

dtk

condos



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condos

**DUKE  
TOWER  
KITCHENER  
IS HERE.**

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01. ABOUT THE PROJECT  
FIND YOURSELF HERE

02. DISCOVER KITCHENER  
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**YOU  
WANT  
TO LIVE  
HERE.**

# 01.

# FIND YOURSELF HERE.

DUKE TOWER  
KITCHENER OFFERS  
YOU THE MODERN  
LIVING EXPERIENCE  
YOU'VE BEEN  
LOOKING FOR  
HERE.

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Here. Downtown Kitchener. A city referred to as the Silicon Valley of the North because tech companies just keep flocking. Something about this place just works. IN8 Developments knows that here, Kitchener, is where the future is happening. A place that has a heart and grit that everywhere doesn't. Where Canada's next great city is being built and created by young professionals. So we're building somewhere for you to live that's right in the centre of it all. Be here. Here at DTK.

# DUKE TOWER KITCHENER IS **HERE.**

Design and urban living curate the life awaiting you here. Within each suite, throughout every common space, and in and around the thriving city core, lies a unique encounter. A fusion of livability, and technology, a lifestyle of modern convenience is here.

From grand heights, sleek lines and an unmarred lower-level podium, DTK Condos is a visually stunning, high rise tower featuring progressive design. The tallest tower to ever grace the Region of Waterloo, DTK is a modernist

sculpture at 33 stories of mathematical precision. A one-of-a-kind work of high-performance architecture, DTK affords residents incredible panoramic downtown cityscape views from almost every condo suite.





**AT THE  
INTERSECTION  
OF LIFE  
AND STYLE.**



LOBBY ENTRANCE



## DTK PRESENTS A HIGHLY LIVABLE, AFFORDABLE, RESIDENTIAL EXPERIENCE.

DTK Condos presents a highly livable, affordable residential experience of unparalleled quality, distinctive aesthetic, technical innovation and design excellence. More than 400 one and two bedroom residences reflect minimalist contemporary architectural design exemplifying the modern city savvy socialite.

The building offers attractive amenities unrivaled in the Downtown Core. Situated atop the podium level of retail shops and services, exists a richly layered landscape. Enjoy the perks of a dedicated pet-park for you and your furry friends , or frolic in the fruits of your own sustainable organic garden. Get ready to set a new standard for quality and sophistication in outdoor living here.

# 02.

# FIND LIFESTYLE HERE.

DOWNTOWN  
KITCHENER,  
A THRIVING,  
EXCITING, URBAN  
PLAYGROUND



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# WHATEVER IT IS THAT YOU'RE LOOKING FOR, YOU'LL FIND IT **HERE**.

Kitchener has a diverse and unique grassroots community with urban attractions and an relaxed small town feel... but not THAT small. We are home to some of the tastiest eateries, and top-notch amenities you could dream-up. Get to know your neighbourhood a bit better here.

## YOUR KITCHENER MARKET

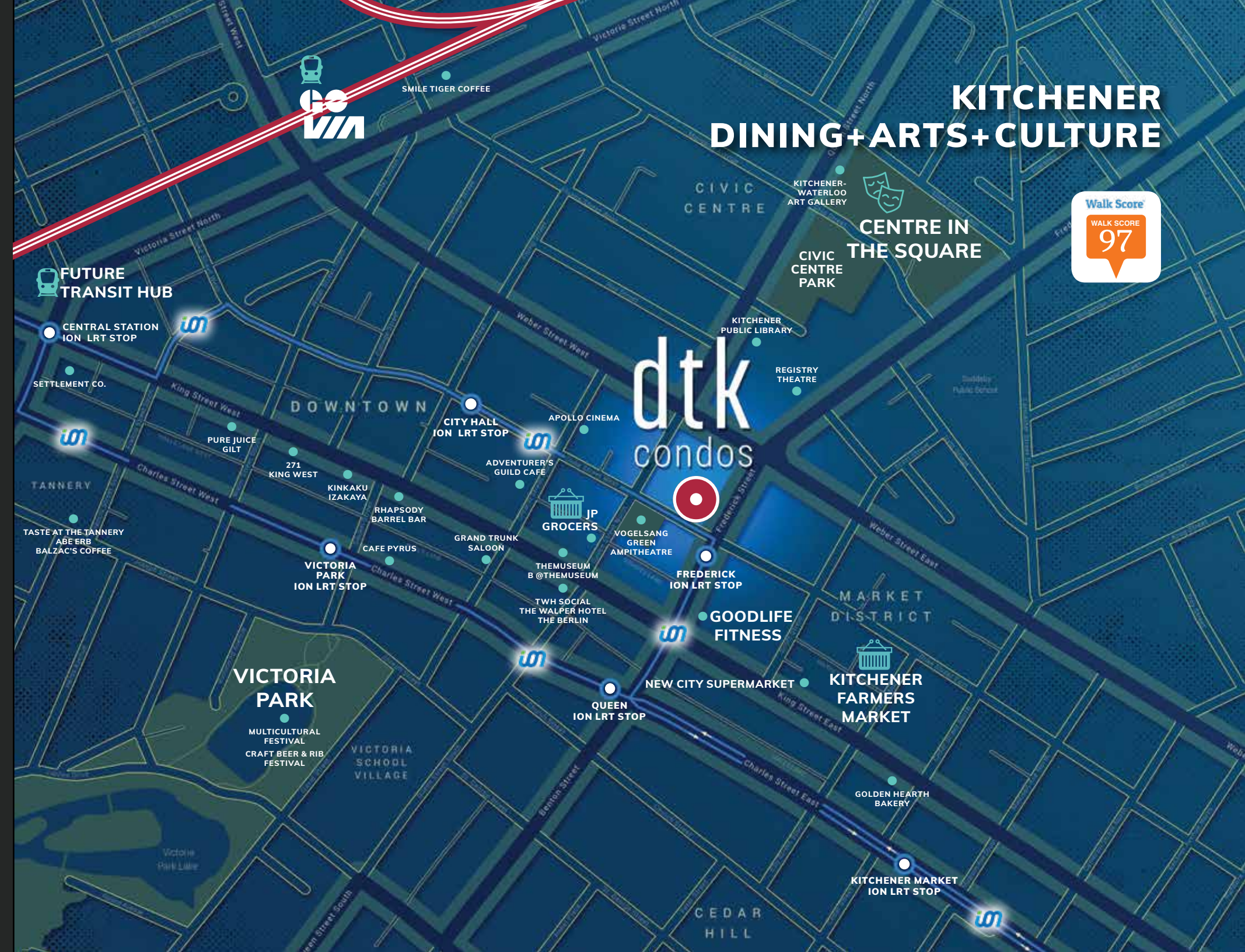
300 KING ST. E. 🚶 7 MINUTE WALK

Today's Kitchener Market is an urban market that is both modern and inviting. For more than 140 years, residents have enjoyed the bounty the Saturday farmers' market. Get fresh meat, produce, dairy and more. Market vendors offer unsurpassed variety, quality and freshness to their many customers.

## J&P GROCERY

8 QUEEN ST. N. 🚶 3 MINUTE WALK

Focusing on everyday items and unique grocery selections from local farmers, makers and growers.



## SETTLEMENT CO. COFFEE ROASTER

Take the time to appreciate the simple things; like a hand crafted cup of coffee and good conversation



©KEVIN HANSEN PHOTOGRAPHY

ABE ERB



©KEVIN HANSEN PHOTOGRAPHY



B @ THEMUSEUM

### SETTLEMENT CO.

1 VICTORIA ST. S. 📍 14 MINUTE WALK

Eatery, meeting place, coffee roaster. Casual relaxed atmosphere encouraging togetherness, community and conversation.

### ABE ERB

151 CHARLES ST. W. 📍 13 MINUTE WALK

Local brews crafted in-house in a unique ambiance. A perfect combination of beer, food and live entertainment.

### B @ THEMUSEUM

10 KING ST. W. 📍 4 MINUTE WALK

Rotating taps featuring Ontario Craft Brews with a locally sourced menu.

### GRAND TRUNK SALOON

30 ONTARIO ST. S. 📍 6 MINUTE WALK

Modern takes on Southern grub & creative cocktails served in a hip, laid-back place with live bands.

### TWH SOCIAL

1 KING ST. W. 📍 4 MINUTE WALK

Tucked beneath the iconic Walper Hotel, enjoy a thoughtfully sourced menu focused on sustainability and diversity.

### PURE JUICE BAR

101-305 KING ST. W. 📍 10 MINUTE WALK

Fresh juices and kitchen creations loaded with vitamins and nutrients that will fuel mind and body.

### RHAPSODY BARREL BAR

179 KING ST. W. 📍 7 MINUTE WALK

Rhapsody Barrel Bar provides a unique entertainment experience based on an emotional connection with its customers.

### 271 WEST

271 KING ST. W. 📍 10 MINUTE WALK

Handmade pastas, bread, local produce and regional meats. Committed to quality,

### SMILE TIGER COFFEE

100 AHRENS ST. W. 📍 13 MINUTE WALK

Roaster of seasonal coffees people love. All coffee is Direct Trade, transparently sourced, and roasted in small batches.

### GOLDEN HEARTH BAKERY

343 KING ST. E. 📍 6 MINUTE WALK

Scratch-made baked goods using only the finest quality local and organic ingredients. Zero preservatives. Ever.

**NEW CITY SUPERMARKET**

236 KING ST. E. 📍 5 MINUTE WALK

Offering traditional Asian produce, meats and fish. A great selection of unique ethnic teas and foods.

**THE BERLIN**

45 KING ST. W. 📍 4 MINUTE WALK

A delicious menu of carefully crafted dishes in a casual and inviting atmosphere.

**GILT**

102-305 KING ST. W. 📍 10 MINUTE WALK

Owned by two women who love food, people and wine. Sharing menu; social atmosphere.

**CAFE PYRUS**

16 CHARLES ST. W. 📍 7 MINUTE WALK

Vegan cafe dedicated to using fair organic ingredients and sustainable packaging offering organic light bites.

**KINKAKU IZAKAYA**

217 KING ST. W. 📍 8 MINUTE WALK

Contemporary Japanese sushi-bar offering fresh ingredients impressive presentation and impeccable taste.

J&P GROCERY



THE BERLIN



© KEVIN HANSEN PHOTOGRAPHY



GILT

ETHICAL EATS

NOTABLE NIBBLES.

CREATIVE VEGAN  
CONCOCTIONS AT CAFE  
PYRUS



**MORE THAN 90  
BUSINESSES  
AND 100 DINING  
OPTIONS ARE  
HERE.**



# 03.

# FIND CULTURE HERE.

A DIVERSE  
GRASSROOTS  
COMMUNITY IS  
HERE.



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RIGHT HERE IS  
THE PLACE TO BE.

B @ THEMUSEUM  
BAR AND RESTAURANT

©KEVIN HANSEN PHOTOGRAPHY







UPTOWN WATERLOO

JAZZ FESTIVAL

SOPHIE MILAN  
PERFORMING

OUTDOOR FESTIVALS



©KEVIN HANSEN PHOTOGRAPHY

CENTRAL LIBRARY



VICTORIA PARK

**VICTORIA PARK**

**PARK ST.** 🚶 17 MINUTE WALK

Known as Kitchener's crown jewel, Victoria Park is a mix of timeless beauty and modern features.

**KITCHENER PUBLIC LIBRARY**

**85 QUEEN ST. N.** 🚶 5 MINUTE WALK

In 2015, the Library won the prestigious OLA Award for Library Architectural and Design Transformation.

**THEMUSEUM**

**10 KING ST. W.** 🚶 4 MINUTE WALK

Presenting fresh, relevant cultural content from around the globe. Five floors and 55,000 square feet of interactive exhibitions.

**CENTRE IN THE SQUARE**

**101 QUEEN ST. N.** 🚶 8 MINUTE WALK

The region's largest performing arts centre. Showcasing the best local and international performing arts for over 30 years.

**KW SYMPHONY**

**36 KING ST. W.** 🚶 4 MINUTE WALK

Over a 70-year history the Kitchener-Waterloo Symphony has grown from a community orchestra into the third largest in Ontario.



## STREET FESTIVALS, ART, MUSEUMS, MUSIC AND THEATRES ARE HERE.

Downtown Kitchener is a City that feels authentic on every level. Boasting an eclectic mix of entrepreneurs, a multi-faceted arts and culture community, and a tightly-knit supportive structure. Everything a thriving community needs is here.

Downtown Kitchener has a heart and it's beating loudly. Over 90 retail businesses, and 100 food and drink providers operate here providing an eclectic mix of tastes and trinkets for every interest. This number continues to grow as more vendors seek the opportunities that exist here.

### ANNUAL EVENTS

Kitchener Blues Festival

Multi-cultural Festival

Oktoberfest

Craft Beer and Rib Festival

Uptown Waterloo Jazz Festival

Festival of Lights

Kitchener-Waterloo Comedy Festival

UPTOWN WATERLOO  
JAZZ FESTIVAL



# 04.

# FIND SUCCESS HERE.

A TOP TIER  
ENTREPRENEURIAL  
ECOSYSTEM  
EXISTS HERE

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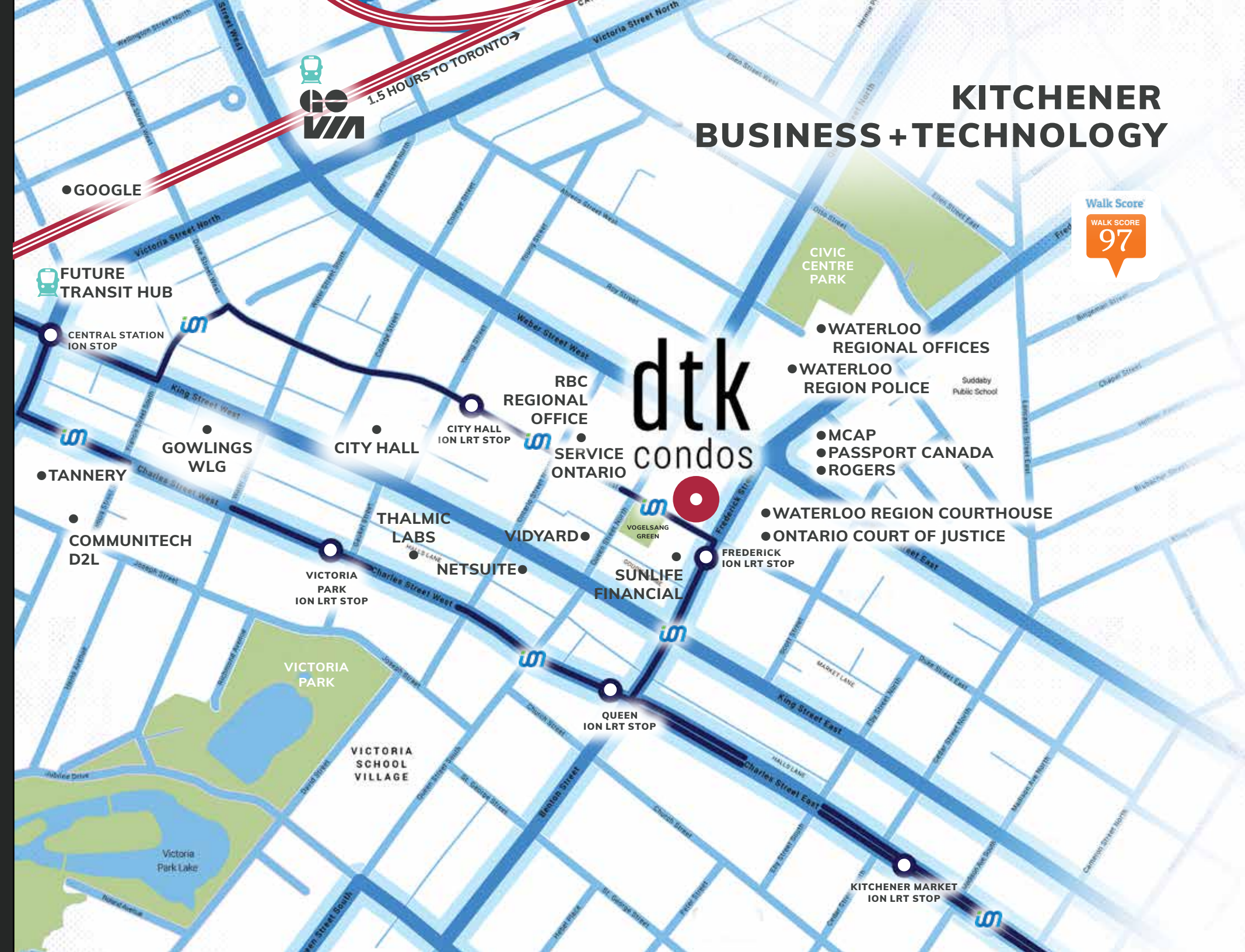
# THRIVING BUSINESS AND EXCITING START-UPS ARE MOVING HERE.

Kitchener is the new choice for many of today's top talent. Major players are planting roots in this city that offers a booming economy and a deep pool of talent to fish from. Get to know your neighbouring businesses a bit better here.

**COMMUNITECH**  
**151 CHARLES ST. W.** 🚶 13 MINUTE WALK  
 Communitech is a public-private innovation hub that supports a community of more than 1400 companies from startups to global organizations.

**GOOGLE KITCHENER**  
**51 BREITHAUPT ST.** 🚶 16 MINUTE WALK  
 Located in the heart of Waterloo Region's tech sector in downtown Kitchener, Google's biggest research and development office in Canada is here.

**D2L**  
**151 CHARLES ST. W.** 🚶 13 MINUTE WALK  
 D2L's educational software technology is being used by customers in higher education, K-12, healthcare, government, and the enterprise sector.



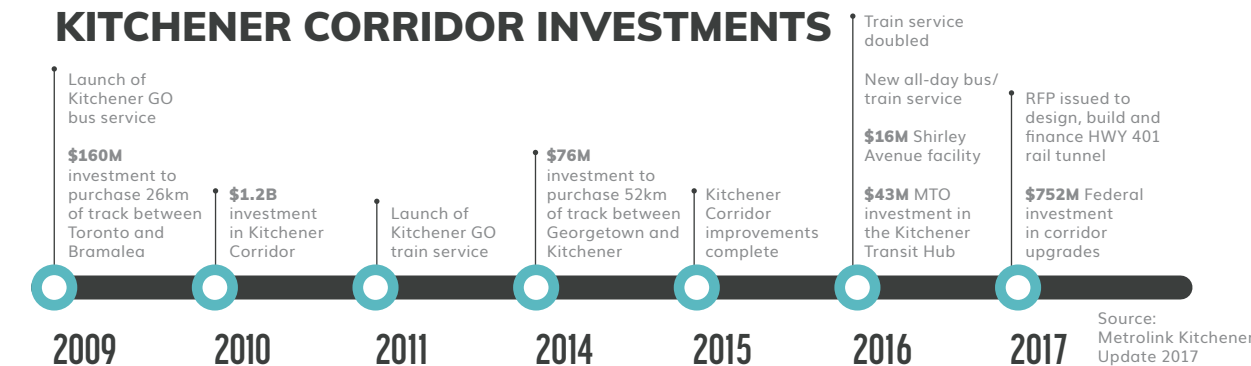
FREDERICK ION STOP  
STEPS AWAY

 **FUTURE TRANSIT HUB WILL PROVIDE 90 MIN. ELECTRIC GO TRAIN COMMUTE TO TORONTO EVERY 15 MINS.**



**OVER \$2 BILLION INVESTED TO IMPROVE THE WAY YOU MOVE HERE.**

**KITCHENER CORRIDOR INVESTMENTS**



The City of Kitchener in collaboration with Metrolink continue to invest in major transit corridor and infrastructure improvements for an extensive Regional Express Rail Plan. Agreement negotiations are underway with CN to build a new corridor, delivering two-way all-day electric train service to Kitchener.

In addition to expanded GO and Express Rail service, 868 Million was invested into developing KW's ION Rapid transit system. When ION light rail launches in 2018, users can pay one fare and transfer seamlessly between bus and light rail services. Ion will streamline transit within the Region, operating on a 19-kilometre, 19 station route spanning from Conestoga Mall

in Waterloo to Fairway in Kitchener. DTK Condos is located mere steps away from the Frederick Street ION stop. The Provincial government has pledged \$11 billion\* for K-W high-speed rail link to Toronto. This will shave travel time from the Kitchener Transit Hub to the Toronto station to well under an hour. DTK is 2 quick stops to the future Kitchener Transit Hub.

“The province is committing up to \$43 million to fund the transit hub in Kitchener, serving as the main station for Via Rail, GO trains and buses, LRT and Grand River Transit”.

KATHLEEN WYNNE, PREMIER OF ONTARIO

\*Peggy Lam , Carmen Ponciano - CBC News - Posted: Mar 28, 2018 7:32 PM ET | Last Updated: March 28

# A TOP-TIER ENTREPRENEURIAL ECOSYSTEM IS **HERE.**

Kitchener, part of the greater Waterloo Region is a unique community built on innovation, education, and collaboration, offers one of the most dynamic economies in North America.

This Region's thriving economy is reflected in industries of advanced manufacturing, information and communications, automotive, business and financial services. Located approximately an hour west of Toronto, Waterloo Region is a key partner within the globally recognized Toronto-Waterloo Innovation Corridor.

The University of Waterloo, Wilfrid Laurier University and Conestoga College offer world-class research and idea generation for industries operating here. These leading facilities produce some of the highest caliber talent in the world, generating a deep talent pool of professionals who continually regenerate our local economy and labour force.



©KEVIN HANSEN PHOTOGRAPHY



## **22% AGREE KITCHENER IS THE BEST INVESTMENT IN ONTARIO**

Source:  
Canadian Real Estate  
Wealth Magazine

In 2016 *Canadian Real Estate Wealth Magazine* conducted two polls asking participants both which province, and specific market they believe offers the best investment opportunities. An astounding 50% of those surveyed agreed Ontario offers the ultimate investment opportunities. Within the Ontario market an overwhelming, 22% of those polled voiced Kitchener-Waterloo as being the best place to invest. The GTA followed second at 16%.

# IDEAS HAPPEN HERE.

Waterloo Region is a hub of tech triumphs. Google is here. Blackberry is here. Microsoft is here. Shopify is here, Communitech is here. Great ideas are born everyday here.

The 2017 Global Startup Ecosystem Report suggests that the Toronto and Waterloo Regions are increasingly behaving as one ecosystem. To date, an estimated 2,700 startups thrive here thanks to world-class talent, entrepreneurial culture, an affordable rental market, and a global base of customers that all look for inspiration and opportunity here.

THE TANNERY



© KEVIN HANSEN PHOTOGRAPHY



“ We will continue to engineer an opportunity loaded ecosystem that stretches from Waterloo to Toronto and around the globe. We will be known as Canada’s answer to Silicon Valley. The polite one. The one recognized as the destination of choice for the world’s smartest people.”

STEVEN WOODS, CHAIR OF THE BOARD, COMMUNITECH  
IAIN KLUGMAN, PRESIDENT & CEO, COMMUNITECH CORPORATION

Following a targeted, city strategy to attract public and private reinvestment, Kitchener projects employment in the downtown core, including the Innovation District, to rise to 18,500 by 2020, up from 11,600 in 2009\*.

## DEVELOPMENT IS HERE.

766 Million dollars were recently invested into the new Regional Courthouse facilities. In combination with the vested interest in light rails, it is clear that DTK is ideally located in the heart of all that is happening in Downtown Kitchener. The City’s recently approved Perimeter Development Corp’s new 120,000-square foot, six-storey, glass-fronted office on King Street

West will house Gowling WLG as lead tenant. Additionally, Deloitte Canada is relocating its regional office into a refurbished 28,000 square foot brick-and-beam former industrial warehouse, turned into a collaborative work space for tech-savvy employees. Rezoning approvals, and major tenant acquisitions reinforce Kitchener’s ambitions to transform its former industrial core into a thriving downtown.



**IN 2017 TECH COMPANIES ATTRACTED \$291.1 MILLION IN VENTURE CAPITAL HERE.**

\*Source: Communitech Annual Report 2017

## INVESTMENT HIGHLIGHTS

- 65.6% tech-job growth rate 2011-2016\*
- 8,400 tech jobs added from 2011-2016\*
- 766 Million Courthouse improvement
- New 120,000 office at King West with major tenants such as Gowling WLG
- Tech labour pool growth rate second highest in North America
- Tech companies attracted 291.1M in venture capital in 2017.

\*Source: CBRE 2017 Scoring Canadian Tech Talent Report



# PEOPLE ARE FLOCKING HERE.

Waterloo Region has the 10th largest population in Canada and the 4th largest in Ontario, making it one of the largest and fastest growing regions in the Province.


POPULATION AND DWELLING CENSUS COUNTS

	K-W CAMBRIDGE	REGION	ONTARIO
2011	496,383	507,096	12,851,821
2016	523,894	535,154	13,448,494
CHANGE	5.5%	5.5%	4.6%
TOTAL	210,896	214,299	5,598,391

Source: Statistics Canada, 2016 Census. Region Includes: Woolwich, Wellesley, & Wilmot Townships

## ABOVE AVERAGE IN SO MANY WAYS.

Waterloo Region's growth rate was 5.5%, between 2011-2016, a figure which exceeded both provincial and national growth rates of 4.6% and 5% respectively. In 2016, the Census population of Waterloo Region was 535,154. Between 2011 and 2016, the population of Waterloo Region grew by 28,058 individuals, approximately 5,600 people per year. *Ontario's Growth Plan* projects that Waterloo Region's population will grow by 185,000 people over the next 15 years.



INCREASE OF  
**185,000**  
ANTICIPATED  
OVER THE  
NEXT 15 YEARS

# DEMAND & GROWTH ARE HERE.

People are moving here. Data collected by the K-W Association of Realtors in 2017 illustrates that the average sale price for a home in Kitchener Waterloo increased by 20.7 per cent year-over-year. This meant an increase from \$387,291 to \$467,513.

## REAL ESTATE MARKET GROWTH

Never before has Kitchener's real estate market been more robust. According to The Region of Waterloo 2016 Building Activity and Growth Monitoring, Report, ( PDL-CPL-17-10 ) The total value of building permits issued for new construction in Waterloo Region was 1.4 billion dollars in 2016, a substantial increase

of 36% over 2015 values and more than 30% higher than the 10 year average. 2017 was the first time average sale prices jumped above \$400,000, just six years after exceeding the \$300,000 threshold. An increase to \$500,000 within one year is foreseeable, as RE/MAX has forecast an average sale price of \$499,233 for Waterloo Region in 2018.

ALL HOUSING TYPES HAD INCREASES OF AT LEAST **20%** IN 2017 OVER 2016.

Source: Kitchener Association of Realtors



# FEE FREEZE.

For a limited time, The City of Kitchener is offering Development incentives to encourage development in the Downtown Core. Both the Municipal and Regional development charges are waived at DTK Condos until early 2019. Development charges here, would typically be in excess of \$15,000 per unit, and represent an immediate and substantial advantage to purchasing today.

## DEVELOPMENT INCENTIVE DETAILS

Effective until February 2019

Municipal and Regional Charges **Waived**

Savings in excess of **\$15,000** per unit

Valuable savings passed onto buyer



...The quality of life enjoyed in this Region has always been at the top, even though home prices have been relatively affordable. I think this secret is out now, and the activity of buyers from the GTA certainly demonstrates this...

TONY SCHMIDT, President  
Kitchener Association of Realtors

“Growth in demand matched unprecedented growth in supply. An improving job market for younger people, eroding affordability and strong immigration raised rental demand.”

ERICA MCLERIE, Senior Market Analyst, CMHC

Detached homes sold for an average price of \$549,046 in 2017, an increase of 21.5 per cent over 2016. This rapid increase has made home ownership unaffordable. Condominiums now present the only affordable and practical option for many first time home-buyers.

**RENTAL MARKET DEMAND INCREASES**

The need for both urban and affordable condominium and rental accommodations is evident. Demand for rental accommodations across the Region increased by a record setting 7% while vacancy rates dropped to a very low 1.9%.

**KITCHENER VACANCY RATES PLUMMET**

Between July 2016 and June 2017 1,293 condominium apartments were completed with 30.3% of those being rentals. The rental condominium apartment vacancy rate was a mere 0.7% in September 2017, indicating a lack of supply and a high demand for luxury rental options in new buildings with more amenities. These statistics also verify that the rental demographic is willing and wanting to pay a premium for a more luxurious condominium rental rather than opting for traditional purpose-built rental accommodations.

**RENTAL HOUSEHOLDS SKYROCKET**

Since 2011 the increase in number of rental households by income has been staggering. Propensity to rent can be attributed to aging populations and market changes. There appears to be an increasing preference to rental accommodations, even in the highest income earners.

Source: Rental Market Report Kitchener-Waterloo-Cambridge CMA, CMHC

**RENTAL CONDOMINIUM APARTMENTS AND PRIVATE APARTMENTS TOTAL VACANCY RATE BY BUILDING SIZE**

SIZE	RENTAL CONDOMINIUM		APARTMENT RENTALS	
	OCTOBER 2016	OCTOBER 2017	OCTOBER 2016	OCTOBER 2017
<b>3-19 UNITS</b>			2.5	2.0
<b>20-49 UNITS</b>	0.4	0.6	1.6	1.0
<b>50-99 UNITS</b>	2.5	1.3	1.8	1.2
<b>100+ UNITS</b>	0.6	0.4	2.5	2.6
<b>TOTAL</b>	1.4	<b>0.7</b>	2.2	1.9

Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units. Source: CMHC Rental Market Report 2017

**NUMBER OF RENTAL HOUSEHOLDS IN KITCHENER CMA BY INCOME**

HOUSEHOLD INCOME	2011	2016	INCREASE
<b>\$20,000-\$39,999</b>	16,455	17,590	<b>6.9%</b>
<b>\$40,000-\$59,999</b>	11,870	14,300	<b>20.5%</b>
<b>\$60,000-\$79,999</b>	6,530	9,255	<b>41.7%</b>
<b>\$80,000-\$99,999</b>	3,215	5,535	<b>72.2%</b>
<b>\$100,000 AND OVER</b>	<b>3,665</b>	<b>6,055</b>	<b>65.2%</b>

Source: Statistics Canada 2016 Census

# 05.

# FIND COMFORT HERE.

CUSTOMIZABLE  
AND SMART LIVING  
SPACES ARE HERE

dtk  
condos



Redefine your expectations here. Each residence is delivered fully finished with inspired interiors including extra high ceilings, exquisite marble and wood flooring, custom cabinetry, and personalized built-in appliances. Buyers have the unique opportunity to customize their suite with choice in exquisite flooring and countertop materials, paint selections, and lighting. Here, everything is exactly as it should be, Here is precisely where you should be, Here is where inspiration is born.



PRETTY & PRIVILEGED  
PANORAMAS  
ROOFTOP RESIDENTS  
TERRACE



## LIVING SPACES FOR BUSY LIFESTYLES

Stylish finishes, premium appliances and gorgeous material selections in smart living spaces.



FOR THE MOVERS, SHAKERS &  
MONEY-MAKERS

FITNESS CENTER WITH  
FABULOUS VIEWS



AN INTEGRATION OF  
TECHNOLOGY AND  
PRACTICALITY EXIST HERE.

Every suite at DTK Condos includes a technology package allowing residents to monitor and control their living environment at home or from afar from their mobile device.

Smart Door Included

Smart Lighting Included

Smart Thermostat Included

Car Sharing Service Available

Electric Vehicle Parking Available

5th Floor Communal Garden Plots

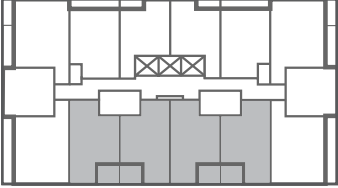


SUSTAINABILITY  
WITH A PRACTICAL  
APPROACH.

COMMUNAL 5TH FLOOR  
GARDEN TERRACE



**664** SUITE 1A: 588 sq.ft.  
BALCONY: 76 sq.ft.



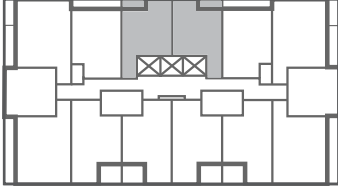
ONE BEDROOM + DEN

**633** SUITE 1B: 555 sq.ft.  
BALCONY: 78 sq.ft.



ONE BEDROOM + DEN [ ACCESSIBLE SUITE ]

**534** SUITE 1C: 498 sq.ft.  
BALCONY: 36 sq.ft.

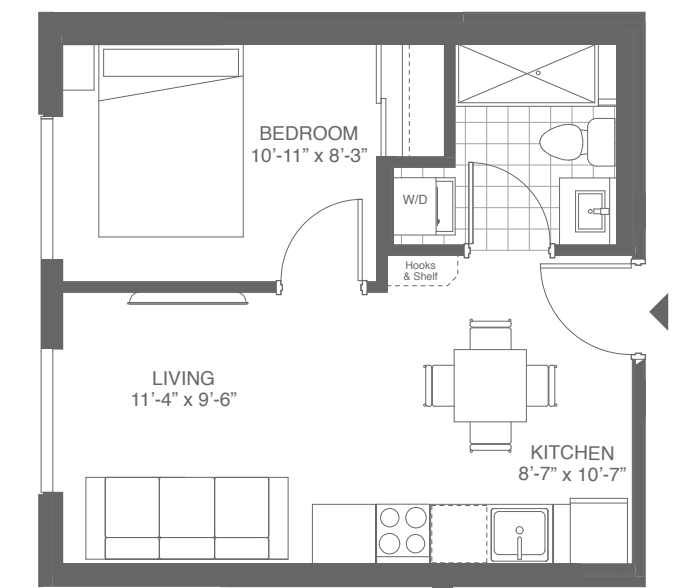
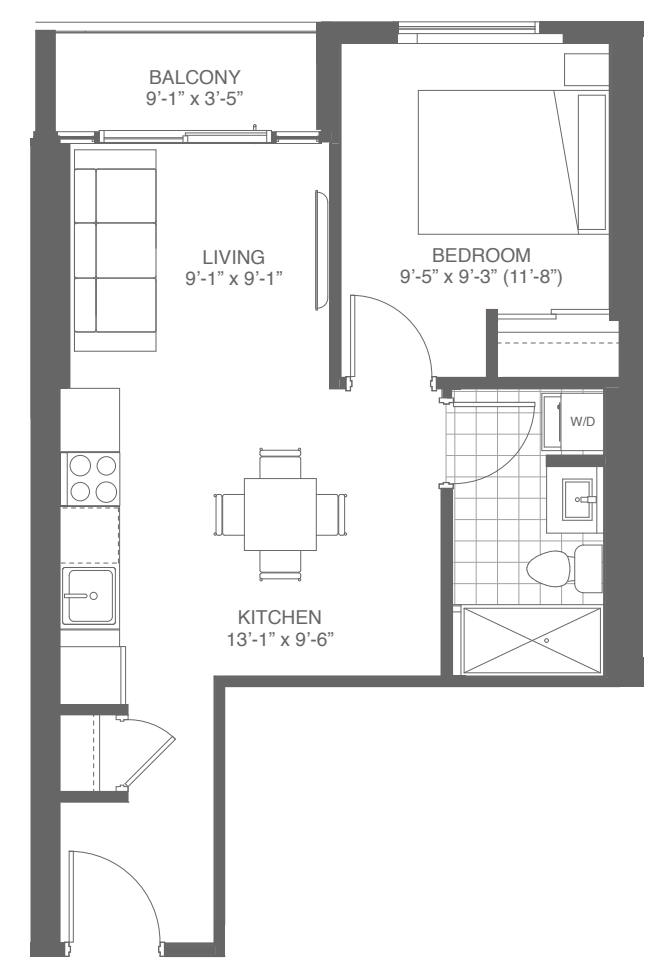
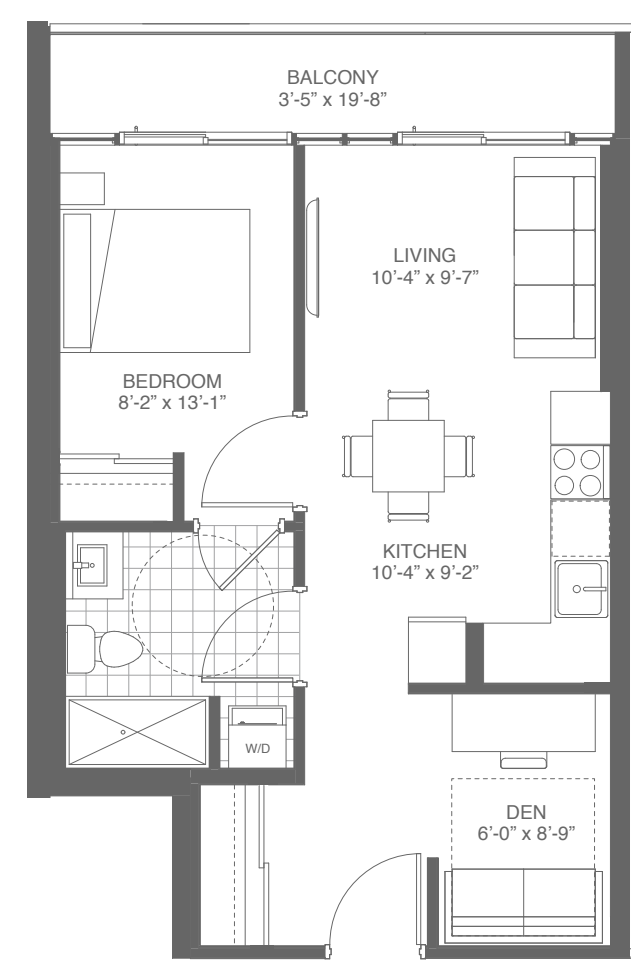
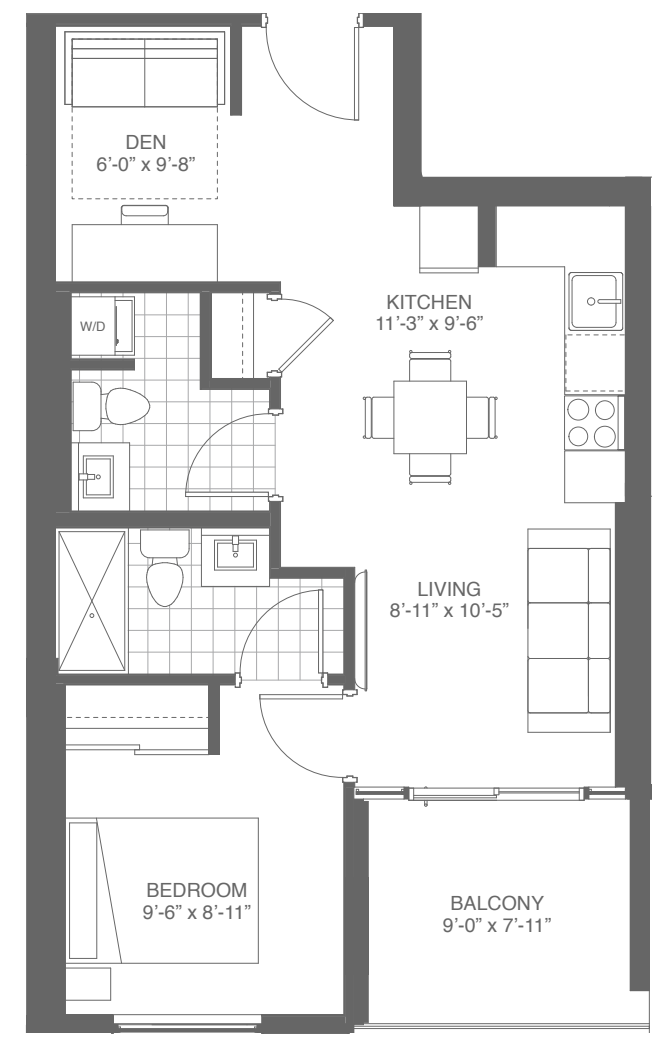


ONE BEDROOM

**402** SUITE 1D: 402 sq.ft.



ONE BEDROOM



**EVERYTHING HAS ITS PLACE**

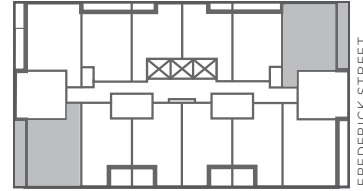
You're busy, you're on the go, you're an active go-getter with success and a vision for your future. Live in adaptable, flexible floorplans designed for the city-savvy. Everything has its place, and yours is here, at DTK.



Plans and specifications are subject to change without notice. Actual usable floor space may vary from stated floor area. Illustrations are artists concept only and may show optional features not included in base price. See sales representative for further information. E. & O. E.

765

SUITE 2A: 690 sq.ft.  
BALCONY: 75sq.ft.\*

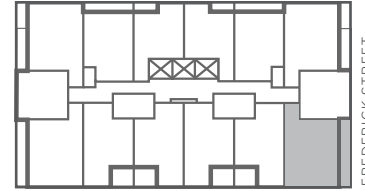


DUKE STREET EAST

FREDERICK STREET

765

SUITE 2B: 690 sq.ft.  
BALCONY: 75 sq.ft.\*

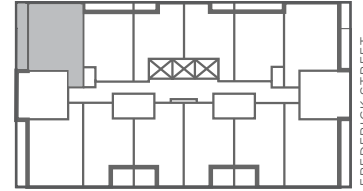


DUKE STREET EAST

FREDERICK STREET

767

SUITE 2C: 692 sq.ft.  
BALCONY: 75 sq.ft.



DUKE STREET EAST

FREDERICK STREET

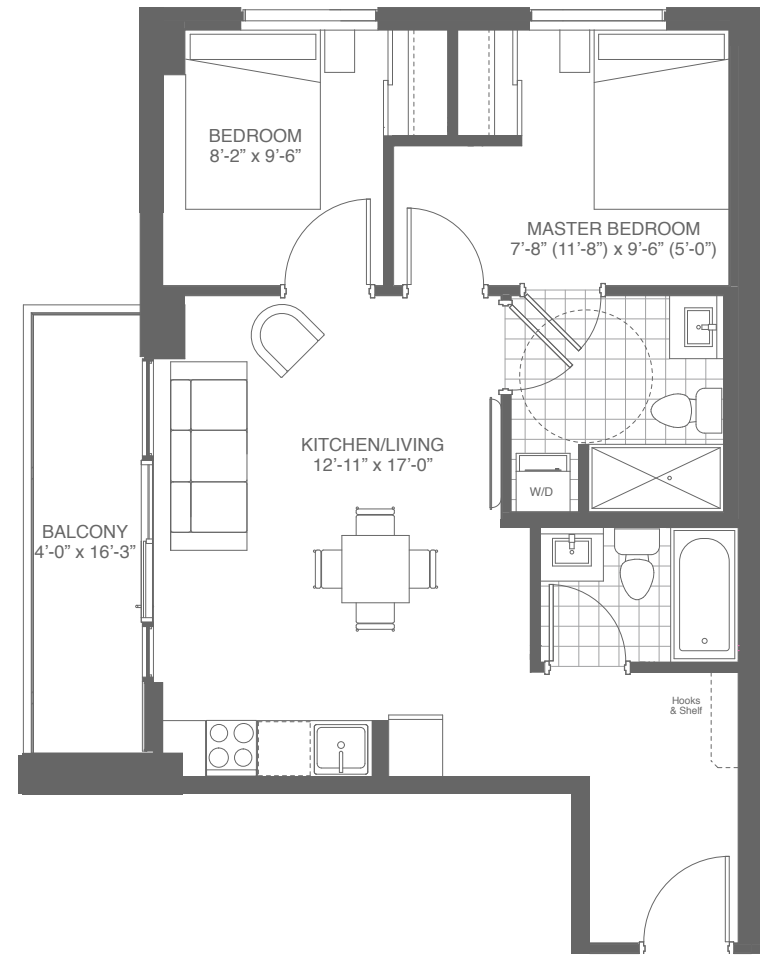
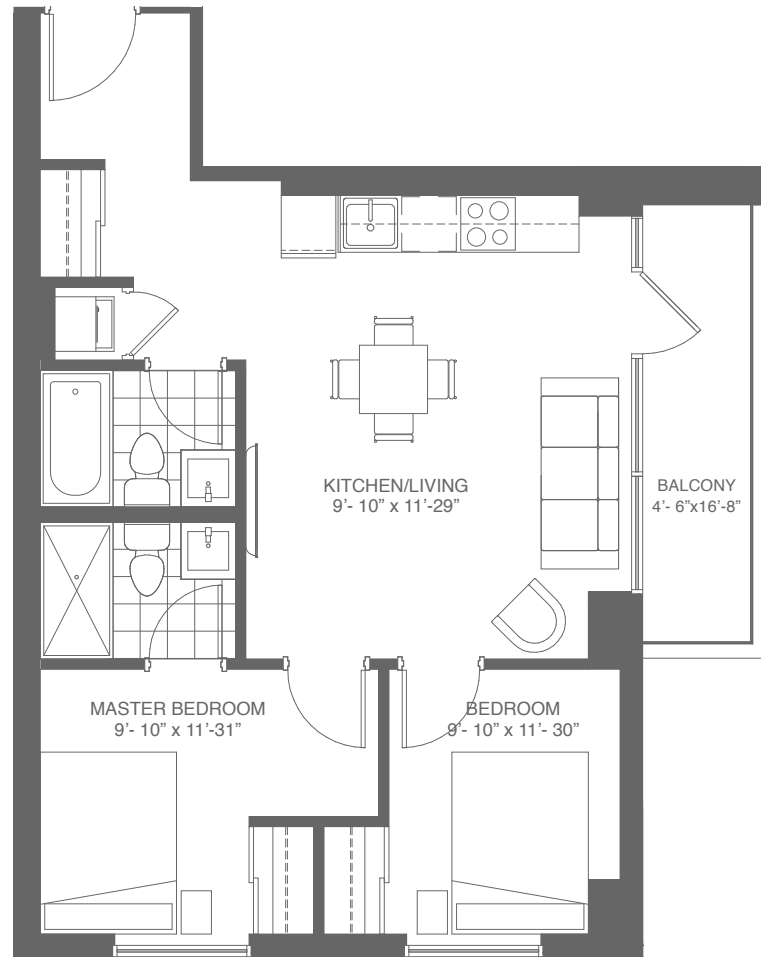
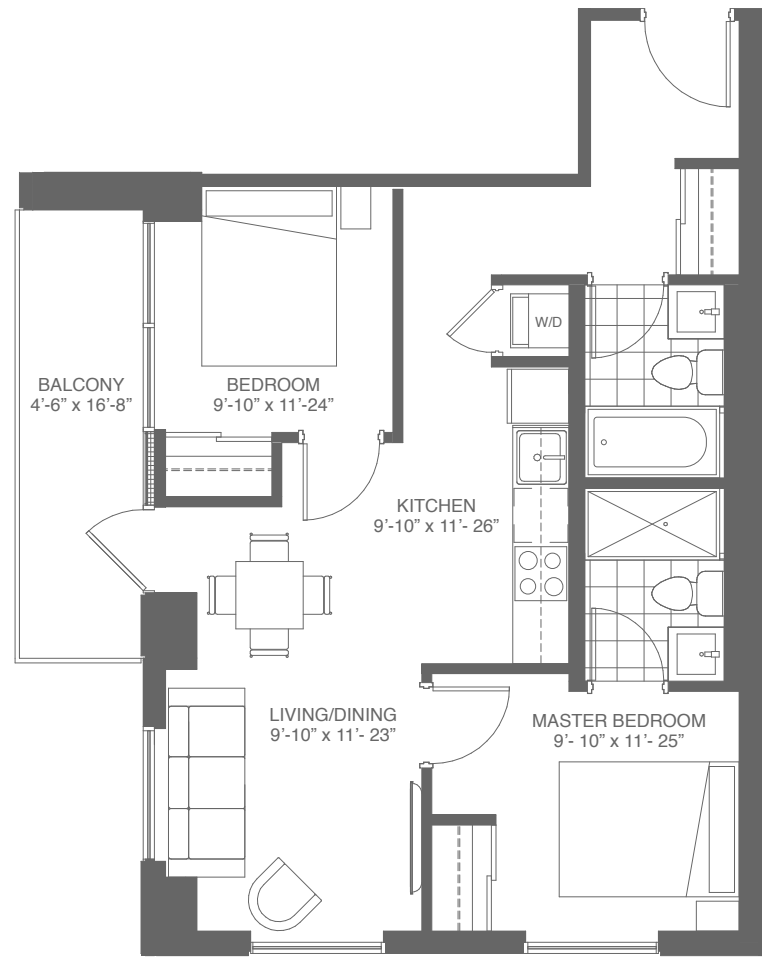
TWO BEDROOMS

\*BALCONY SIZES VARY BY FLOOR. SEE SALES REPRESENTATIVE FOR DETAILS

TWO BEDROOMS

\*BALCONY SIZES VARY BY FLOOR. SEE SALES REPRESENTATIVE FOR DETAILS

TWO BEDROOMS [ ACCESSIBLE SUITE ]



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condos

05.

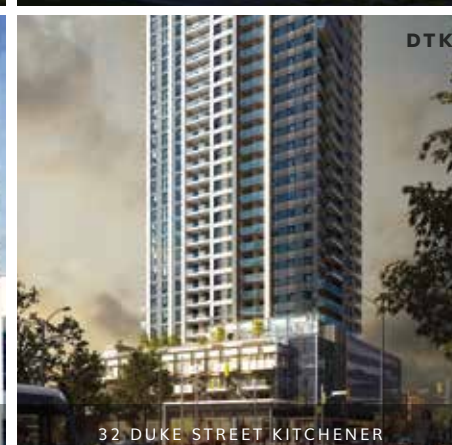
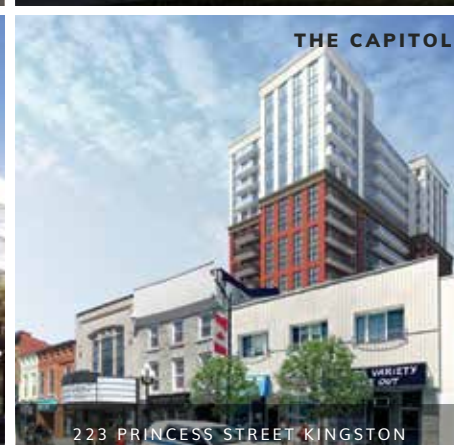
**FIND  
AUTHENTICITY  
HERE.**

OUR  
REPUTATION  
IS BIG DEAL  
HERE

dtk  
condos







IN8 Developments



## PROJECT SUCCESS HIGHLIGHTS

### PROVEN SUCCESS FROM A LOCAL DEVELOPER

IN8 Developments is a local developer with a team of over 50 dedicated KW resident employees. IN8 takes pride in making Kitchener-Waterloo a beautiful place to live.

IN8 Developments has crafted a residential concept that has proven to be a successful and profitable investment. Since the original Sage Condo project was completed in 2013, IN8 has been the leading developer of student condominiums with 10 Sage Condo projects in their portfolio to date.

Investors of our first Waterloo projects realized an accelerated performance in capital appreciation due to the increased pricing in our subsequent projects. Buyers of one bedroom units in Sage II realized a 35.6% appreciation in the value of their condo versus the price in Sage Platinum three years later.

Realize the benefits of investing now and watch your capital grow. Be among the first to purchase at DTK; Duke Tower Kitchener.

### SAGE: SOLD OUT IN 3 MONTHS

- 58 units, 11-storey condo
- On-time completion in September 2013
- 100% leased four consecutive school years

### SAGE II: SOLD OUT IN 4 MONTHS

- 198 units, 23-storey condo
- On-time completion in September 2015
- 100% leased two consecutive school years
- 10% rental growth in one bedroom units from year one to two

### SAGE 3: SOLD OUT IN 2 WEEKS

- 98 units, Three bedroom townhouses plus two 6-storey condos
- On-time completion in May 2015
- 100% leased two consecutive school years

### SAGE V: SOLD OUT IN 3 WEEKS

- 169 units, 8-storey condo
- On-time completion in September 2016
- 100% leased for the 2016 school year
- 1 bedroom suites rented out at rates 10% higher than guaranteed

### IVY TOWNS: SOLD OUT IN 3 WEEKS

- 68 units, 4-storey condo, 100% leased
- On-time completion in September 2016

### IVY TOWNS 2: SOLD OUT IN 2 WEEKS

- 34 units Three bedroom, stacked townhomes
- 100% Leased
- On-time completion in September 2017

### IVY TOWNS 3: SOLD OUT IN 1 WEEK

- 43 units, 3-bed stacked towns, 100% leased
- On-time completion in September 2017

### SAGE VI: SOLD OUT IN 2 WEEKS

- 131 unit, 6-storey condo, 100% leased
- On-time completion in September 2017

### SAGE PLATINUM: SOLD OUT IN 2 WEEKS

- 104 units, 4-storey condo
- Construction began on time May 2017

### SAGE PLATINUM II: SOLD OUT IN 3 WEEKS

- 161 units, 4-storey condo
- Construction began on time May 2017



## **DUKE TOWER KITCHENER**

### **32 DUKE STREET EAST.**

IN8 Developments knows that here, Kitchener, is where the future is happening. A city that has a heart and grit that everywhere doesn't. Where Canada's next great city is being built and created by young professionals. So we're building somewhere for you to live that's right in the centre of it all. Be here. Here at DTK.

**[DTKCONDOS.CA](http://DTKCONDOS.CA)**

**IN8** Developments

**[IN8DEVELOPMENTS.CA](http://IN8DEVELOPMENTS.CA)**

\*Renderings: Illustrations are artists concept only and may show optional features not included in base price.