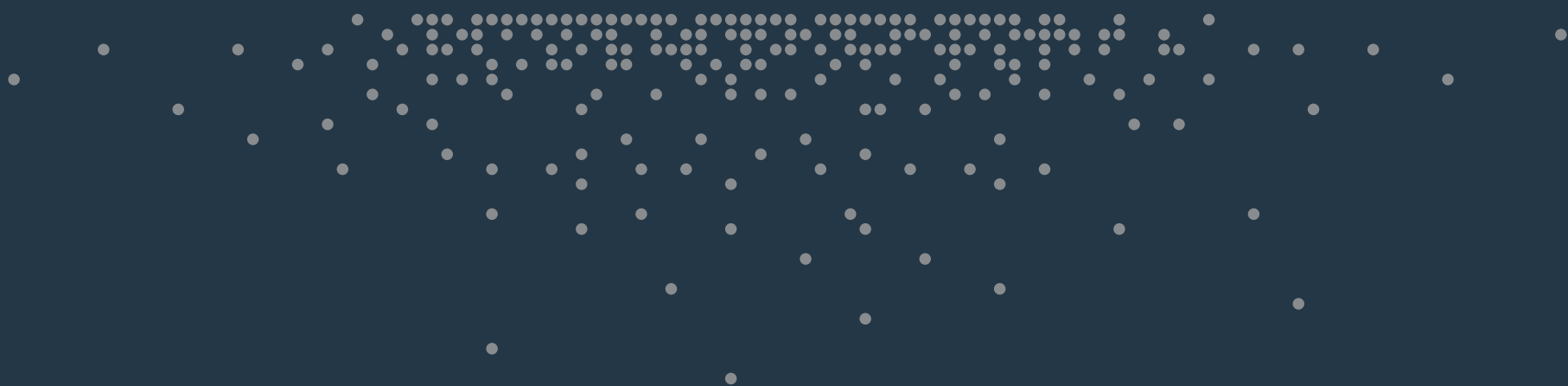


THE
GRAND
AT
SKY VIEW PARC

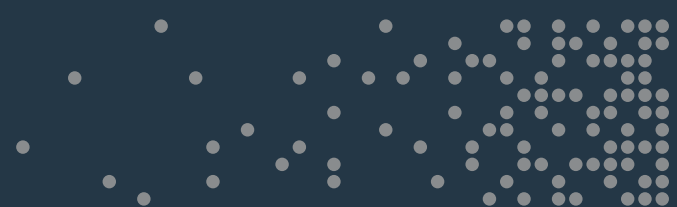
A RARE GEM IN LUXURIOUS LIVING



A NEW ICON RISES ON THE HORIZON

A gleaming beacon in Downtown Flushing, THE GRAND represents Phase II of Sky View Parc and will consist of three luxury towers featuring 743 luxury condominium units, ranging in size from spacious studios to four-bedroom residences. THE GRAND will offer residents refined accommodations with dramatic skyline views — all in a location that is second to none.





MAKE A GRAND ENTRANCE

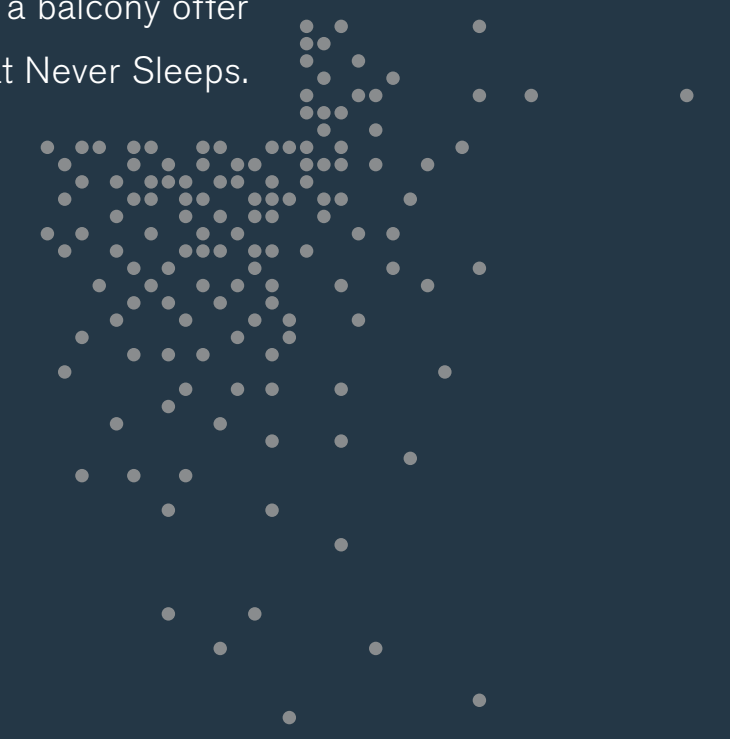
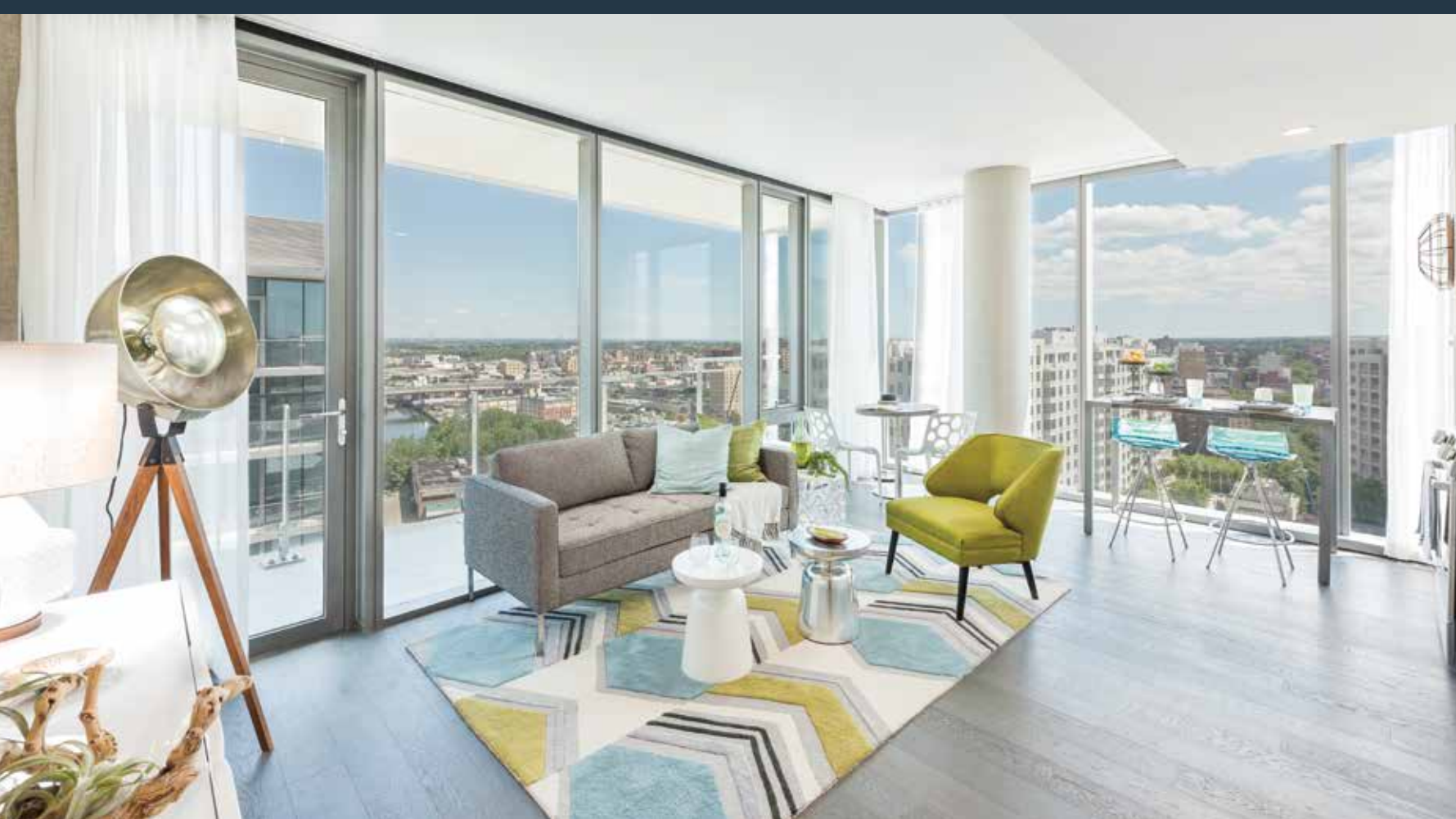
Warm. Welcoming. One-of-a-kind. The stylishly furnished lobby will embrace you with its modern, spacious layout and luxurious designer furniture (GRAND THREE lobby furnished by Fendi). It perfectly sets the tone for all of THE GRAND's timeless, classic interiors.





SURROUND YOURSELF IN ELEGANCE

Uncompromising style and sophistication come together in our exquisitely appointed studio to four-bedroom units. Ranging in size from 492 to 1,965 square feet, with estimated prices from 550K to 2,500K, each unit was designed with top-line finishes and state-of-the-art appliances, including an in-suite washer and dryer. Floor-to-ceiling windows and a balcony offer every resident generous views of The City That Never Sleeps.









THE PERFECT BALANCE OF LIFE AND STYLE

Today, luxury living is much more than just elegantly designed spaces. It is about seamlessly integrating ways to enhance your overall health and wellness every day. It is putting equal emphasis on *Life* and *Style*. The philosophy at the heart of THE GRAND's design is to include recreational and entertainment amenities, such as an outdoor pool, that help you embrace harmony in life.



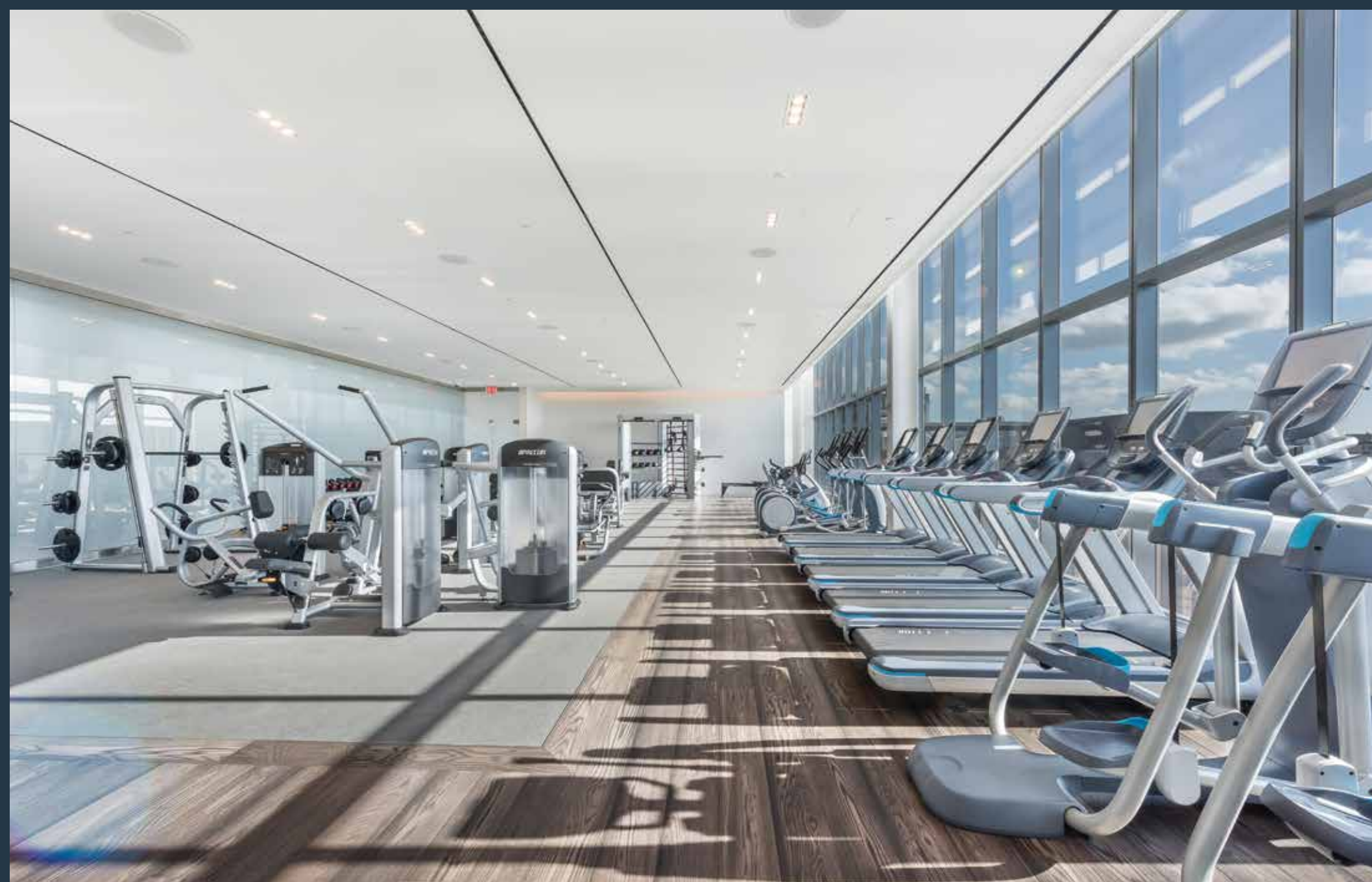
Elevate your standard of living with:

- 24-hour staffed Lobby and Concierge
- Private residential valet parking
- 6-acre rooftop garden
- Outdoor swimming pool
- Children's playground
- Two tennis courts
- Basketball court
- Running track
- Dog run
- Outdoor kitchen
- Gas-fired barbecue grills

Plus, an exclusive, fully appointed fitness center joined by:

- Health club and spa
- Children's play room
- Resident's lounge
- Party room
- Yoga studio

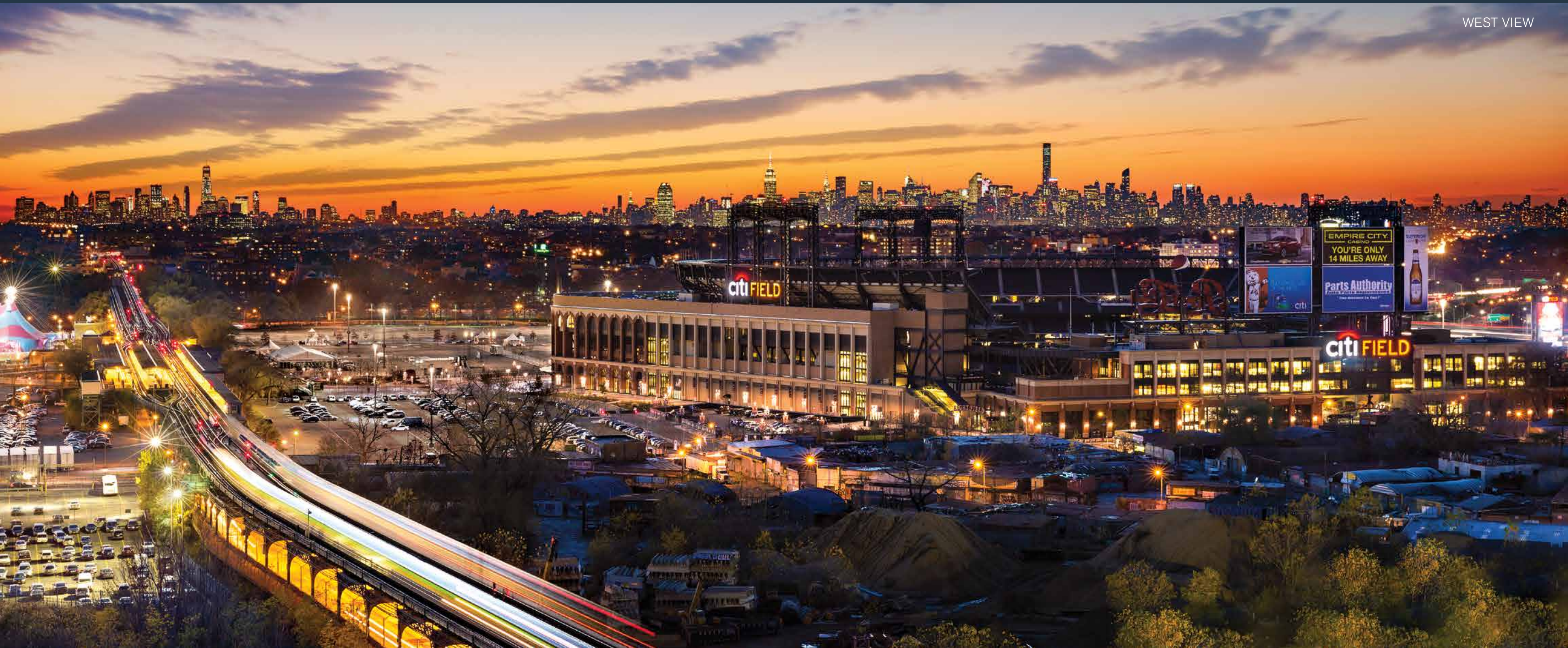
With access to THE GRAND CLUB, you will be able to stay fit and relieve the stresses of your day with a state-of-the-art fitness center and spa. And a resident lounge will offer you space to relax and rejuvenate.





Living at THE GRAND means you have access to an elevated oasis. Soak in the sun with our 6-acre rooftop garden and barbecue grills. Help your kids develop healthy habits with our children's play area, running track, tennis courts and basketball court. Now the healthy lifestyle you want can truly start at home.

WEST VIEW



SPECTACULAR VIEWS THAT WILL TAKE YOUR BREATH AWAY

Gaze upon panoramic views of the Manhattan skyline and historic Citi Field. Soak in one of the most energizing cities in the world. It is a brilliant way to start your mornings and end your evenings.

SOUTHWEST VIEW



NORTHEAST VIEW



EAST VIEW



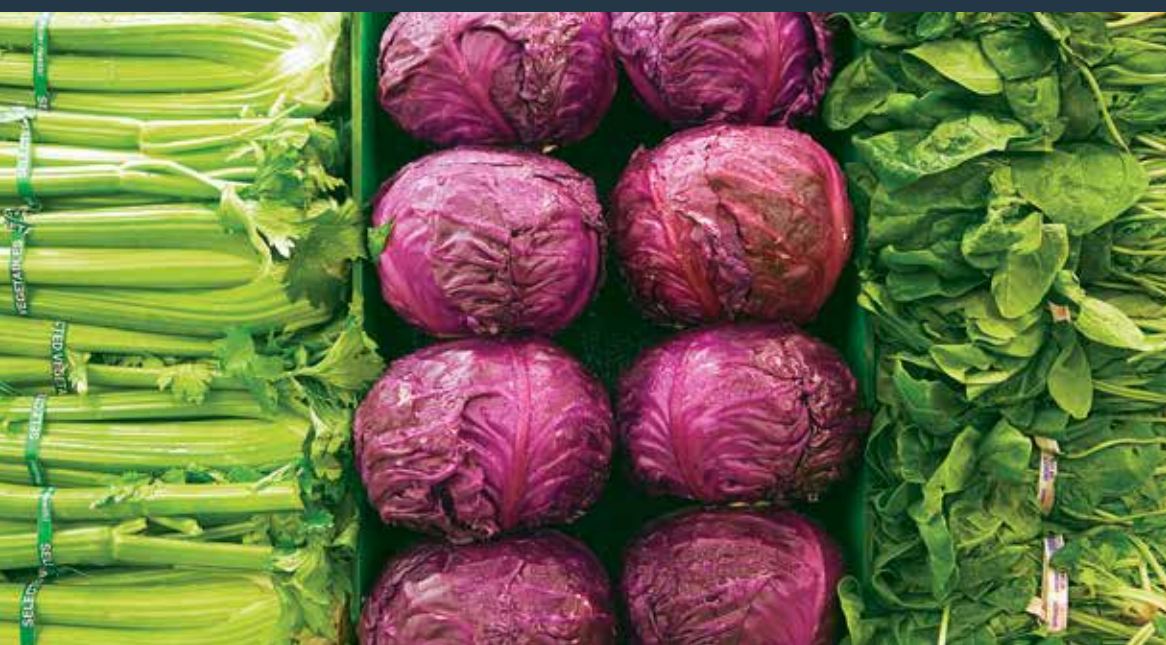
A LOCATION LIKE NO OTHER

Nestled in the heart of Flushing, one of the fastest growing neighborhoods in Queens, THE GRAND is conveniently located 5 minutes from the MTA 7 train, Long Island Rail Road and four major highways. Penn Station is just 17-minutes away on the LIRR and Grand Central Station is only a 22-minute ride on the 7 train. Plus, JFK International and LaGuardia airports are less than 20 minutes away.



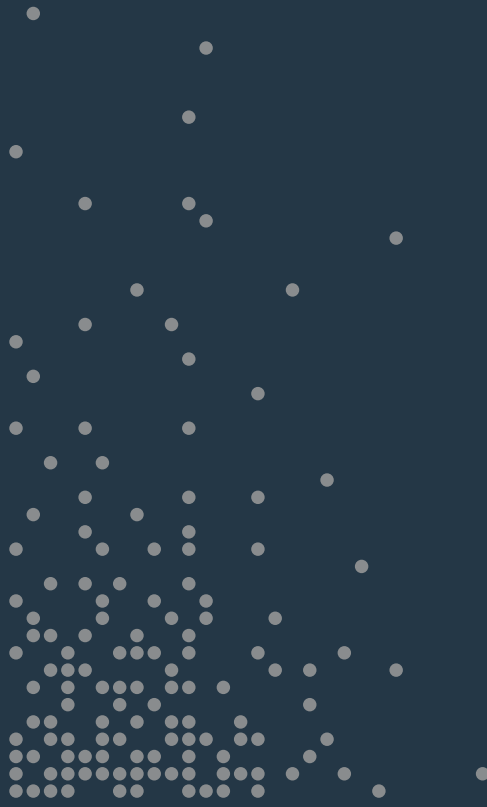
Located only blocks from world-class sporting venues, some of the most talked about restaurants in New York, and all the conveniences of Flushing's Main Street, your home at THE GRAND places you right in the middle of one of New York City's most vibrant neighborhoods.





THE SHOPS AT SKYVIEW CENTER

The Shops at SkyView Center, a 785,000 square foot, multi-level retail mall housing popular retailers including Nordstrom Rack, Target, Uniqlo, Bed, Bath & Beyond, Little Lamb hot pot, BJ's Wholesale Club and Sky Foods – a 33,000 square foot Asian supermarket – is just below THE GRAND and accessible to residents via a keyed elevator.



SHOPPING, DINING AND ENTERTAINMENT

- SHOPPING**

 - 1 THE SHOPS AT SKYVIEW CENTER
 - ADIDAS
 - BED, BATH & BEYOND
 - BJ'S WHOLESALE CLUB
 - CARTER'S/OSHKOSH
 - CHASE BANK
 - FOREVER 21
 - MARSHALL'S
 - NORDSTROM RACK
 - NIKE
 - SKY FOODS
 - TARGET
 - TIME WARNER CABLE
 - UNIQLO
 - VERIZON WIRELESS
 - 2 MACY'S
 - 3 QUEENS CROSSING
 - 4 NEW WORLD MALL
 - 5 OUR WINES & SPIRITS
 - 6 WESTERN BEEF SUPERMARKET
- RESTAURANTS**

 - 7 DINING AT THE SHOPS AT SKYVIEW CENTER
 - APPLEBEE'S
 - CHUCK E. CHEESE'S
 - COCO FRESH TEA & JUICE
 - FAY DA BAKERY
 - GRANDMA'S DIM SUM
 - HERSHEY'S ICE CREAM
 - LITTLE LAMB MONGOLIAN HOT POT
 - STARBUCKS
 - SUBWAY
 - 8 DUNKIN' DONUTS
 - 9 NAN XIANG DUMPLING HOUSE
 - 10 SPICY & TASTY
 - 11 XI'AN FAMOUS FOODS
 - 12 ASIAN JEWELS SEAFOOD RESTAURANT
 - 13 SENTOSA
 - 14 LITTLE SHEEP MONGOLIAN HOT POT
- 15 MULAN
 - 16 JOE'S SHANGHAI
 - 17 SZECHUAN GOURMET
 - 18 SHAKE SHACK
 - 19 KUM GANG SAN
 - 20 PHO BANG
 - 21 THE DOLAR SHOP
 - 22 MISTER HOTPOT
 - 23 IKI MODERN JAPANESE CUISINE
 - 24 PRESSO COFFEE
 - 25 THE COOP
 - 26 GOOD HARVEST
 - 27 RONG RESTAURANT
 - 28 PAPPARICH
 - 29 10 BELOW ICE CREAM
 - 30 NIU POT
 - 31 STEAM POT RESTAURANT

NIGHTLIFE

 - 32 LEAF BAR & LOUNGE
 - 33 OO BAR
 - 34 ZEBRA SKYBAR

SERVICES

 - 35 U.S. POSTAL SERVICE
 - 36 UPS STORE
 - 37 CHASE BANK
 - 38 HSBC BANK
 - 39 BANK OF AMERICA
 - 40 CITIBANK
 - 41 TD BANK

ATTRACTIONS

 - 42 CITI FIELD
 - 43 USTA BILLIE JEAN KING NATIONAL TENNIS CENTER
 - 44 ARTHUR ASHE STADIUM
 - 45 FLUSHING QUEENS LIBRARY
 - 46 FLUSHING TOWN HALL
 - 47 QUEENS BOTANICAL GARDEN



ONEX

Developer

ONEX Corporation is one of North America's oldest and most successful private equity investment firms. Founded in 1984, ONEX has completed more than 500 acquisitions with a total value of approximately \$70 billion. Its businesses have assets of \$45 billion, generate annual revenues of \$30 billion and employ approximately 161,000 people worldwide. ONEX is a public company whose shares trade on the Toronto Stock Exchange under the symbol ONEX.





architectsAlliance

Design, Architecture, And Construction

Over the past 15 years, architectsAlliance has designed striking commercial, institutional and residential architecture in cities across North America. aA's ability to think and work at a variety of scales – from individual buildings and public spaces to large-scale mixed use developments – has been demonstrated in Boston, Philadelphia, Minneapolis, Tampa, and Toronto. aA's approach to architecture and urbanism is progressive and pragmatic, combining commitment to design excellence, understanding of how architecture helps to shape the city, and engagement with the ways in which our buildings are shaped, in turn, by the people who live and work in them.

RELATED

Property Management

Since its inception in 1974, Related Management has become known for professional, responsive management of residential communities. Related Management is a full service management company providing direct and asset management to virtually all of Related's residential, mixed-use, retail and commercial properties including 40,000 residences within 200 properties and over 7 million square feet of commercial, retail and mixed-use space. In New York City, Related manages nearly 3,000 luxury condominium apartments including the residences at Time Warner Center.





FEATURES + AMENITIES

ICONIC ARCHITECTURE

- Sculptural 13 and 14-story glass tower designed by renowned architect Peter Clewes / architectsAlliance
- Soaring 20’ lobby and inspired amenity spaces

LUXURIOUS AMENITIES

Recreational and entertainment amenities offering residents the ultimate lifestyle including:

- Outdoor pool
- Private residential valet parking
- 6-acre rooftop garden
- Gas-fired barbecue grills
- Children’s play area
- Dog run
- Outdoor kitchen
- Two full-sized tennis courts
- Basketball court
- Running track
- THE GRAND CLUB with fitness center, spa, resident lounge, and multipurpose space
- 24/7 resident dedicated concierge services

MAGNIFICENT SUITES

- Spacious rooms with ceiling heights up to 9’*
- Floor-to-ceiling window wall
- Spacious wraparound balconies*
- Contemporary glass balcony doors*
- Versatile engineered hardwood floor
- Designer-selected door handles and hardware

DESIGNER GOURMET KITCHENS

- Open concept kitchen with breakfast counter*
- Kitchen faucet by Hansgrohe
- Contemporary Italian cabinetry by Scavolini
- Original Caesarstone quartz countertops and backsplash
- State-of-the-art Bosch stainless steel appliances package:
 - Built-in fridge
 - Built-in dishwasher
 - 5-burner gas range with oven
 - Microwave oven with integrated exhaust fan
- Elegant LED under cabinet lighting

SPA-INSPIRED BATHROOMS

- Contemporary cabinetry by Scavolini
- Porcelain tile flooring
- Elegant wall-mounted mirror with integrated lighting
- Grohe bathroom fixtures
- Kohler bathtub and toilets

CONVENIENT LAUNDRY

- In-suite laundry closet with stacked washer and dryer by Bosch

*As per plan
The vendor has the right to substitute other products and materials for those listed in this schedule, provided substituted products are of equal or better value.



All images are artists renderings for illustrative purposes only.