



# 2019

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## A RARE & REMARKABLE OPPORTUNITY TO OWN

**110 COLUMBIA ST.**

[condos2own.com](http://condos2own.com)



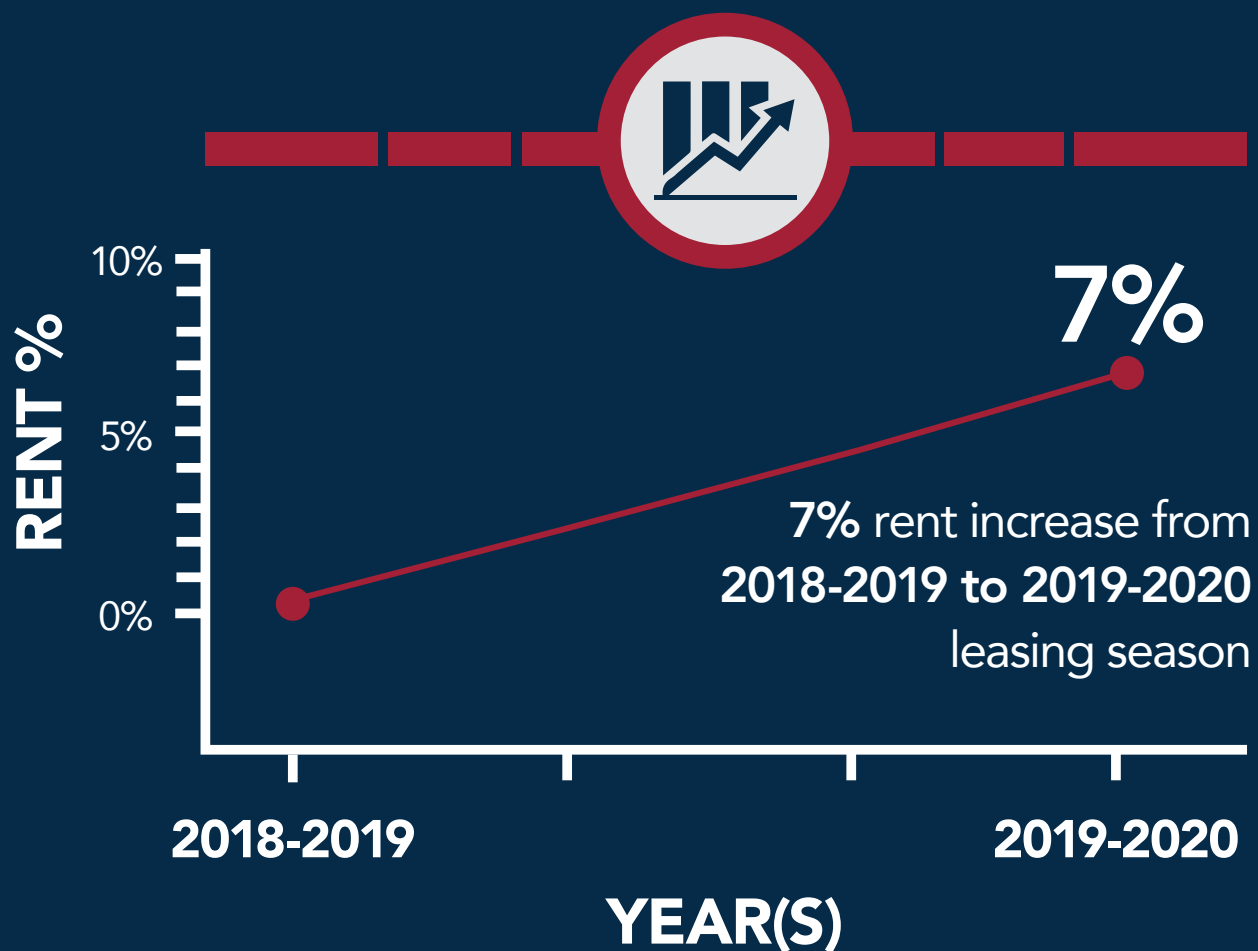
**100% Leased Since Day One!**

## **THE INTELLIGENT INVESTOR TURNS TO ACADEMIC ACCOMMODATIONS**

Don't miss this rare exclusive opportunity to own a good revenue generating property in Waterloo's best location. In the heart of the University District, 110 Columbia is located just an 8-minute walk to BOTH the University of Waterloo AND Wilfrid Laurier University.

# 7% RENT INCREASE!

A popular, safe and comfortable building, 110 Columbia has delivered 100% occupancy since the building opened – and easily absorbed a 7% rent increase from the 2018-19 to 2019-20 leasing season.





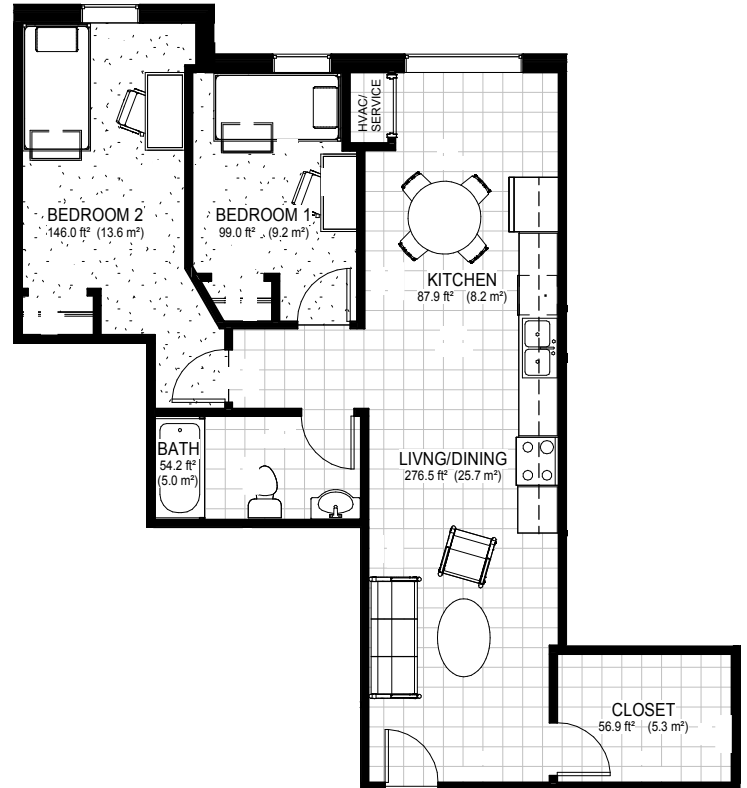
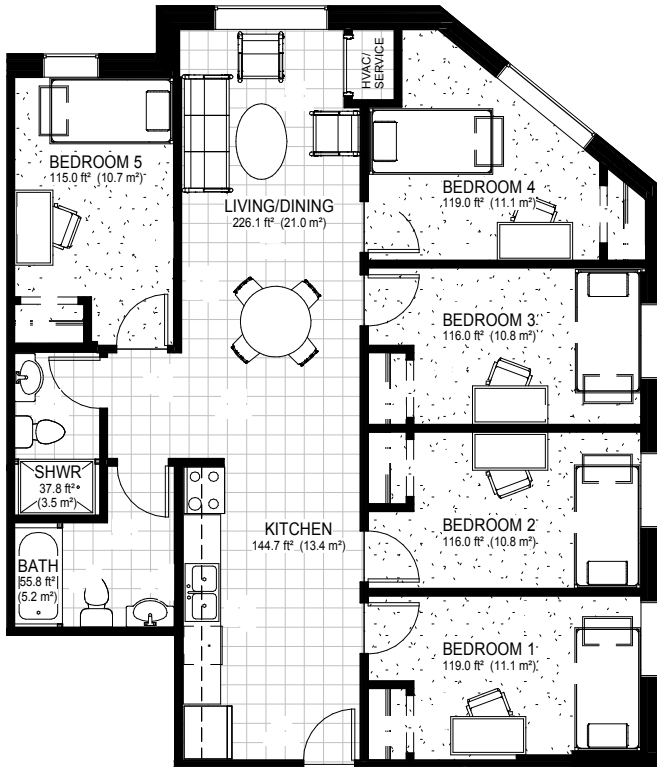
# PRIME LOCATION

- In the heart of Waterloo, Canada's Quantum Valley
- Walking Distance to Waterloo's World Class Universities, University of Waterloo and Wilfrid Laurier University
- Steps from the booming Idea Quarter location of major tech companies
  - Only a short transit ride to Conestoga College
  - Convenient access to new ION LRT transit
- Steps to eclectic amenities including restaurants and shops
- Easy access to Train and Air Service into Downtown Toronto



## SUITE 101

1122 ft<sup>2</sup> (104.2 m<sup>2</sup>)



## SUITE 202

746 ft<sup>2</sup> (69.3 m<sup>2</sup>)





# FULL BUILDING OWNERSHIP OPPORTUNITY!

- One spacious 2 bedroom/1 bathroom suite
- 17 large 5 bedroom/2 bathroom suites
- 18 outdoor parking spaces, bike storage
- High quality fixtures & finishes including appliances
- Air conditioning
- Smart card operated on-site laundry





**KW4RENT**

## **RECOGNIZED LEADER IN WATERLOO ACADEMIC ACCOMMODATIONS FOR OVER 15 YEARS**

This building is fully leased and managed by KW4Rent, a forward-thinking property management company that maintains sustainable off-campus academic accommodations steps from University of Waterloo and Wilfrid Laurier University and close to Conestoga College.

The firm's friendly and professional staff is dedicated to providing an affordable, comfortable and safe off-campus living experience. KW4Rent is part of an Integrated Project Delivery team that ensues a high quality residential property for students and young professionals that is well designed and expertly maintained. Our successes are exemplified by our continuous 100% tenant occupancy rate.

### **LIMITED TIME OFFER**

- 1 Year FREE Property Management
- 1 Year FREE Leasing Guarantee





# BUILDING MAINTENANCE BY ASSET MAINTENANCE PROS

Using the highest security and maintenance protocols, and timely response to all maintenance requests, Asset Management Pros (AMP) ensures that each luxury rental apartment is clean, secure and maintained to the highest standard.

- Property Maintenance
- Common Areas Cleaned Daily
  - Regular Garbage Removal
  - Nightly Security Patrols
- Controlled Main Entry Access
- 24-Hour Property Monitoring
  - Seasonal Landscaping





# 110 COLUMBIA STREET WEST, WATERLOO ON

RESIDENTIAL PROPERTY 18 UNITS/87 BEDROOMS  
OFFERED FOR \$7.3 MILLION

PRO FORMA INCOME STATEMENT  
SEPTEMBER 2019 TO AUGUST 2020

## **Projected Gross Income**

Unit Rentals - Residential	\$628,716.00	97%
Parking	10,700.00	1.64%
Laundry	6,500.00	1.00%
Admin Fee	5,500.00	0.84%

<b>Projected Gross Income</b>	<b>\$651,416.00</b>	<b>100.00%</b>
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Vacancy and Discounts	12,574.32	2.00%
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<b>Projected Effective Gross Income</b>	<b>\$638,841.68</b>	<b>98.00%</b>
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## **Projected Expenses**

Property Taxes	64,800.00	10.14%
Insurance	2,000.00	1.25%
Hydro	3,600.00	0.56%
Water	15,600.00	2.44%
Gas	4,650.00	0.73%
Waste & Garbage	6,500.00	1.02%
Telephone & Internet	10,500.00	1.64%
Repairs & Maintenance	2,000.00	1.25%
Property Management	19,150.00	3.00%

<b>Total Expenses</b>	<b>140,800.00</b>	<b>22.04%</b>
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<b>Projected Net Income</b>	<b>498,041.68</b>	<b>75.96%</b>
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## WHY WATERLOO

From its undisputed early position as Canada's Technology Triangle, Waterloo is known as 'Quantum Valley' with an established position as a key international player in quantum and nanotechnology. Recognized on the world stage, Waterloo with under 600,000 population is home to over 1,000 tech companies including global high tech powerhouses. The region boasts over 200,000 tech jobs and over 2,000 startups formed, raising at least \$650-million in investment.

## HOME OF THE QUANTUM COMPUTING REVOLUTION

- Institute for Quantum Computing (IQC) • Quantum-Nano Centre
- Perimeter Institute for Theoretical Physics • Waterloo Artificial Intelligence Institute
- Waterloo Institute for Nanotechnology • Quantum Valley Investments
- Plus over 150 leading research facilities

# ACADEMIC ACCOMMODATIONS ARE A PROVEN, RECESSION-RESISTANT ASSET CLASS



Academic accommodations have experienced huge growth worldwide in the past decade with numerous projects across Canada, US, UK and more. The asset class is now recognized as a recession resistant real estate investment. With two high profile universities, explosive growth in quantum high tech and the expanding Idea Quarter, Waterloo is where the smart money is.



## Profit from the Power of Prica

For 15 years, Prica has been the leader in academic accommodations in Waterloo Region with almost 15% of the total rental market. Now you can own a prime Prica property steps from University of Waterloo and Wilfrid Laurier University.



Invest Today. Earn Tomorrow  
Call to learn more!



Irfan Bhatti  
**416.817.6135**



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FINANCING BY **Meridian™**

Marie Furfaro

Property Management by:

**KW4RENT**

Insurance by:



See sales representative for further details. E.&O.E