

**\*\*IMMEDIATE OR FIRM FALL 2018 OCCUPANCY\*\***

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

SUITE	SIZE (SQ. FT.)	PRICE	LEASE	BALCONY	EXPOSURE
<b>SAGE II - 318 Spruce Street, Waterloo</b>					
2303	753.00	\$349,900	\$1,550	445	North West
215	807.00	\$309,900	\$1,450	0	West
306	1080.00	\$359,900	\$1,650	134	East
<b>SAGE PLATINUM (SAGE VIII) - 250 Albert Street, Waterloo</b>					
302	444.85	\$290,900	\$1,295	38	East
601	447.55	\$292,900	\$1,295	38	East
613	462.38	\$292,900	\$1,295	39	West
706	485.04	\$308,900	\$1,395	0	North East
517	507.47	\$306,900	\$1,395	0	South East
<b>SAGE PLATINUM II (SAGE IX) - 308 Lester Street, Waterloo</b>					
207	454.44	\$289,900	\$1,295	37.16	East
307	454.44	\$290,900	\$1,295	37.16	East
507	454.44	\$292,900	\$1,295	37.16	East
412	459.19	\$291,900	\$1,295	39.4	West
611	459.19	\$293,900	\$1,295	39.4	West
525	463.61	\$292,900	\$1,295	39.4	East
102	463.63	\$289,900	\$1,295	134.5	West
227	464.55	\$289,900	\$1,295	39.4	East
430	464.55	\$291,900	\$1,295	39.4	East
529	464.55	\$292,900	\$1,295	39.4	East
602	499.59	\$303,900	\$1,350	0	East
<b>SAGE V - 280 Lester Street, Waterloo</b>					
301	550.00	\$292,900	\$1,100	75	East

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

<p><u>Deposit Structure</u>  <b>Sage II:</b> ONLY 10% on Signing  <b>Sage V:</b> ONLY 10% on Signing  <b>Sage VIII &amp; Sage IX:</b> ONLY \$10,000 within 30 days &amp; \$18,000 May 1<sup>st</sup>!!!</p>	<p><u>Maintenance (Per Sq. Ft.)</u>  <b>Sage II:</b> \$0.26  <b>Sage V:</b> \$.025  <b>Sage VIII:</b> \$.033 (Internet Incl.)  <b>Sage IX:</b> \$0.27  <u>Includes:</u> Water, Gas, Common Area Upkeep, Building Insurance, Reserve Fund, Landscaping &amp; Garbage Removal</p>	<p><u>Parking &amp; Locker</u>  <b>Sage II:</b> \$15,000 Parking &amp; \$5,000 Locker  <b>Sage V:</b> N/A  <b>Sage VIII &amp; Sage IX:</b> \$20,000 Parking</p>
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