

SAME
INNOVATIVE
CONCEPT
COMPLETELY
REINVENTED



SAGE II
CONDOMINIUMS

318 SPRUCE STREET WATERLOO

SAGE II

**THE SAME INNOVATIVE CONCEPT, COMPLETELY REINVENTED.
SAGE II PRESENTS A SECOND OPPORTUNITY TO INVEST IN AND OWN A CONDOMINIUM
IN A PREMIUM WATERLOO LOCATION**

Investing with Sage Condominiums is easy. We offer a comprehensive hands-off program to make condo investment easy for new and seasoned investors alike. Sage II, located in the centre of Waterloo's growth district and fueled by the expanding universities, is a stable and secure opportunity that should prove to be a valuable addition to any investment portfolio.

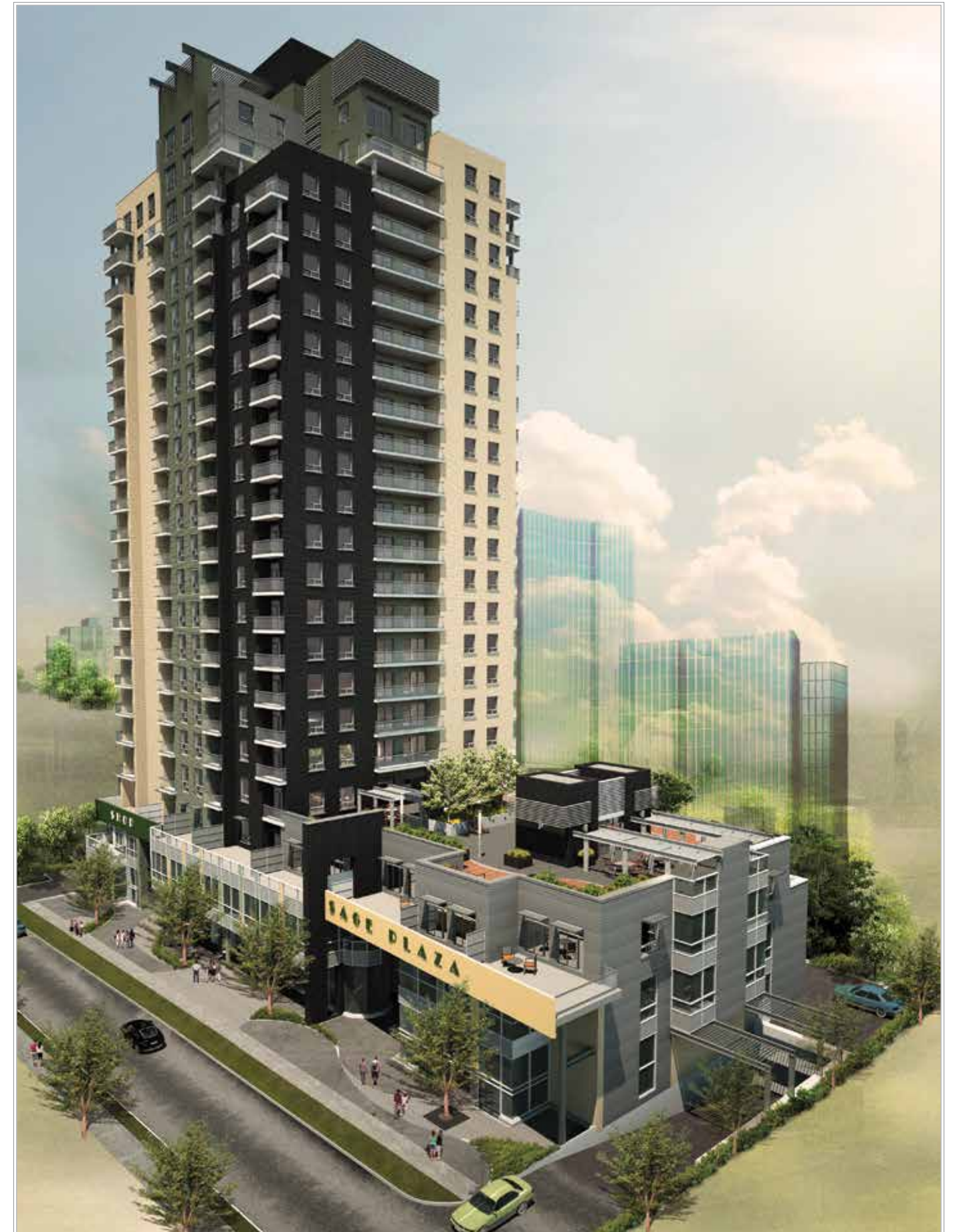
Sage II presents a unique opportunity to invest in and own a condo residence, offering attractive earning potential as an investor. Sage II will feature the same modern design as our first building but offer highly sought-after one and two bedroom suites with master finishes, private ensuites and spacious suites.

Sage II is constructed using Insulating Concrete Form to ensure the longevity and quality of the development. ICF will produce a much quieter building with higher thermal resistance, lower HVAC operating costs, high sound absorption, a stronger structure and higher resale value.

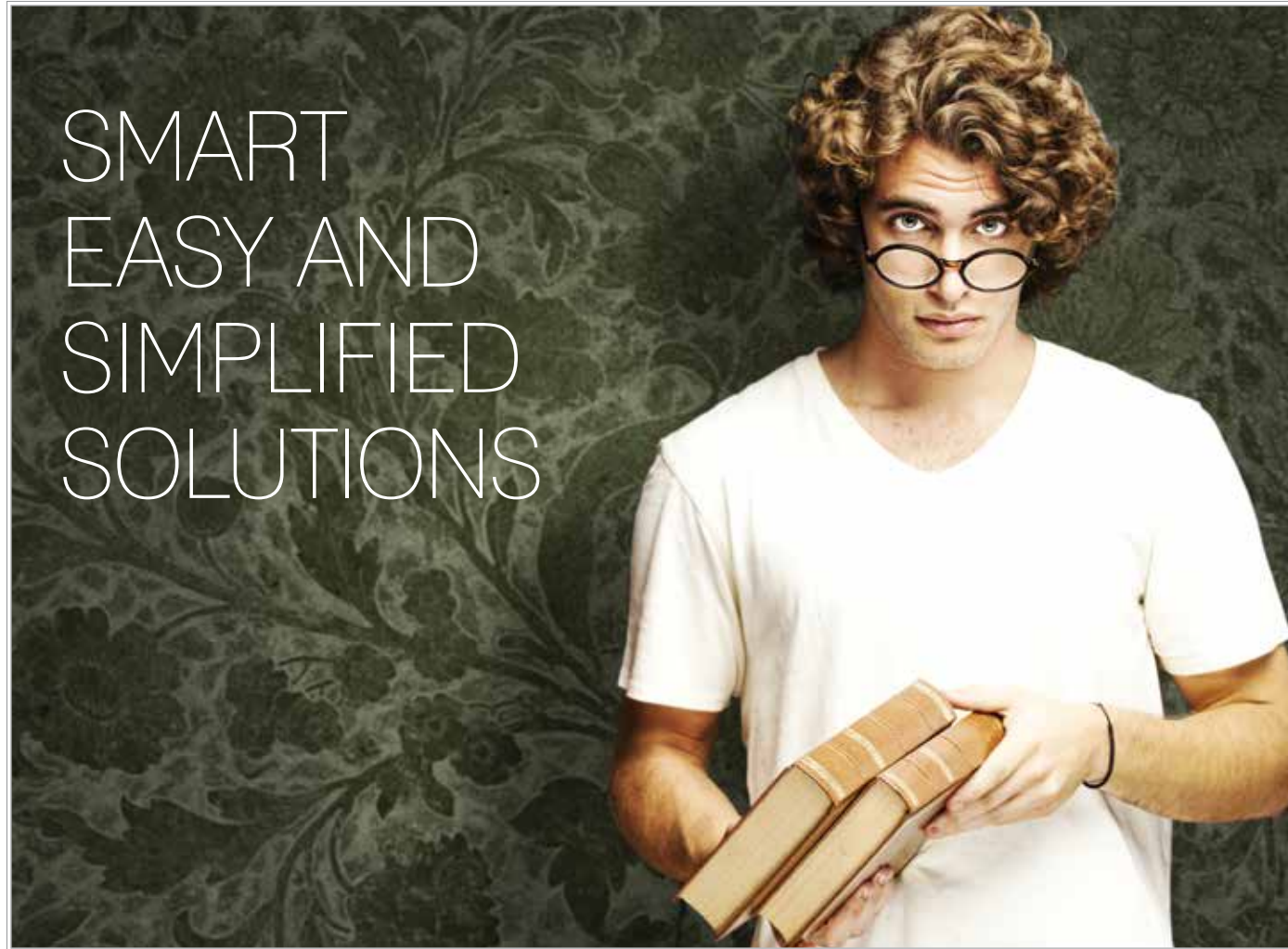
Sage II Condominiums offers a wealth of opportunities for those seeking a property to maximize earning potential. Past proformas project consistent growth and demand which will be further elevated by the exceptional nature of Sage II Condominiums.

REASONS TO CHOOSE SAGE II

- An already constructed building with a complete Tarion Warranty
- Professional property management package makes the dream of hassle free real estate investing a reality
- Located steps from Wilfrid Laurier University, University of Waterloo, and the UW Technology Park
- Sage II has an enormous and growing tenant pool to draw from
- High demand 1 and 2 bedroom suites which are in scarce supply near the universities
- Worry free ownership with furnishing package and leasing guarantee
- Sage II owners will not be subject to the costly Rental Housing Licensing traditional landlords in Waterloo must contend with
- With conventional 1 & 2 bedroom layouts, purchasers at Sage II won't have to deal with the financing challenges other rental property owners face
- On-site amenities including fitness centre, theatre room, lounge, guest suite, roof top patio and over 13,000 square feet of retail
- Top quality suite finishes including granite countertops, stainless steel appliances, in-suite laundry



↑ SPRUCE STREET ELEVATION



SMART EASY AND SIMPLIFIED SOLUTIONS

SAGE II CONDOMINIUMS MAKES INVESTING SIMPLER AND SMARTER BY OFFERING OWNERS TAILORED MANAGEMENT PACKAGES AND PREFERRED FINANCING RATES

SAGE II EXCLUSIVE PROPERTY MANAGEMENT PACKAGE

By choosing our Easy Ownership management package you can ensure your investment is safe and profitable. By choosing to partner with our exclusive property management provider, Domus Housing, you are able to maximize your return on investment, your property's potential and the growth of your future portfolio.

Domus Housing provides a complete and hassle-free service; you don't have to lift a finger or write a single cheque. Options and services available include; the lease of your condo and management of general maintenance and repairs to the suite. Domus can also deposit your rent checks in your bank account on your behalf and provide you with a monthly statement. You can be as hands-off as you want to be.

Working alongside a property manager is a smart choice for first-time investors, and those who would prefer to realize the rewards of their investment without the worry.

Ask us for our complete management package, or download a copy online at www.in8developments.ca/sage2/property-management-solution

FIGURE IN FINANCING

IN8 Developments partners with RBC to offer upgraded finance options on a variety of term mortgages.



RBC Royal Bank®

MOVE RIGHT IN FURNISHING PACKAGES

COMPLETE FURNISHING PACKAGES AVAILABLE TO ENHANCE YOUR SUITE AND MAKE MOVING EASY

Sage II provides the option for our investors to purchase complete furniture packages to finish the entire suite in a cohesive, contemporary, modern decor theme to further enhance the premier living space. All furnishings are delivered to the suite with complete installation provided, enabling residents to simply move right in and enjoy.

COMPLETE FURNISHING PACKAGES THAT WILL DRESS AND IMPRESS



SUITE	BEDROOM 1	BEDROOM 2	LIVING ROOM	DINING ROOM	DEN	PRICE
1 BEDROOM	1 DOUBLE BED 1 DOUBLE MATTRESS 2 BEDSIDE TABLES	NA	LOVESEAT ARMCHAIR MEDIA UNIT 50"TV DESK & CHAIR COFFEE TABLE	2 BAR STOOLS	NA	\$3135.17 +HST
1 BEDROOM PLUS DEN	1 DOUBLE BED 1 DOUBLE MATTRESS 2 BEDSIDE TABLES 1 ARMCHAIR 1 DRESSER	NA	SOFA MEDIA UNIT 50"TV COFFEE TABLE	3 BAR STOOLS	DESK & CHAIR ARMCHAIR OPEN BOOKCASE	\$3980.32 +HST
2 BEDROOM	1 DOUBLE BED 1 DOUBLE MATTRESS 1 BEDSIDE TABLE 1 DESK WITH CHAIR	1 DOUBLE BED 1 DOUBLE MATTRESS 1 BEDSIDE TABLES 1 DESK WITH CHAIR	SOFA COFFEE TABLE ARMCHAIR MEDIA UNIT 50"TV	3 BAR STOOLS DINING TABLE 4 CHAIRS	NA	\$4886.09 +HST

* Pricing and availability subject to change without notice. Substitutions may be deemed necessary should inventory become unavailable.



THE IN8 CONDOMINIUM DIFFERENCE

SAGE II IS A RESIDENCE COMPRISED SOLELY OF ONE AND TWO BEDROOM CONDOMINIUM SUITES, OFFERING AN AFFORDABLE PRODUCT THAT IS RARELY FOUND NEAR THE UNIVERSITIES IN WATERLOO.

DOMUS DEMAND SYNOPSIS

Domus Housing is the largest manager of rental properties in the university area of Waterloo, Ontario. With a diverse portfolio of almost 3000 beds, Domus rents a wide array of housing options anywhere from bachelor apartments, to 7 bedrooms houses, to the most common accommodation available in Waterloo, 5 bedroom apartment suites. As of 2016, 75% of the Domus portfolio is made up of newly constructed, purpose-built student housing and over 90% of this is made up of 5 bedrooms. Based on statistics, renters want 1 and 2 bedroom units, are willing to pay more for the privacy they offer, and there isn't enough supply to satisfy the demand.

ONE AND TWO BEDROOM SUITE CURRENT AVAILABILITY STATISTICS

- Of the entire 3000 bedroom portfolio currently available, which includes houses, only 1.9% is made up of 1 and 2 bedroom units. Of strictly the newly constructed buildings, only 0.03% is made up of 1 and 2 bedroom units.
- All but one of these existing 1 and 2 bedroom units are located in older, low rise buildings or in basements of older houses. Finishes in these residences are usually original to the building and consequently dated and worn.
- The limited number of 1 and 2 bedroom units sell out as soon as they become available which can be as early as 8 months in advance.
- Despite the huge availability of brand new 5 bedroom units featuring luxury finishes, students are still choosing older 2 bedroom suites. With lack of availability, renters are paying up to \$1300 per month in much older and substandard residences in order to have the privacy of a 2 bedroom suite.
- There is a large existing 3 building development, located within the prime rental area, comprised of 619 units (predominantly bachelor, one and two bedroom suites). Rental prices here are about \$1300 per month and units are typically rented months in advance with renters wait-listed. These are older buildings with basic and dated finishes.

Demand synopsis and statistics provided by Domus Housing. E. & O. E.



BENEFITS OF 1&2 BEDROOM SUITES

HIGH DEMAND AND LOW SUPPLY OF ONE AND TWO BEDROOM SUITES MAKE PURCHASING OR INVESTING AT SAGE II A WISE CHOICE.

With well designed and luxuriously finished 1 and 2 bedroom units, Sage II offers a completely new experience for tenants in the university area of Waterloo. Currently less than 1% of the bedrooms in the university area are comprised of 1 or 2 bedroom units and tenant demand for this product is extremely high.

Sage II is the first building to meet this incredibly high demand with the perfect product. These more-private suites attract a more mature tenant seeking a quieter, more studios environment. The appeal to this type of resident translates to reduced turnover and minimal wear and tear on the suite. These factors have the potential of contributing to a safe and lucrative investment for unit owners.

SAGE CONDOS LEASING GUARANTEE

At Sage II Condominiums, we offer purchasers and investors the opportunity to purchase a leasing guarantee valid for the first year. This nominal investment will provide you peace-of-mind as you enter into your agreement, guaranteeing your suite is leased for the first full year from date of occupancy.

YOUR LEASING GUARANTEE INCLUDES:

- Your suite will be 100% leased for the first year *
- One year of free property management services *



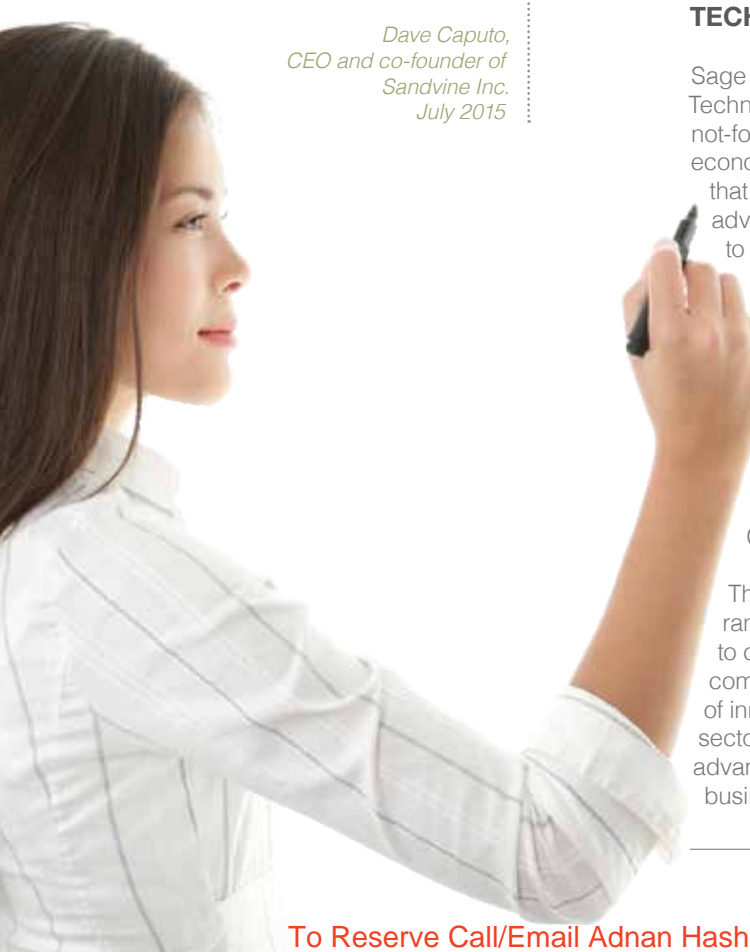
SMARTER INVESTMENT CHOICE

A PERPETUALLY INCREASING STUDENT POPULATION IN COMBINATION WITH BEING SITUATED IN THE HIGH TECH SECTOR OF WATERLOO REGION, SAGE II OFFERS THE POTENTIAL FOR A SIMPLE AND SECURE INVESTMENT.

TRADITION OF CONTINUED EXCELLENCE

Waterloo Region is one of the best places in the world to build a technology company right now

Dave Caputo, CEO and co-founder of Sandvine Inc. July 2015



AN INTELLIGENT CITY

The Intelligent Communities Forum (ICF) has recognized Waterloo as being the world's Top Intelligent Community in 2007, an honour that acknowledges that this community best exemplifies the development of a prosperous economy based on broadband and information technology. In being named the Top Intelligent Community, Waterloo demonstrates that collectively it is ready to meet the challenge of reinforcing itself as a world-class, internationally competitive city, and to thoroughly support the vision of a great community.

TECHNOLOGY TRIANGLE

Sage II is located in part of Canada's Technology Triangle Inc (CTT) is a not-for-profit, public-private regional economic development partnership that markets the competitive advantages of the Waterloo Region to the world, and works to attract new businesses, investment and talent to the Region.

Waterloo Region is a globally recognized advanced technology cluster, also having the highest concentration of manufacturing among Canada's metropolitan areas.

The business base is diverse, ranging from large multinational to countless independent start-up companies on the leading edge of innovation. Leading economic sectors are automotive, high tech, advanced manufacturing, and business services.

A MATTER OF ECONOMY

The fabric of the Waterloo Region's dynamism, and its future, is woven from the threads of industry employing advanced technology in their product development and manufacturing processes, and using advanced technology as a key driver of business competitiveness.

The area is an attractive location for knowledge-intensive firms and for companies to remain on the leading edge of technology. This results in a higher overall GDP and employment rate relative to the Ontario and Canadian average.

Over 500,000 people live within a half-hour (30 km) radius and over 5.2 million within 100 km of Waterloo.

With continuous business expansion, advanced research and development initiatives and growth in real estate and new home markets, Waterloo Region's future looks very promising.



KNOWING YOUR MARKET

THE TANNERY ©HANSEN PHOTOGRAPHY

UNDERSTANDING THE ECONOMIC AND EDUCATION TRENDS IN WATERLOO REGION IS IMPERATIVE TO UNDERSTANDING THE POTENTIAL OF YOUR INVESTMENT

EDUCATION EXCELLENCE

There are many years when Waterloo is the university that has the most people at Microsoft of any in the world

BILL GATES, MICROSOFT OCTOBER 2005

The number of post-secondary students in the region is increasing. With the number of student residences failing to support the escalating student population, those seeking residence while in study are exploring alternative accommodation opportunities, more cohesive with their fastidious lifestyle.

STUDENT POPULATION & LIVING ACCOMMODATION FIGURES

	2015	2014	2013
ON-CAMPUS HOUSING	9,850	9,490	8,740
OFF-CAMPUS HOUSING	20,310	20,300	19,810
STUDENTS ARRIVING	30,160	29,800	28,550

**Figures pertain to the City of Waterloo Source: Region of Waterloo Planning, Housing, and Community Service; 2016*

SIX STRATEGIC REASONS TO INVEST IN WATERLOO REGION

TECHNOLOGY	Waterloo Region is a globally recognized technology cluster. Leading economic sectors are automotive, technology, manufacturing and business
EDUCATION	Home to The University of Waterloo, Wilfrid Laurier University and Conestoga College. Exceptional access to private and public research is a hallmark of Waterloo Region.
POPULATION	Waterloo Region is one of Canada's fastest growing communities, expected to reach 729,000 people by 2031. The growth rate of the Region is nearly twice the Canadian average.
BUSINESS	Ranked a Top 5 small "North American Cities of the Future," by FDI, the Waterloo Region has been ranked as the fourth best place to do business in Canada.
WORKFORCE	Built on a foundation of entrepreneurship and innovation. The labour resource is 272,000 people within Waterloo Region, and 2.7 million people within a 45 minute drive.
ECONOMY	Canada's excellent economic fundamentals and political stability provide a first-rate, low-risk business environment. Canada has a strong fiscal position.



ACTUAL SAGE II UNITS



BUILDING FEATURES

- Underground parking
- Secure and controlled entry and lobby
- Third floor amenity spaces: fitness area, meeting and party room, lounge and guest suite
 - Garbage chute on all suite floors
- Large outdoor landscaped terrace and green roof
 - Street level community plaza

IN-SUITE FEATURES

- Large bedrooms, high ceilings & oversized windows
 - Ensuite bathrooms (as per plan)
- Large walkout balcony or terrace with sliding glass doors off living area as per plan
 - Sliding partitions in dens
- Cable & telephone outlets in living, beds and dens
 - Pre-wired high speed internet
- Smoke and carbon monoxide detectors as per code

FINISHES AND FIXTURES

- Choice of two finish/colour schemes
 - Natural exposed concrete ceilings
- Laminate flooring in living, dining, kitchen & beds
- Granite kitchen countertop & island or bar as per plan
 - Extra tall, melamine slab cabinets with stainless steel pulls in kitchen
 - Glass tile kitchen backsplash
- Stainless steel fridge, slide in range with wall mounted microwave, ducted exhaust, and built-in dishwasher
- Undermount, double-basin stainless steel sink with chrome pull-out spray faucet
- Exposed front load stainless steel washer & dryer
 - Porcelain tile on bathroom floor
- Glass shower door with chrome trim and acrylic shower enclosure
 - Custom melamine vanity with granite top, undermount sink and chrome faucet, medicine cabinet above
- Contemporary linear light in kitchen, bathroom vanity light and surface mounted fixtures in bedrooms
- Contemporary profile, painted 4" baseboards with matching door casings
 - Solid core, paint grade suite entry door with contemporary satin chrome lever & privacy viewer
 - Solid core interior doors with satin chrome lever
 - 5'-0" closets with paint grade sliding doors and plastic coated wire shelving as per plan
- Entry closet with mirrored sliding doors (as per plan)

A SMARTER CHOICE FOR LIVING

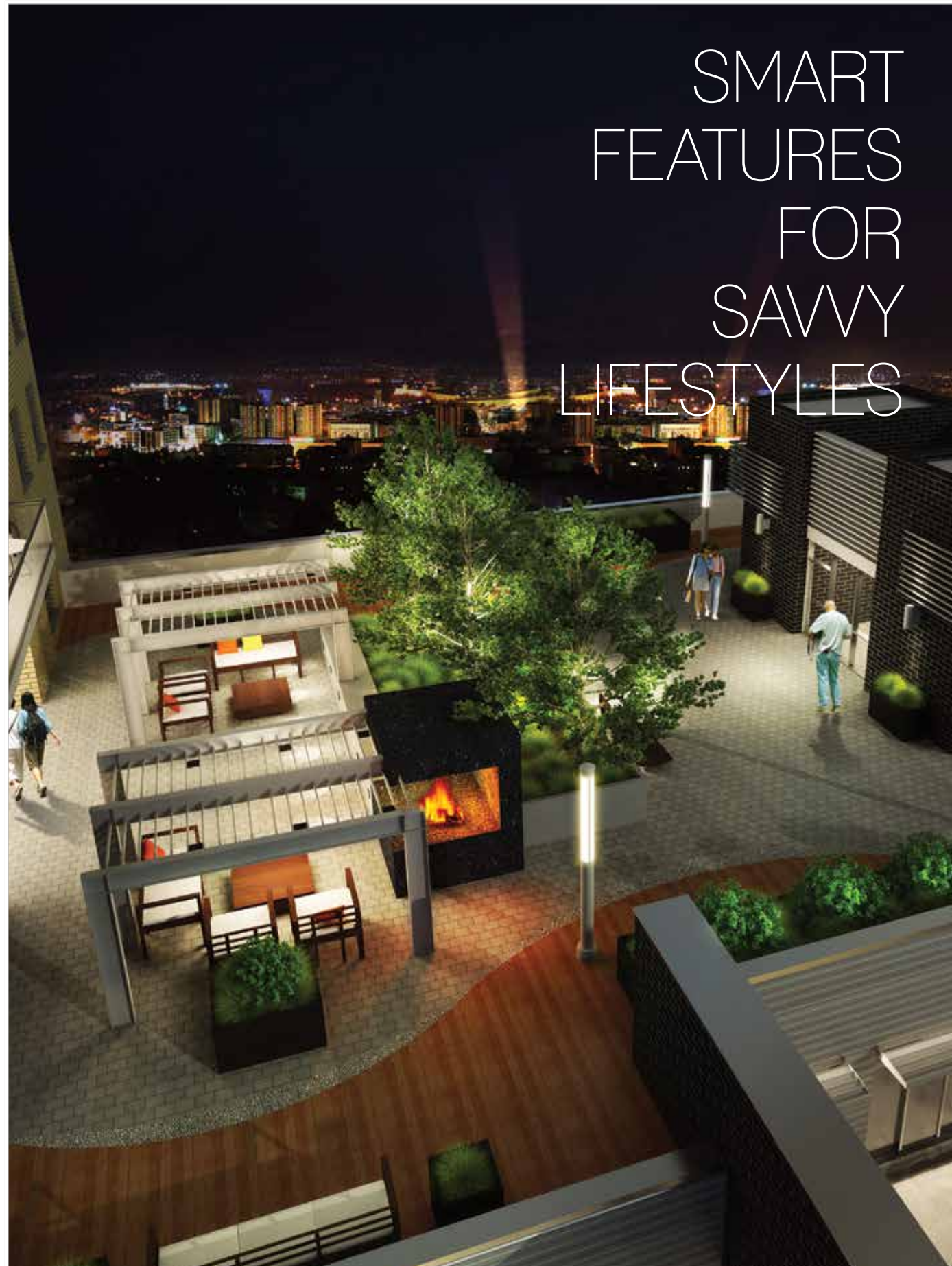
SAGE II CONDOMINIUMS OFFERS A NEW LEVEL OF LIVING TO ACCOMMODATE THE SAVVY MODERN LIFESTYLE.

Sage Condos offers an unparalleled living experience for today's demanding and modern student.

The exterior of the building enhances the surrounding streetscape with contemporary architecture and innovative design elements.

The interior footprint of the suites are exemplary in design, layout and intelligent use of square footage. Each suite is fitted and finished with choice industry decor selections including granite, laminate wood flooring and contemporary fixtures and appliances.





SMART FEATURES FOR SAVVY LIFESTYLES

ROOF-TOP TERRACE ↑



HEALTH AND FITNESS CENTRE ↑

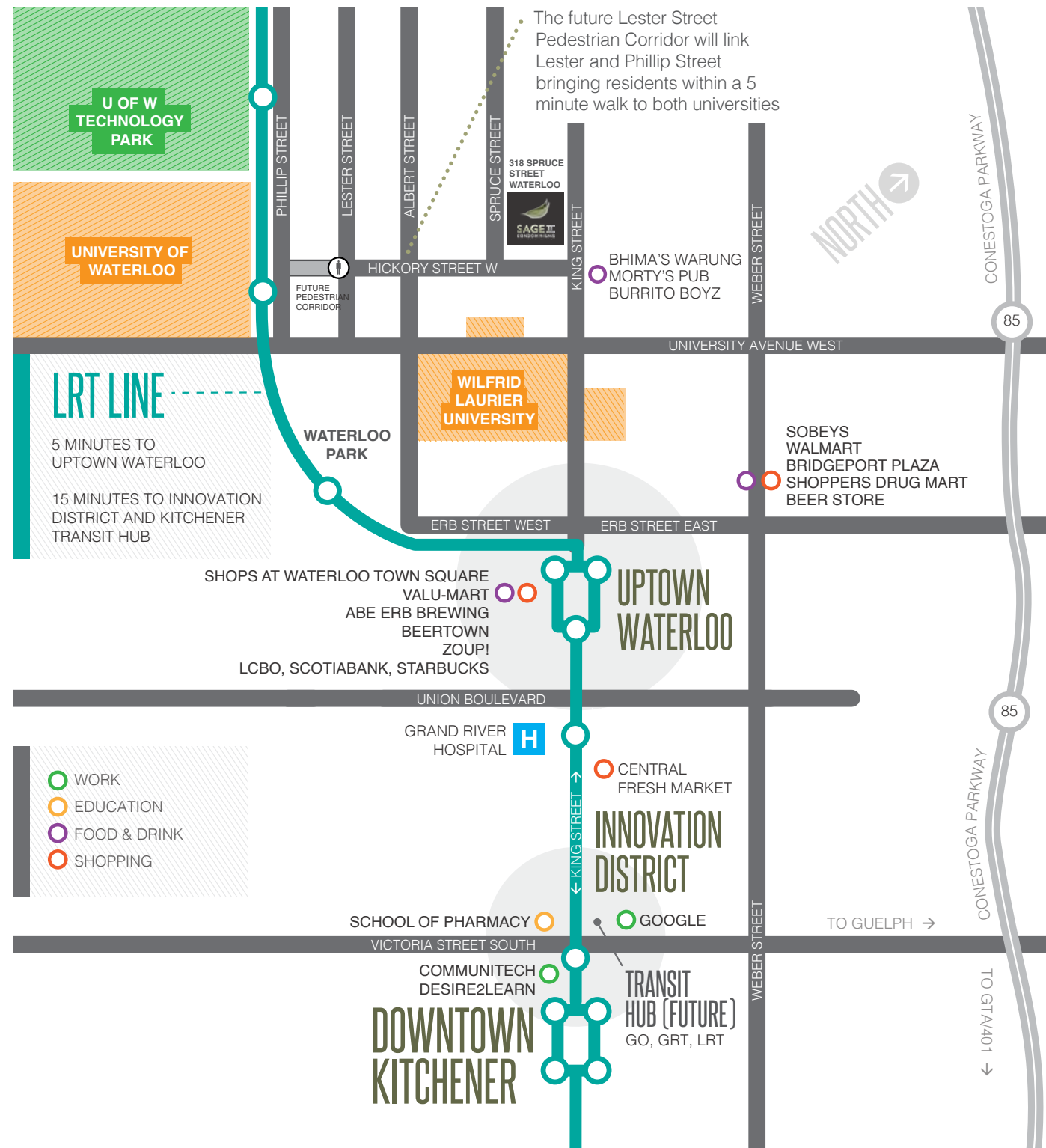
STUNNING DESIGNER DETAILS AND EXCEPTIONAL AMENITIES MAKE SAGE II A WELCOMING RETREAT AT THE END OF A BUSY AND STRENUOUS DAY.

Sage II is so much more than a condo residence. It is a recreational retreat, designed to encourage residents to stay active, educated and thriving in Waterloo Region. Purchasers can anticipate a great selection of amenities both in the condominium common areas and the surrounding neighbourhood.

- Lobby with Secure Access
- Professional Fitness Centre
- Lounge and Common Study Room
- Theatre Room
- Café
- Fully Furnished Guest Suite
- Roof-top Terrace and Green Space



↑ LOUNGE AND COMMON AREA



IDEAL URBAN LIFESTYLE LOCATION

SAGE 2 IS SITUATED WITHIN WALKING DISTANCE FROM THE UNIVERSITY OF WATERLOO & TECHNOLOGY PARK, AND JUST MINUTES FROM A VARIETY OF LOCAL AMENITIES, SHOPPING, ENTERTAINMENT AND PUBLIC TRANSIT, MAKING STUDENT LIFE SIMPLER.

CLOSE TO EVERYTHING YOU NEED

- WALK TO UNIVERSITY OF WATERLOO
- WALK TO WILFRID LAURIER UNIVERSITY
- WALK TO SAGE 5 RETAIL PLAZA WITH 16 RETAIL UNITS INCLUDING 10 RESTAURANTS, SMOOTHIE BAR, SUPPLEMENTS STORE, CONVENIENCE STORE AND MEDICAL WALK-IN CLINIC AND PHARMACY
- UNIVERSITY OF WATERLOO TECHNOLOGY PARK, INCLUDING SYBASE, OPENTEXT, CANADIAN INNOVATION CENTRE, BLACKBERRY, AGFA HEALTHCARE, SANDVINE
- STEPS FROM GRT AND FUTURE LRT ROUTES
- INNOVATION DISTRICT
- COMMUNITECH
- CONESTOGA MALL
- THE SHOPS AT WATERLOO TOWN SQUARE
- MANY DINING CHOICES, PUBS AND BARS
- WATERLOO PARK
- SHOPPING, GROCERIES AND BANKS
- AND MORE



STABILITY FOR FUTURE GROWTH



The future light rail transit system (LRT) will consist of 22 stations along a 36km dedicated transit line. With a region wide focus on growth, the LRT will support future population increase as our core intensifies. It is conveniently located within steps from the University of Waterloo LRT stations connecting residents to business, school and pleasure as well as the transit hub for out of town trips.