

SAGE X

**TWO YEAR MINIMUM LEASE RATE GUARANTEE
TWO YEAR FREE PROPERTY MANAGEMENT SERVICE
FULLY-FURNISHED RESIDENTIAL UNITS**

TYPE	SIZE (SQ. FT.)	PRICE RANGE	LEASE
SAGE X - 257 HEMLOCK STREET, WATERLOO, ONTARIO			
STUDIO	320 - 363	\$225,990 - \$265,990	\$1,010+
ONE BEDROOM	425 - 546	\$299,990 - \$349,990	\$1,350+
ONE PLUS DEN	529 - 620	\$345,990 - \$400,990	\$1,450+
TWO BEDROOM	598 - 621	\$400,990 - \$425,990	\$1,700+

HST and Appliances are included in the base price. Property tax estimated at 1%



<p>*DEPOSIT STRUCTURE (Varies for 2Bed Suites) \$5,000 on Signing 5% in 30 days 5% February 1st, 2019</p>	<p>*MAINTENANCE \$0.26/Sq. Ft. Includes: Water, Gas, Internet, Common Area Upkeep, Building Insurance, Reserve Fund, Landscaping & Garbage Removal</p>	<p>*PARKING \$39,000 (Limited Availability) <u>Note:</u> Lease Rates will typical increase by \$100 for Suites with Parking</p>
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**As per plan or applicable investment. This list is just a sample list of the complete project. Please see a Sales Representative for a full list of standard features and more details. Prices, specifications, features and offerings are subject to change without notice. Exclusive listing Brokerage is Milborne Real Estate Inc. E. & O.E January, 2018 (V.1.0)*

SAGE X

HOT LIST

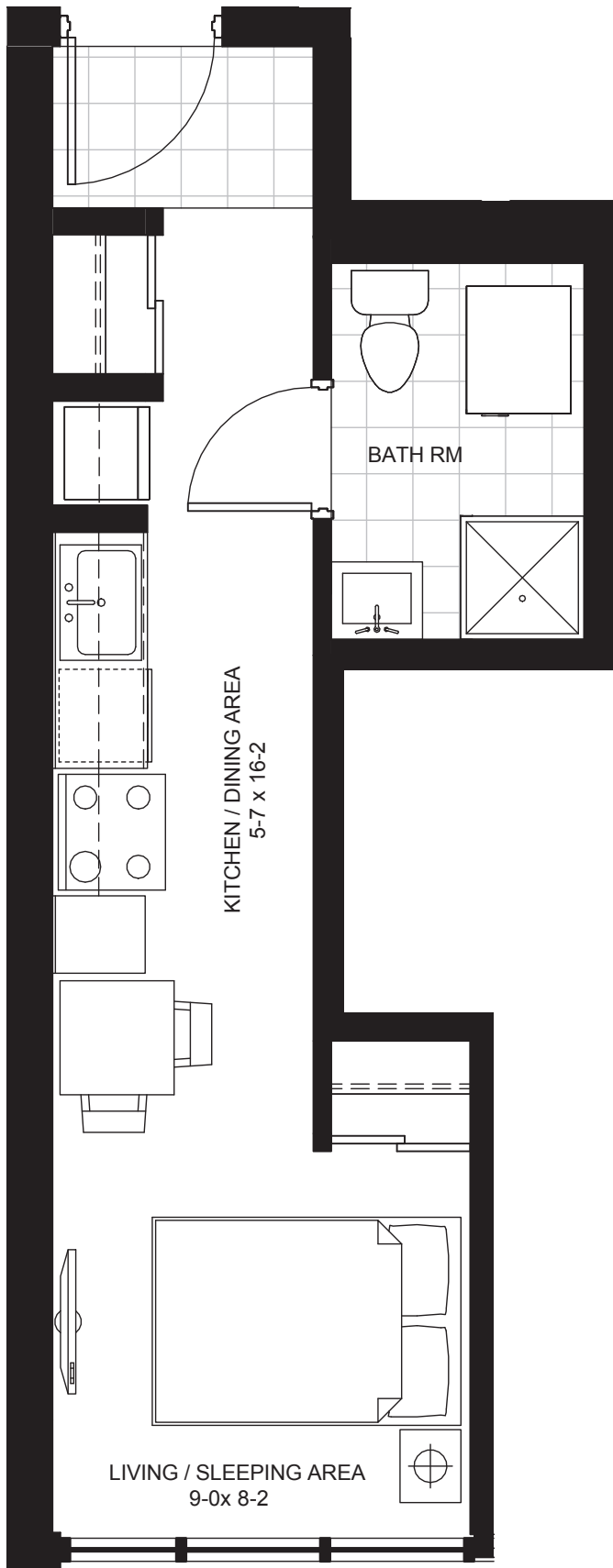
Unit	Model	Sq Ft	Price	Lease	View
315	STUDIO3	320	\$223,990	\$1,010	WEST
415	STUDIO3	320	\$225,990	\$1,010	WEST
425	STUDIO5	327	\$225,990	\$1,010	WEST
523	STUDIO5	327	\$227,990	\$1,010	WEST
613	STUDIO3	320	\$229,990	\$1,010	WEST
623	STUDIO5	327	\$229,990	\$1,010	WEST
208	STUDIO2	337	\$245,990	\$1,010	EAST
319	1B11	449	\$289,990	\$1,330	WEST
517	1B11	449	\$291,990	\$1,330	WEST
405	1B5	450	\$299,990	\$1,350	EAST
410	1B5	450	\$299,990	\$1,350	EAST
416	1B5	450	\$299,990	\$1,350	WEST
417	1B5	450	\$299,990	\$1,350	WEST
418	1B5	457	\$299,990	\$1,350	WEST
522	1B5	450	\$302,990	\$1,350	WEST
614	1B5	450	\$305,990	\$1,350	WEST
615	1B5	450	\$305,990	\$1,350	WEST
619	1B5	450	\$305,990	\$1,350	WEST
301	1B7	500	\$320,990	\$1,400	NORTH, EAST
213	1B7	500	\$321,990	\$1,400	EAST, SOUTH
401	1B7	500	\$323,990	\$1,400	NORTH, EAST
601	1B8	482	\$339,990	\$1,425	NORTH, EAST
220	1B+D3	529	\$342,990	\$1,450	WEST
320	1B+D3	529	\$345,990	\$1,450	WEST
420	1B+D3	529	\$348,990	\$1,450	WEST
518	1B+D3	529	\$350,990	\$1,450	WEST
426	2B2	620	\$416,990	\$1,730	NORTH, WEST

HST and Appliances are included in the base price. Property tax estimated at 1%

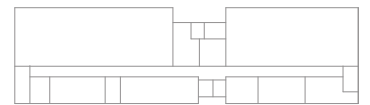


*As per plan or applicable investment. This list is just a sample list of the complete project. Please see a Sales Representative for a full list of standard features and more details. Prices, specifications, features and offerings are subject to change without notice. Exclusive listing Brokerage is Milborne Real Estate Inc. E. & O.E May 9th, 2018 (V.3.9)

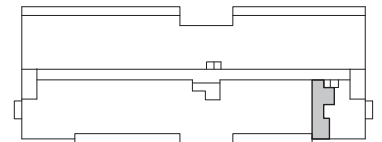
STUDIO 3 320 SF



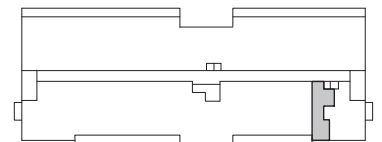
SUITE LOCATION



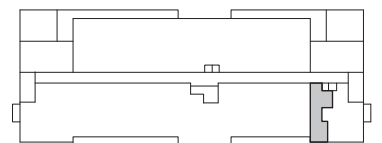
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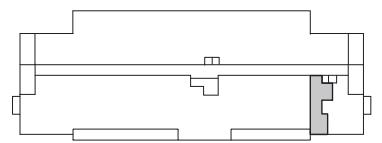
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3RD - 4TH FLOOR



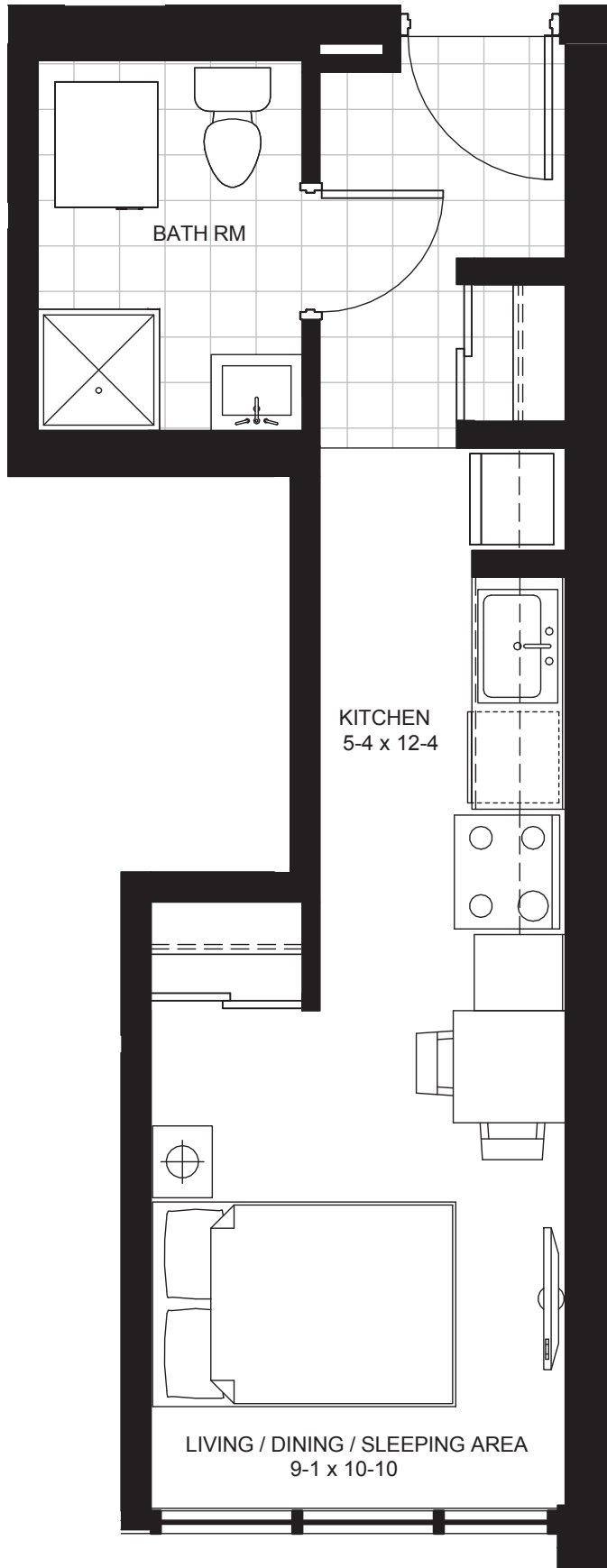
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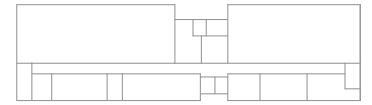
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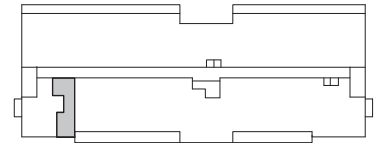
STUDIO 5 327 SF



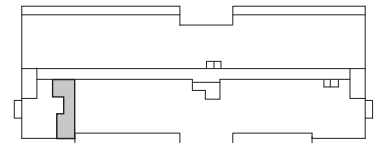
SUITE LOCATION



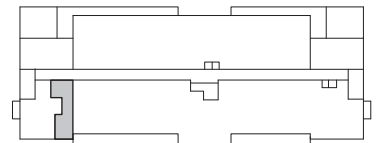
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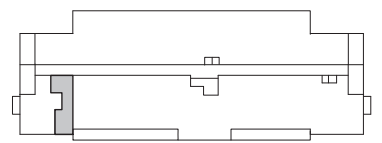
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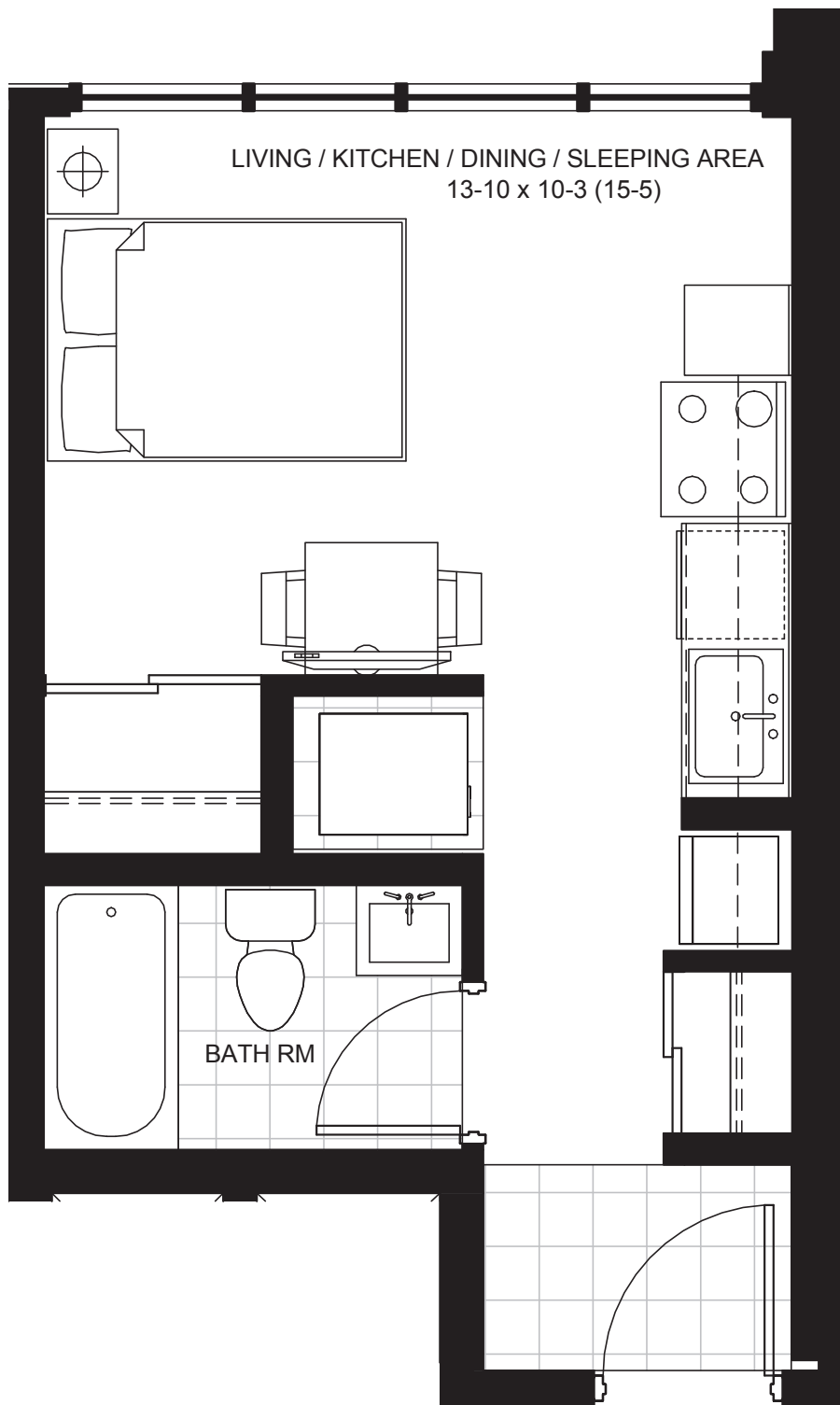


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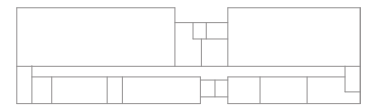


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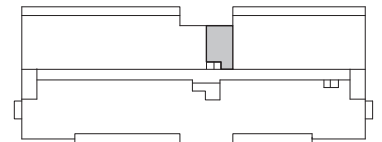
STUDIO 2 337 SF



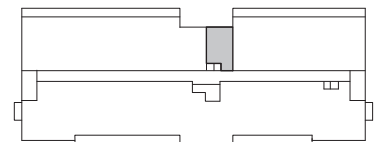
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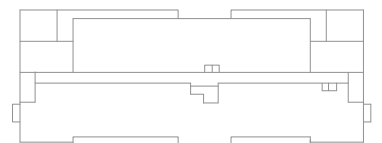
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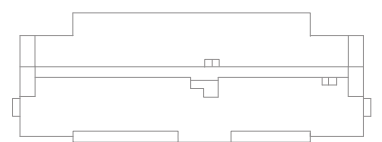
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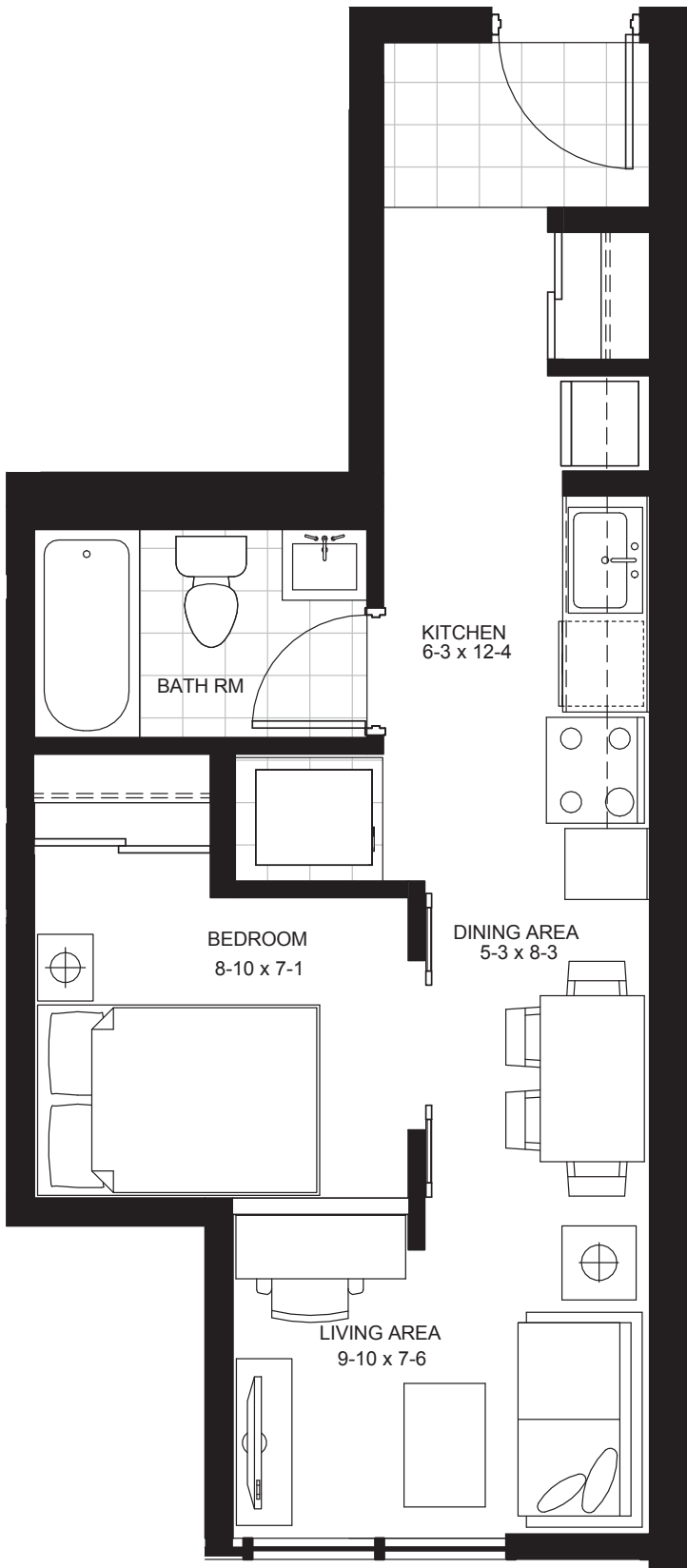
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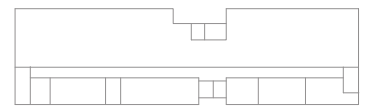
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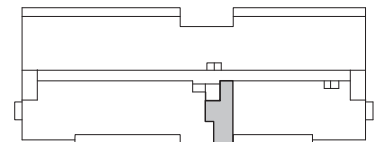
SUITE 1B11 449 SF



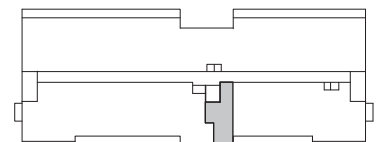
SUITE LOCATION



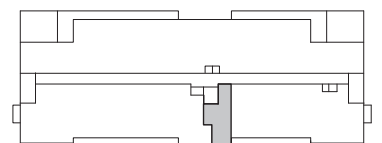
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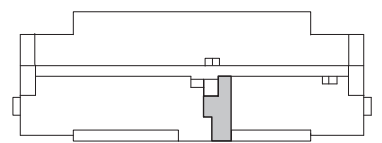
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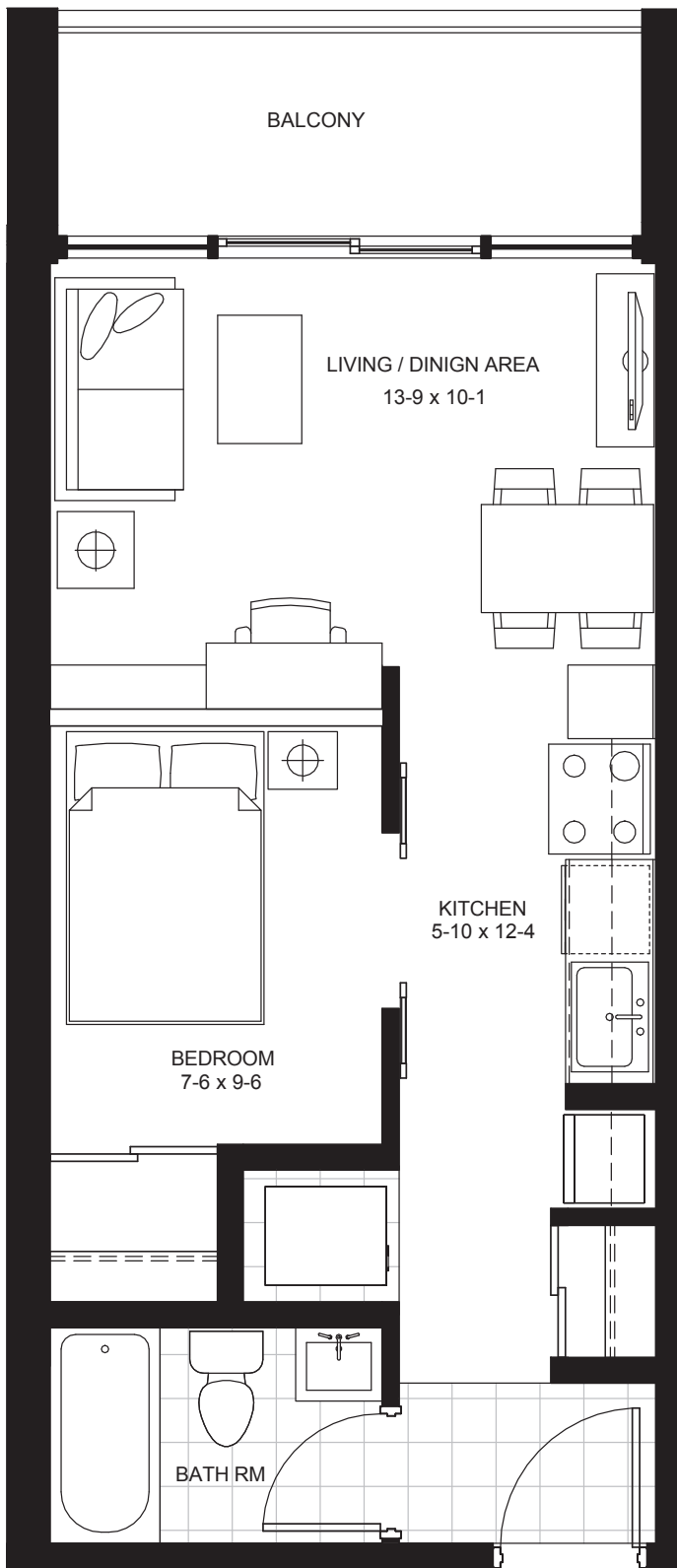
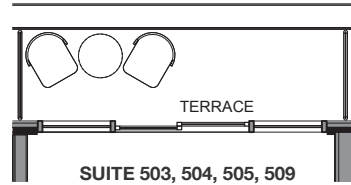
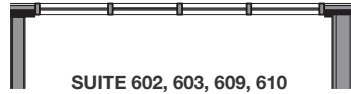
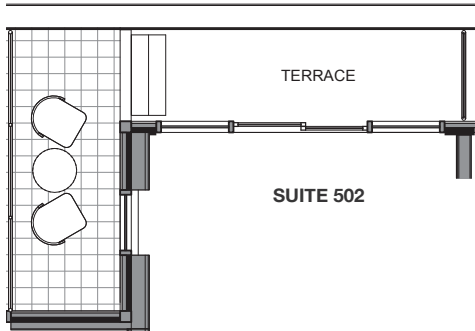


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6TH FLOOR

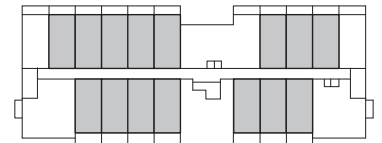
SUITE 1B5 450 SF



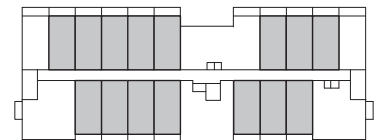
SUITE LOCATION



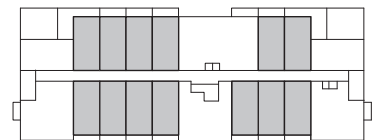
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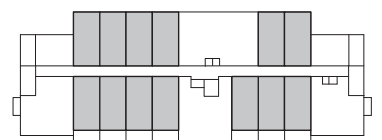
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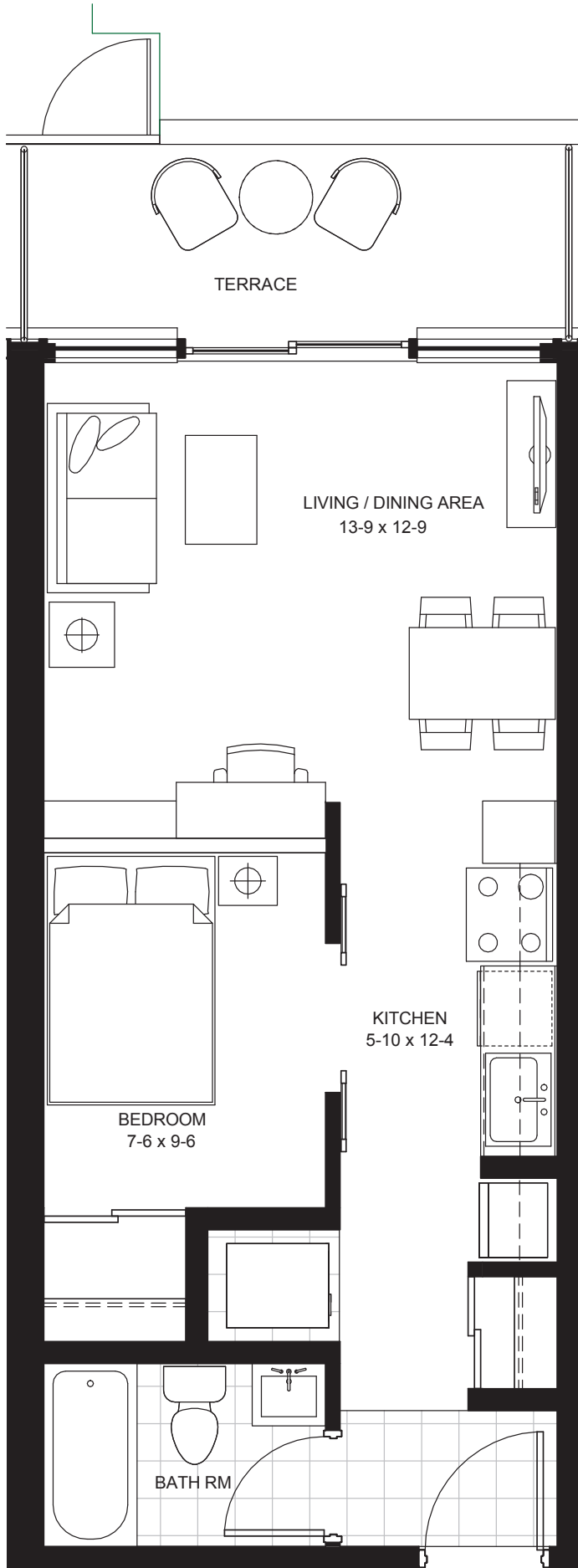
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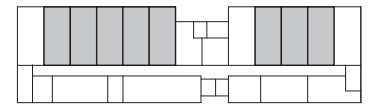
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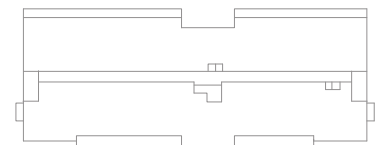
SUITE 1B1 486 SF



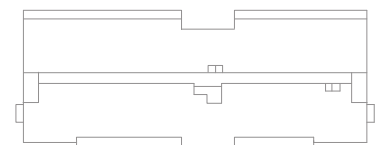
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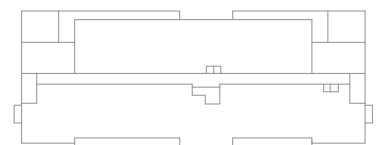
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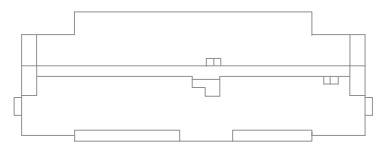
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3RD - 4TH FLOOR



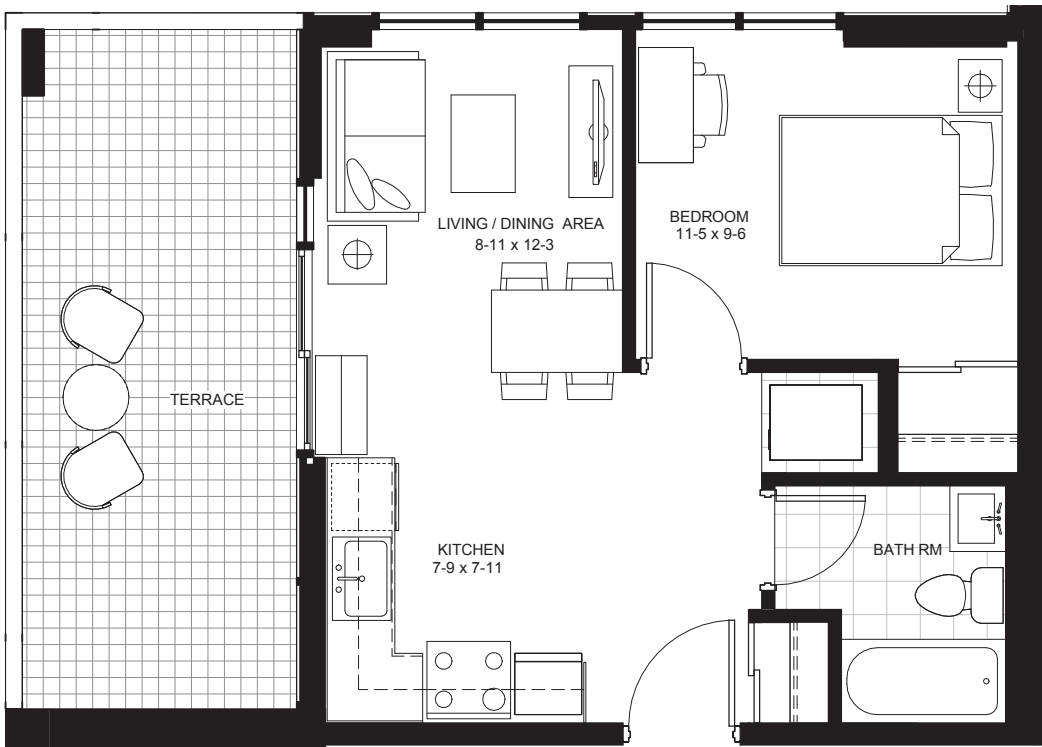
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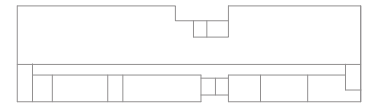
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SUITE 1B8 482 SF



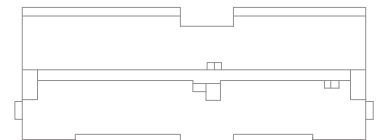
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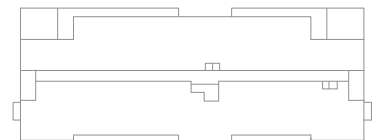
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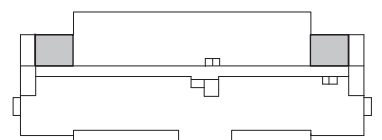
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3RD - 4TH FLOOR

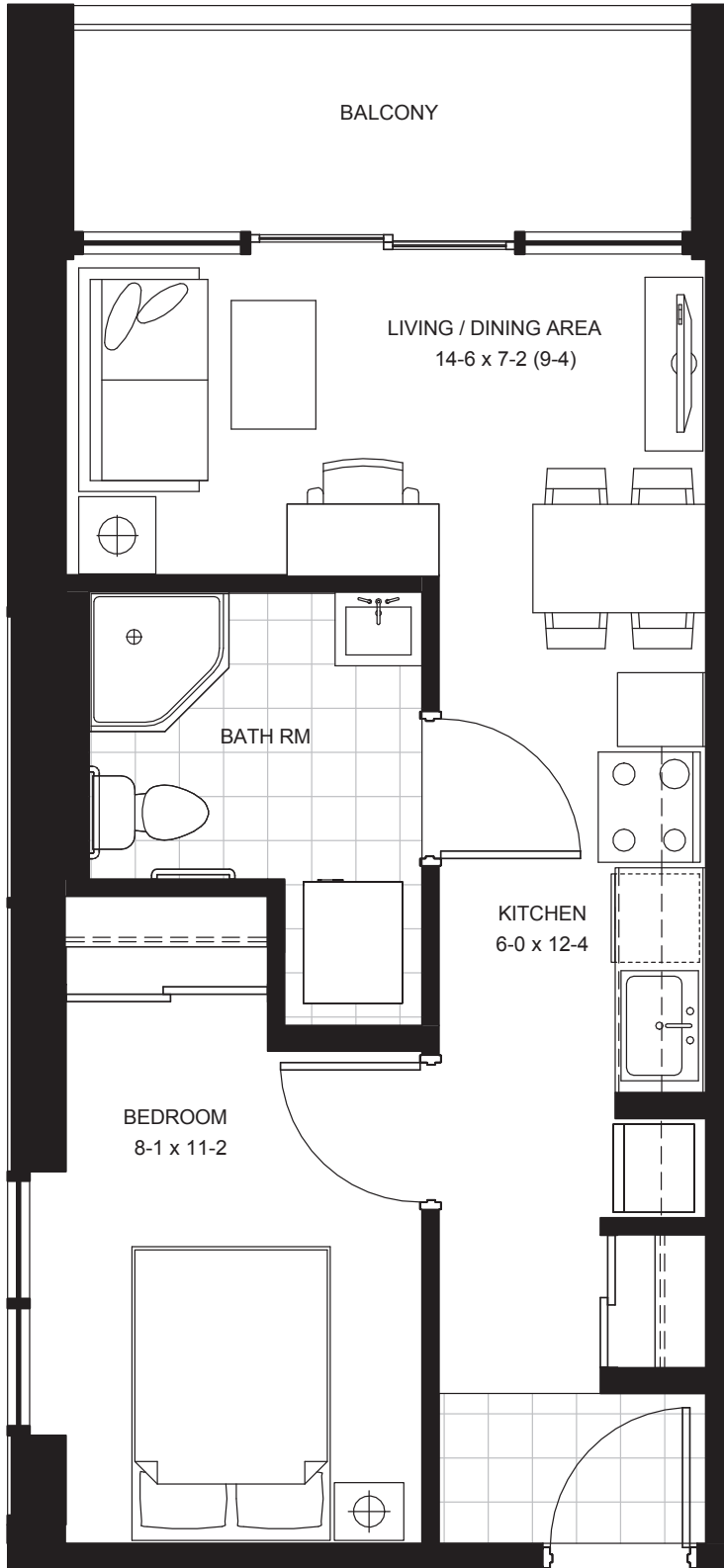


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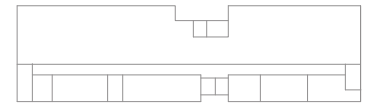


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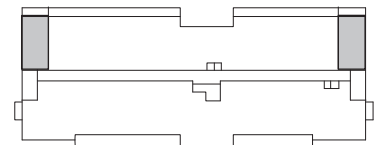
SUITE 1B7 500 SF



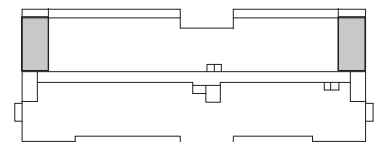
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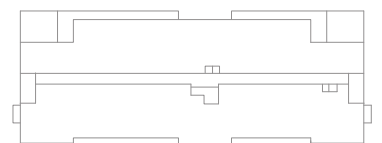
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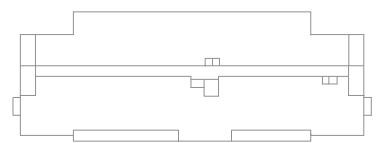
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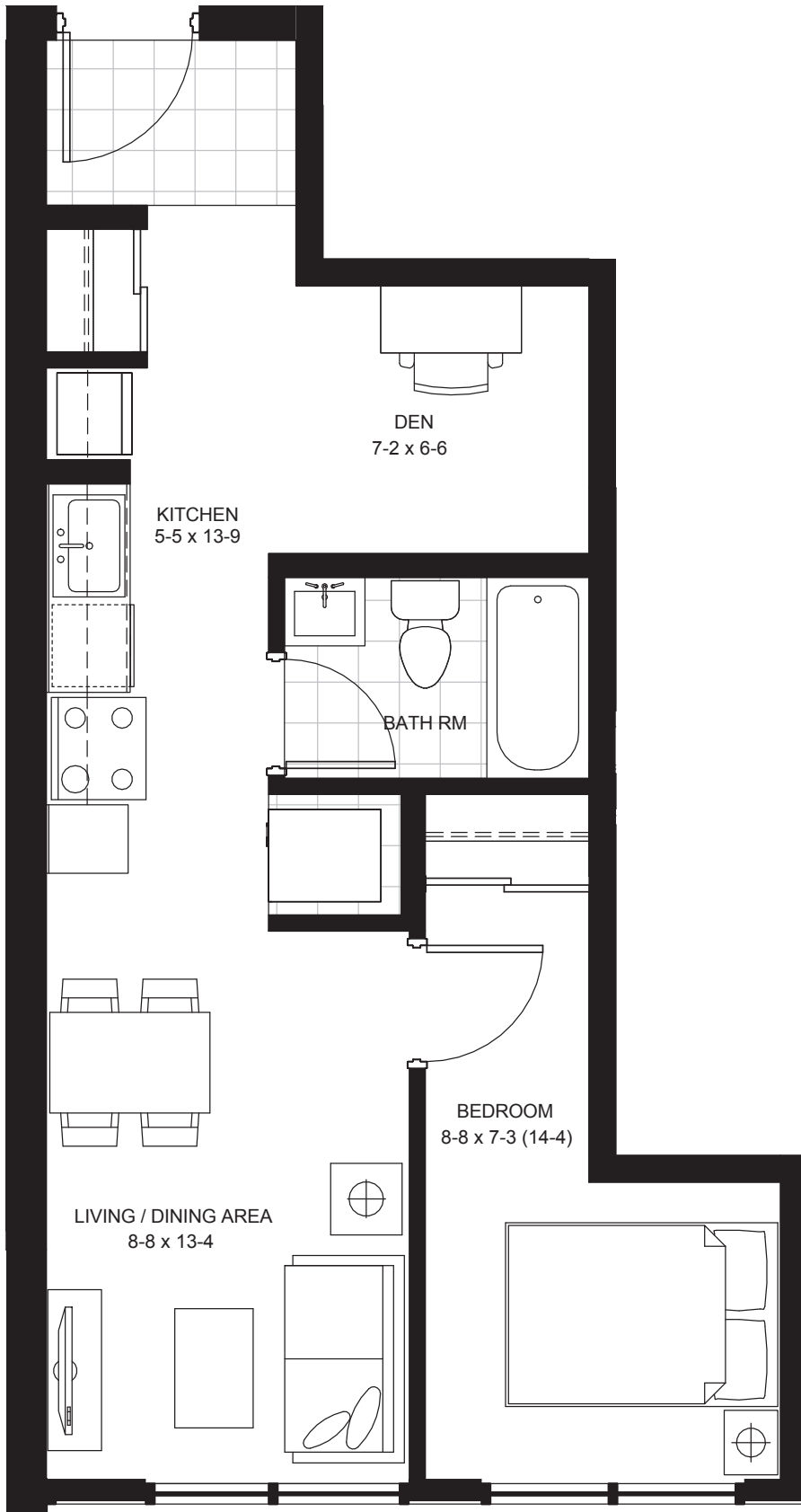


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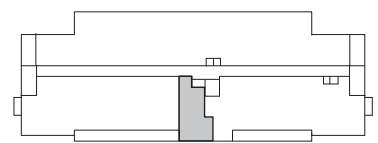
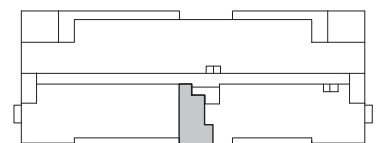
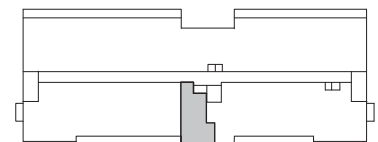
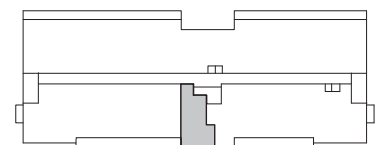
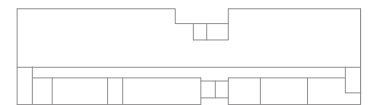


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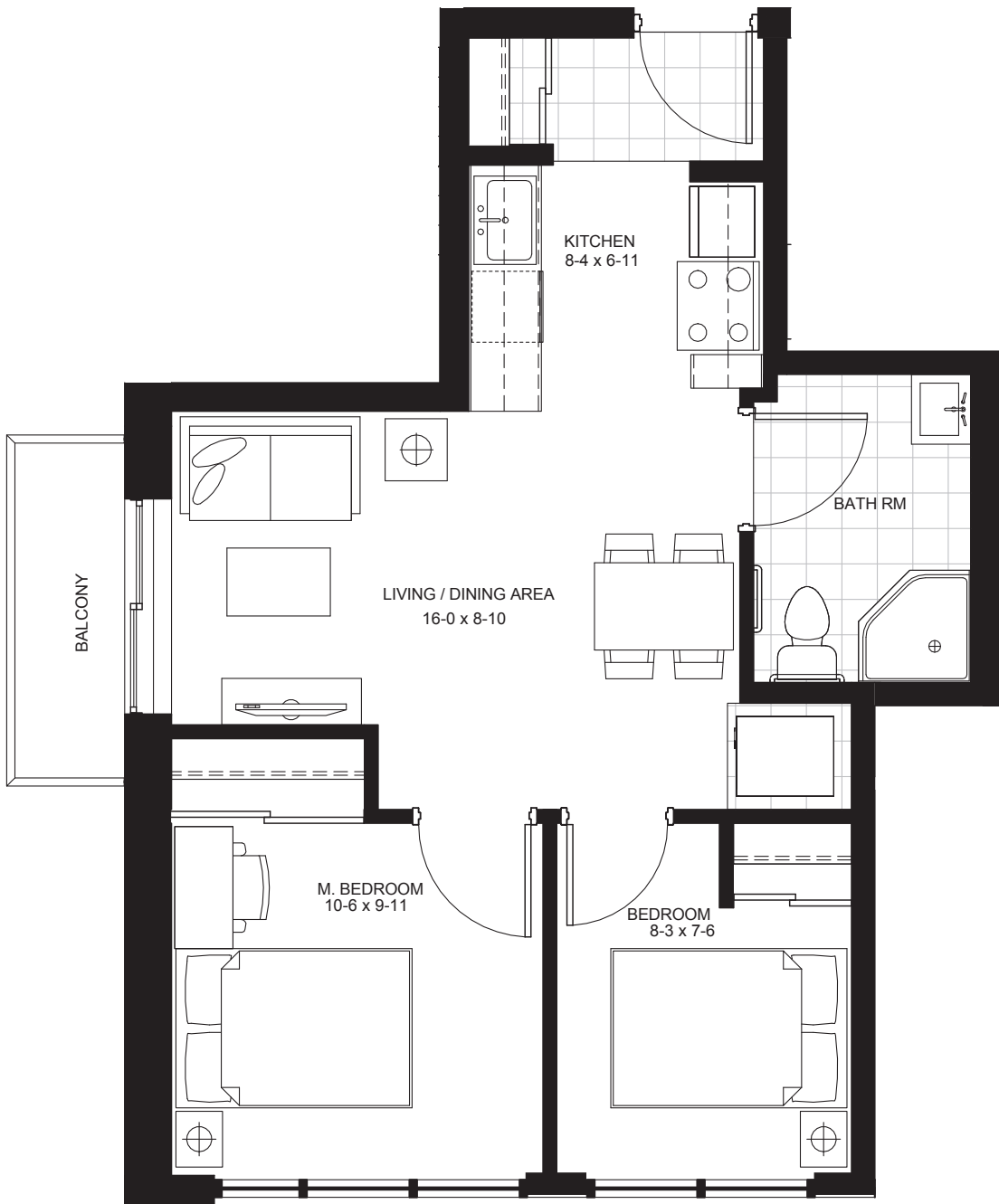
SUITE 1B + D3 529 SF



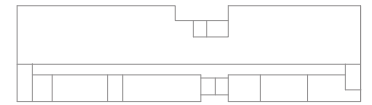
SUITE LOCATION



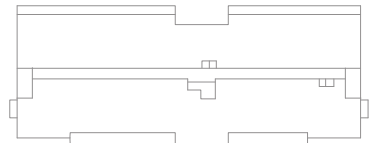
SUITE 2B2 620 SF



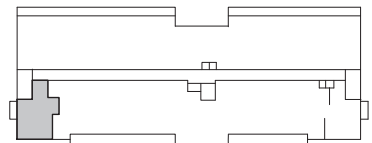
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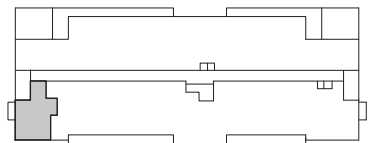
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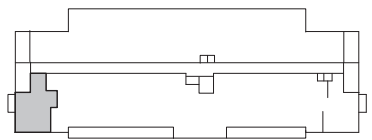
2ND FLOOR



3RD - 4TH FLOOR



5TH FLOOR



6TH FLOOR

SAGE X

SAGE X WORKSHEET

Date _____
 Source _____
 Sales Rep _____

Choice	Size (Sq Ft)	Type
1st		
2nd		
3rd		
	PARKING #	\$
	LOCKER # N/A	N/A

Internal Allocation for Office use only

Suite:		Time:	
Price:		Type (Circle)	Investor Partial End User End User
Appointment Date		Additional Notes	

PURCHASER 1:

 FULL LEGAL NAME

 SIN #

 DOB (MM/DD/YY)

 ADDRESS _____ SUITE #

 CITY _____ PROVINCE

 POSTAL CODE

 CELL _____

 HOME _____

 E-MAIL _____

 OCCUPATION _____

PURCHASER 2:

 FULL LEGAL NAME

 SIN #

 DOB (MM/DD/YY)

 ADDRESS _____ SUITE #

 CITY _____ PROVINCE

 POSTAL CODE

 CELL _____

 HOME _____

 E-MAIL _____

 OCCUPATION _____

DEPOSIT STRUCTURE

\$ _____ Due:
 \$ _____ Due:
 \$ _____ Due:
 \$ _____ Due:
 \$ _____ Due:

COOPERATING BROKER

(Attach Business Card Here)

Notes

Please Make Cheques Payable to: **LEVY ZAVET PC, In Trust**