

SAGE PLATINUM II

PRIVATE
CONDO LIVING
IN WATERLOO

308 LESTER STREET, WATERLOO



INTRODUCING SAGE PLATINUM II, THE LATEST RELEASE BROUGHT TO WATERLOO BY INNOVATOR IN8 DEVELOPMENTS

The Sage Condominium concept continues to be a proven success in the real estate investment market.

IN8 Developments has successfully launched and rapidly sold out of five amazing Sage projects in Waterloo. Sage 1 is currently in its fourth rental term proving the Sage portfolio to be extremely successful and profitable. We continue to offer a complete and comprehensive “hands-off” program to make this smart condo investment easy for new and seasoned investors alike.



All five Sage projects have sold out in just over one year with all 5 buildings fully rented at least once.



↑ SAGE PLATINUM II EXTERIOR ELEVATION - 308 LESTER STREET, WATERLOO

REASONS TO CHOOSE SAGE PLATINUM II

- A condominium comprised of scarce one bedroom units
- Professional property management package makes the dream of hassle-free real estate investing a reality
- Situated just steps from the Sage 5 retail plaza, Wilfrid Laurier University, the University of Waterloo, the UofW Technology Park and future LRT line
- Worry-free ownership with furnishing package and leasing guarantee
- A brand new building with a complete Taron Warranty
- Sage Platinum II owners will not be subject to the costly Rental Housing Licensing traditional landlords in Waterloo must contend with
- Top quality suite finishes including granite countertops, stainless steel appliances, in-suite laundry

WHY SAGE PLATINUM II IS DIFFERENT

Past projects have shown that the demand for one bedroom units is increasing rapidly. Single bedroom units in both Sage 2 and 5 are currently rented for next year and earning higher rental income than promised. At present, one bedroom units are in low supply as multi-bedroom units dominate the market.

1 Sage Platinum II is comprised of one bedroom units to fill this growing demand and is unique to the current multi-unit housing landscape. These premium suites will allow unit owners to achieve a significant increase in rent per square foot.

We believe that this rare characteristic paired with a superior location in the center of Waterloo’s growth district, steps from Wilfrid Laurier University, the University of Waterloo, future LRT line and the UofW Technology Park will make for a stable and secure environment that will be a long term benefit to any investment portfolio.



THE PROBLEM

THE SOLUTION

A building predominantly comprised of one bedrooms units

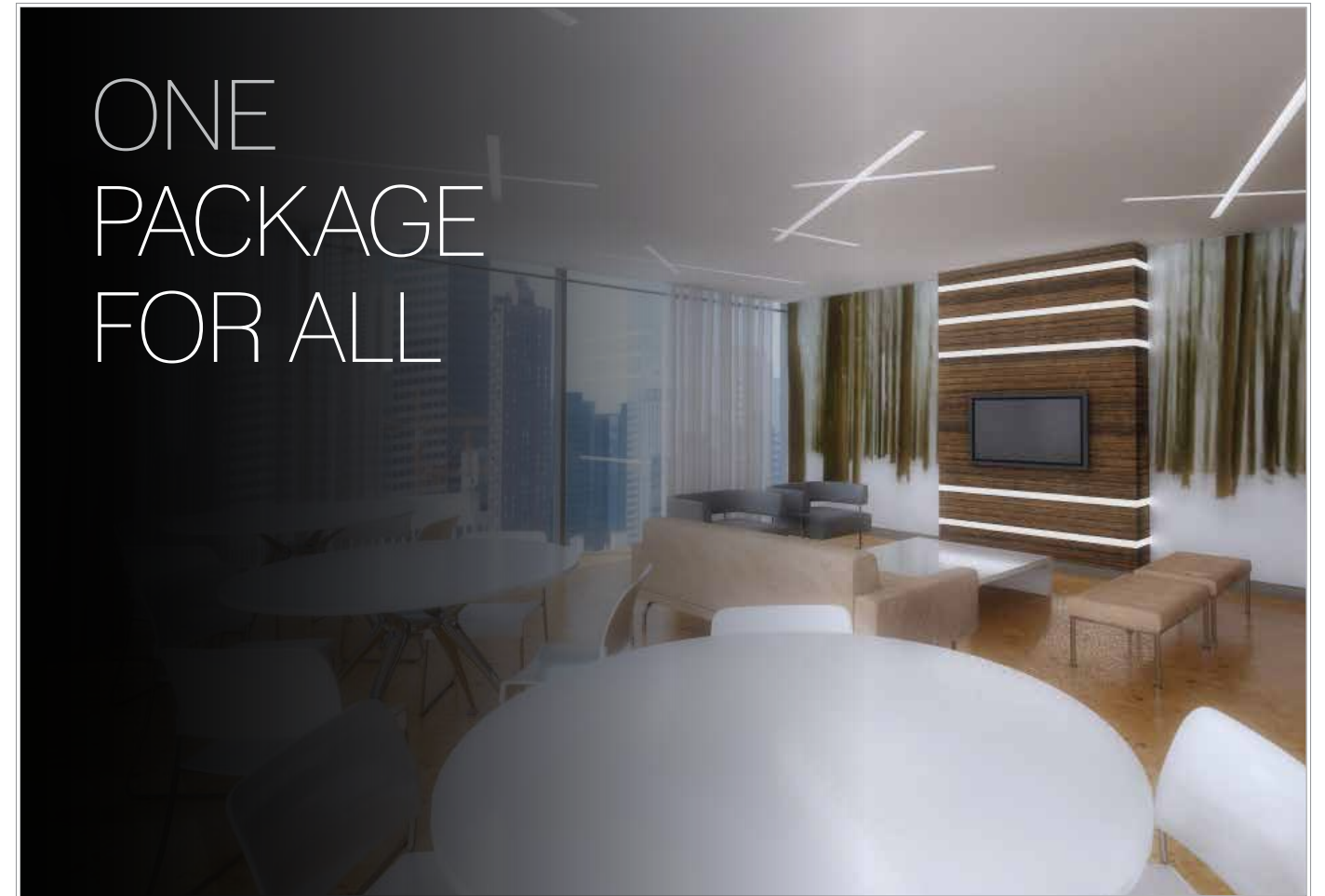


DEMAND FOR 1 BEDROOMS

Interesting statistics provided by Domus Student Housing, the Region's #1 Property Management firm for rental properties

ONLY 0.3% OF DOMUS' WATERLOO PORTFOLIO IS COMPRISED OF ONE BEDROOM APARTMENTS

MANY OF ONE BEDROOM UNITS RENTED FOR 10% OVER THE GUARANTEED RENT



↑ SAGE 1 LOUNGE

DOMUS DEMAND SYNOPSIS



Domus Student Housing Inc. 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 bedroom houses, to the most common accommodation available in Waterloo, 5 bedroom apartment suites.

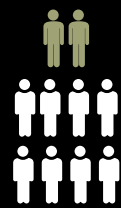
As of 2016, 75% of the Domus portfolio is made up of newly constructed, purpose-built student housing and over 90% of this is made up of 5 bedroom suites.

Based on recent statistics, the need for one bedroom units is clear: renters want one bedroom units, are willing to pay more for the privacy they offer, and there isn't enough supply to satisfy the demand.

Existing stock of private, one bedroom units does not include the amenities of a modern day condominium building and can be limited to basement apartments and older real estate.

ONLY 20% OF PEOPLE RENTING 3-5 BEDROOMS SUITES RENTED AS A GROUP, THAT MEANS THAT...

80%



of group renters don't know all their roommates prior to renting and many of which would prefer a private, one bedroom unit if available

SAGE PLATINUM II CONDOMINIUMS MAKES INVESTING SIMPLER AND SMARTER BY OFFERING OWNERS TAILORED MANAGEMENT PACKAGES

SAGE PLATINUM II EASY INVESTMENT PACKAGE

By choosing our investor package you can ensure your investment is safe and profitable. Our package includes:

- **2 year Rent Guarantee**
- **Low maintenance fees**
 - Maintenance fees are only \$0.27/sq.ft. a month increasing cash flow for the long-term

Domus Student Housing provides a complete and hassle-free service including:

- **2 years free Property Management**
 - Free furniture package
 - Renting your suite
 - Signing lease agreements and parental guarantors
 - Collection of post-dated cheques
 - Coordination of tenant move-in
 - Field all tenant phone calls and inquiries
 - Complete maintenance management
 - Bill payments and cheque deposits
 - Provide statements monthly

THE PLATINUM PACKAGE



ENHANCE YOUR SUITE AND MAKE MOVING EASY WITH A FREE COMPLETE FURNITURE PACKAGE

Included in your purchase price is a complete furniture package. All furnishings are delivered to the suite with complete installation provided, enabling residents to simply move right in and enjoy.

- Double bed and mattress
- Nightstand
- Desk and chair
- Sofa with coffee table, media unit, 50" flat screen TV
- Dining table and chairs

PLATINUM LEVEL INTERIOR FEATURES



BUILDING FEATURES

- Mixed-use building
- Seven retail units on first floor
- Welcoming lobby
- Study room, lounge/games room, fitness centre and theatre room
- Roof terrace with barbeque area
- Controlled access to the amenity areas
- Surface parking
- Garbage chute
- Secure bike storage room
- Surveillance cameras in public areas

SUITE FEATURES

- High ceilings
- Oversized windows
- Balcony with sliding glass doors as per plan
- Cable and telephone outlets in living rooms and bedrooms
- Pre-wired high speed internet access
- Hardwired in-suite smoke detectors
- In-suite sprinkler system



SUITE FINISHES AND FIXTURES

- Select between one of two designer finish/colour schemes
- Swiss laminate flooring throughout in living/dining area, kitchen and bedrooms
- Porcelain tile in bathrooms as per plan
- Granite kitchen countertop per plan
- Contemporary, high gloss lacquer slab cabinets with stainless steel cabinet pulls in kitchen
- Glass or ceramic tile kitchen backsplash
- Stainless steel refrigerator, slide in range, microwave, ducted exhaust, and built-in dishwasher
- Undermount, double-basin stainless steel sink with chrome pullout/spray faucet
- Front-load stacked washer and dryer
- Glass shower door with chrome trim and acrylic shower enclosure as per plan
- Custom high gloss lacquer vanity with granite top, undermount sink and chrome faucet, mirror 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 and privacy viewer
- Paint grade interior doors with contemporary satin chrome lever
- Closets with sliding doors per plan, and plastic coated wire shelving as per plan

GREEN FEATURES

- Individual hydro meters for separate hydro billing and resident control over hydro consumption
- Individually controlled, energy efficient, centralized heating and cooling system
- Energy saving wall construction and thermally broken aluminum, double-glazed windows with Low-E coating and argon gas
- Energy efficient Lighting
- Low VOC (Volatile Organic Compound) paints and adhesives
- High pressure, low flow showerheads, faucets and low flush toilets for water efficiency in bathrooms
- Energy efficient lighting
- Lighting controlled by motion detectors in stairs
- Front-loading washing machine, refrigerator and dishwasher



PERFECT POSITIONING FOR INVESTORS AND RESIDENTS

Sage Platinum II is perfectly located on Lester Street in Waterloo. Lester is the most densely populated street in Waterloo and is the mid-point between both universities. With plans for a future pedestrian corridor connecting Lester to Phillip Street, residents will be even more connected to work, school and surrounding amenities.

The Sage 5 retail plaza will offer residents 10 dining options, a smoothie bar, supplements store, convenience store and a medical walk-in clinic complete with pharmacy.



↑ GOOGLE IN KITCHENER'S INNOVATION DISTRICT



↑ BREITHAUPT BLOCK



↑ UNIVERSITY OF WATERLOO



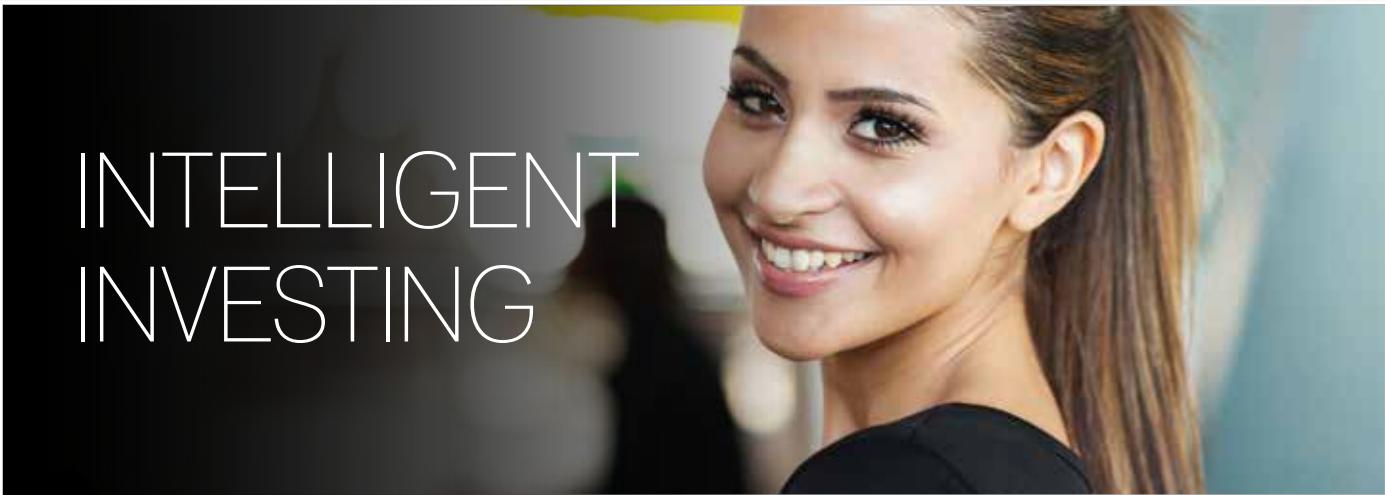
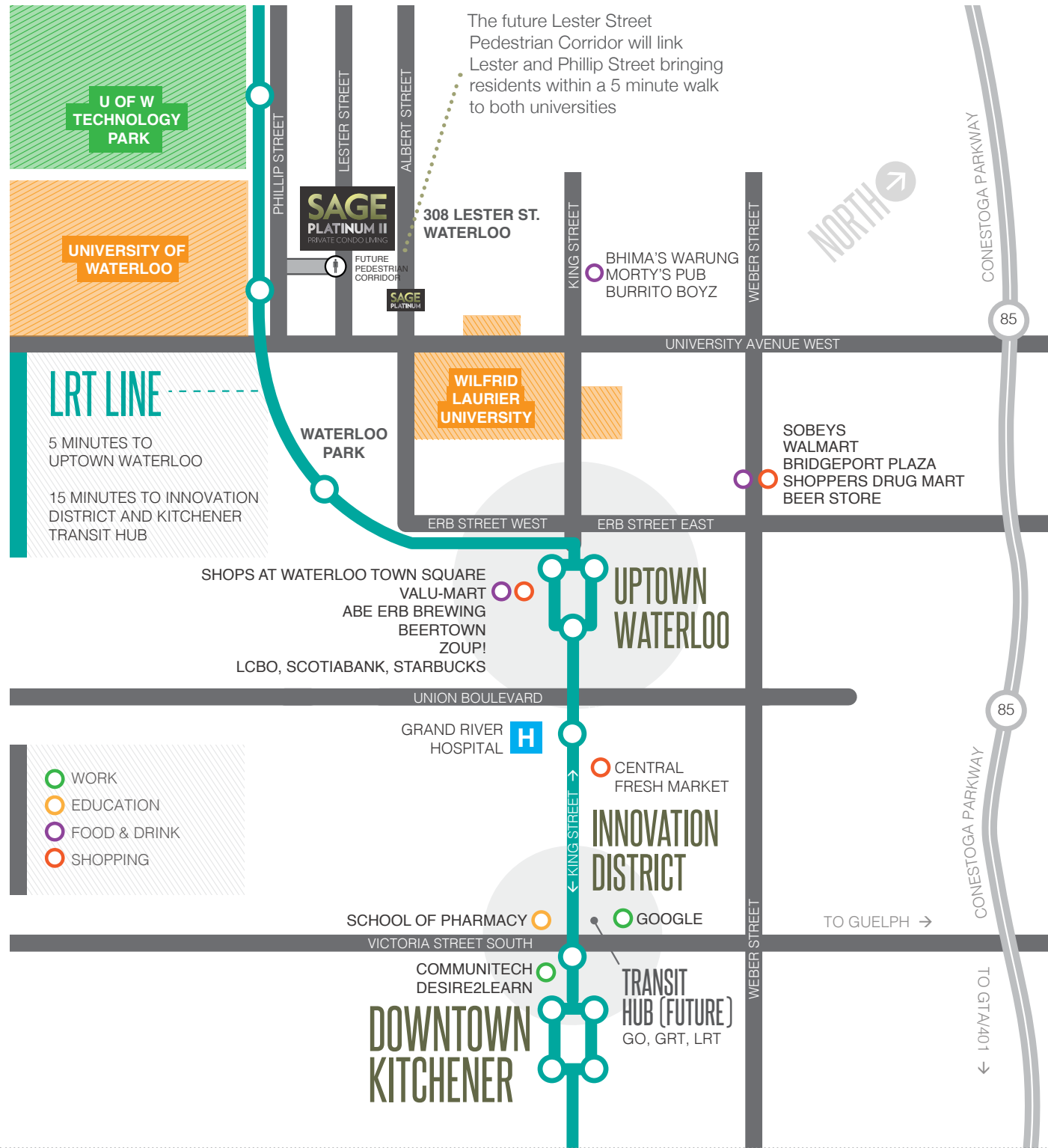
↑ ION TRANSIT SYSTEM



SAGE PLATINUM II IS SITUATED JUST STEPS FROM THE UNIVERSITIES, SAGE 5 RETAIL PLAZA, UOFW TECHNOLOGY PARK, AND JUST MINUTES FROM A VARIETY OF LOCAL AMENITIES, SHOPPING, ENTERTAINMENT AND PUBLIC TRANSIT INCLUDING THE FUTURE LRT, MAKING UPTOWN 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



INTELLIGENT INVESTING

SITUATED IN THE HIGH TECH SECTOR OF WATERLOO REGION AND MINUTES FROM THE INNOVATION DISTRICT IN KITCHENER, SAGE PLATINUM II OFFERS THE POTENTIAL FOR A SIMPLE AND SECURE INVESTMENT.

AN INTELLIGENT LOCATION:

- GOOGLE
- COMMUNITECH
- DESIRE2LEARN
- SHOPIFY
- BLACKBERRY
- OPENTEXT
- U OF W
- WLW
- SUNLIFE
- MANULIFE

SMART GROWTH

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

Waterloo is located in Canada's Technology Triangle Inc (CTT) which 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.

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. Sage Platinum II 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.