2 OR 19,201.63 SQ/FT					
PROPOSED RM - ZONE		50.M.	50.FT.	%	
TOTAL BUILDING LOT COVERAGE		790.10	8,504.51	44.29	
C.	FLOOR AREAS UNIT TYPE 1: (NORTH END LOWER UNITS)				
	BASEMENT FLOOR AREA	51.36	552.98		
	1ST FLOOR AREA	42.54	457.87		
	TOTAL FLOOR AREA	93.90	1,010.73	5.26%	
	COURT YARD AREA	7.61	81.87		
	FLOOR AREAS UNIT TYPE 2: (NORTH END UPPER UNITS)				
	2ND FLOOR AREA	51.37	552.98		
	3RD FLOOR AREA	51.37	552.98		
	ROOF TOP EXIT FLOOR AREA	7.12	76.88		
	TOTAL FLOOR AREA	109.86	1,182.62	6.16%	
ROOF TOP AREA	27.44	295.40			
D.	FLOOR AREAS UNIT TYPE 3: (MIDDLE LOWER UNITS)				
	BASEMENT FLOOR AREA	48.70	524.18		
	1ST FLOOR AREA	39.86	429.07		
	TOTAL FLOOR AREA	88.56	953.27	4.95%	
	COURT YARD AREA	7.61	81.87		
	FLOOR AREAS UNIT TYPE 4: (MIDDLE UPPER UNITS)				
	2ND FLOOR AREA	48.70	524.19		
	3RD FLOOR AREA	48.70	524.19		
	ROOF TOP EXIT FLOOR AREA	10.20	109.79		
	TOTAL FLOOR AREA	107.59	1,158.14	6.05%	
ROOF TOP AREA	29.60	318.63			
E.	FLOOR AREAS UNIT TYPE 5: (SOUTH END LOWER UNITS)				
	BASEMENT FLOOR AREA	51.05	549.51		
	1ST FLOOR AREA	39.86	429.09		
	TOTAL FLOOR AREA	91.36	978.60	5.10%	
	COURT YARD AREA	6.33	71.41		
	FLOOR AREAS UNIT TYPE 6: (SOUTH END UPPER UNITS)				
	2ND FLOOR AREA	51.49	554.23		
	3RD FLOOR AREA	51.49	554.23		
	ROOF TOP EXIT FLOOR AREA	10.20	109.79		
	TOTAL FLOOR AREA	113.18	1,218.25	6.34%	
ROOF TOP AREA	28.32	304.86			
9	TOTAL UNIT PERCENTAGE		2,901.57	31,332.18	162.65%

- AIR CONDITIONER LOCATION
- GAS METER LOCATION
- HYDRO METER LOCATION
- LIGHT FIXTURE

ACCENT LIGHTING FIXTURES ARE SHROUDED, STEP LIGHTING ARE DESIGNED TO ILLUMINATE DOWNWARDS.

GARBAGE AND RECYCLING COLLECTION
ALL GARBAGE AND RECYCLING BINS ARE TO BE BROUGHT TO THE CITY CURB ON COLLECTION DAY BY A PRIVATE MANAGEMENT. PRIVATE MANAGEMENT WILL ALSO BE PERSONAL FOR BRINGING ALL COLLECTION BINS IN AFTER PICK UP.

TOTAL ASPHALT AREA - 591.47 M²
TOTAL WALKWAY AREA - 98.245 M²
TOTAL SOFTSCAPE/LANDSCAPE AREA - 198.06 M²

ACCENT LIGHTING FIXTURES ARE SHROUDED, STEP LIGHTING ARE DESIGNED TO ILLUMINATE DOWNWARDS.

6 FEB 3-17	RE-ISSUED AS PER COMMENTS	NS
5 JAN 5-16	RE-ISSUED REMOVED FRONT COURT AND INCREASED LANDSCAPE BUFFER	NS

WENDERLY DRIVE 748 & 740 MARLEE AVE



RENDERING



Disclaimers

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Information Purposes

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General Nature

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