

flex.

BOUTIQUE CONDOS

Broker Presentation

DOMUS[®] INC.

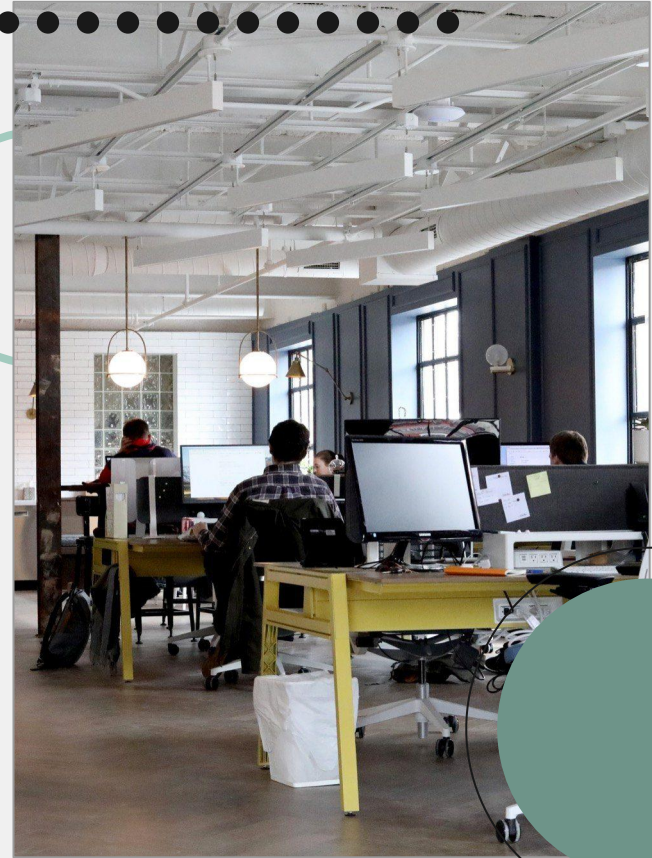


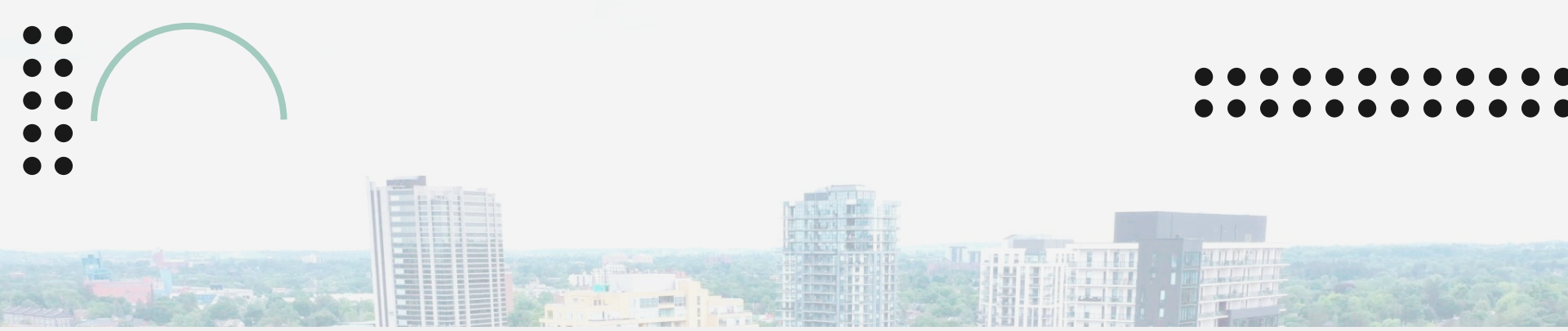
About the Builder

DOMUS INC. is a leader in providing innovative real estate investment and management solutions with over 14 years of experience. Areas of expertise include student housing, residential, development consulting, condominiums, and asset stabilization. Domus Inc. has a portfolio worth over \$500 million in assets across Canada and offers outstanding customer service to over 4000 residents and investors.

Prime Sky Inc. a real estate development company dedicated to building exceptional homes and offering sustainable investment solutions.

DOMUS[®] INC.





Why Invest in Waterloo

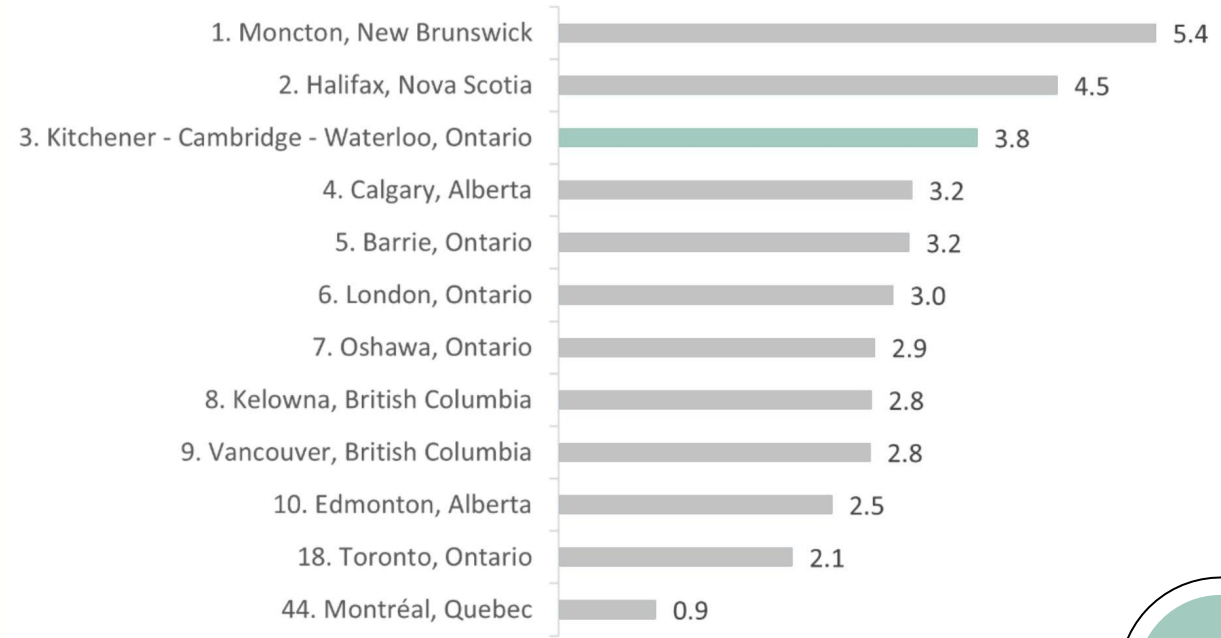




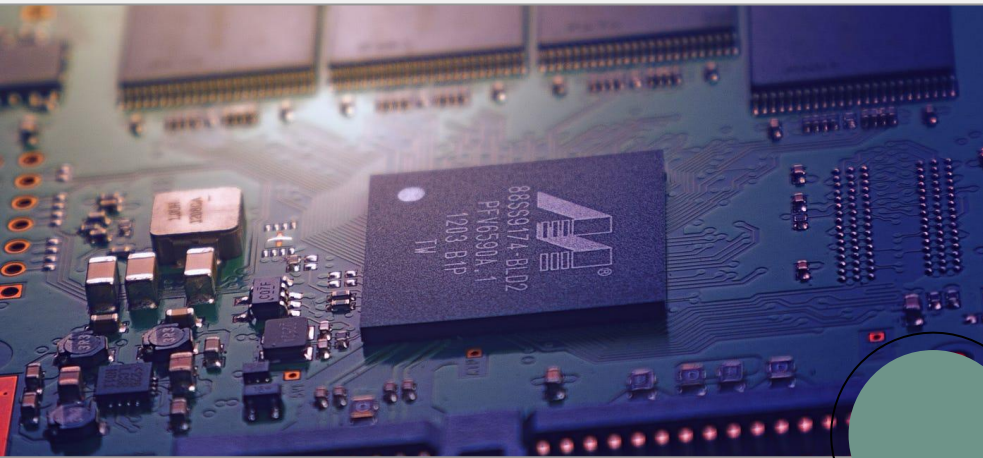
Ranked Top 3 in Canada For Population Growth

Population growth estimates by census metropolitan area

Year ending July 1, 2022



Key Drivers of Growth



- One of the **largest manufacturing** workforces in Canada

- Home to some of Canada's **fastest growing tech** businesses

- **Largest robotics and automation cluster** in Canada

- **3 globally renowned** post-secondary institutions

- Key partner in **Toronto-Waterloo Corridor** - the largest tech cluster in North America outside Silicon Valley.



Waterloo Making Headlines

The Record

Subscribe Now
less than \$0.70 per week

Sign In

Newsletters Today's paper NORTHSTAR BETS

HOME MY LOCAL CANADA POLITICS WORLD OPINION LIFE SPORTS ENTERTAINMENT **BUSINESS** OBITUARIES

Real Estate **Technology** Personal Finance

TECHNOLOGY

Toronto-Waterloo tech workforce expected to surpass Silicon Valley in 2023

'We are growing 350 per cent faster than Silicon Valley,' says Chris Albinson, chief executive officer at Communitech in Kitchener

By **Terry Pender** Record Reporter
Tue., Dec. 27, 2022 | 3 min. read

Major Employment Opportunities

 **BlackBerry** 8,000



Waterloo Region
District School Board 5,000



TOYOTA 4,300



Manulife 3,800



UNIVERSITY OF
WATERLOO 3,500



Sun Life 3,300



GRAND RIVER
HOSPITAL 2,200
Advancing Exceptional Care



ATS™ 1,800



KITCHENER 1,700



Google 1,400



MAPLE
LEAF 1,000





Talent By the Numbers

#1

Waterloo has the fastest-growing millennial and new graduate populations in North America

86,000

Students enrolled at the University of Waterloo, Wilfrid Laurier University and Conestoga College

53,000

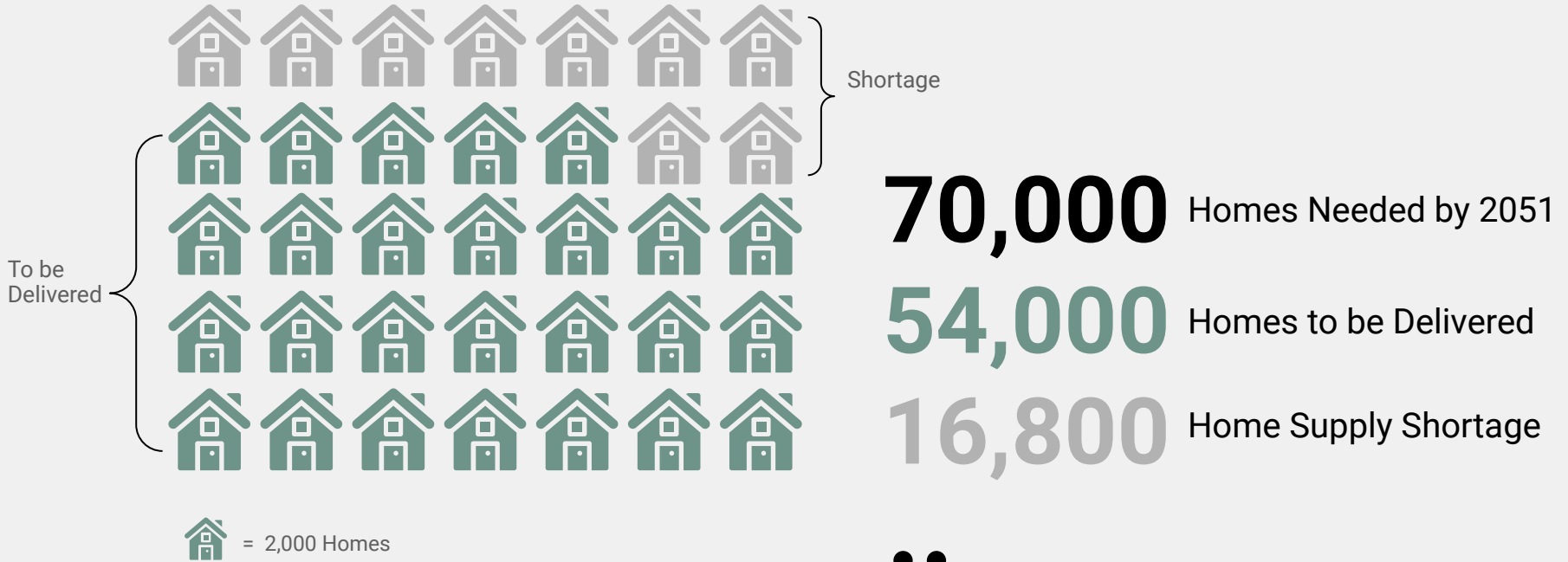
Manufacturing workers. This makes Waterloo the 4th largest manufacturing workforce in Canada

24,000

Tech workers. Waterloo is the #1 small tech talent market in North America according to CBRE



Strong Housing Needs



Healthy Rental Rates & Low Vacancies

Lower vacancy rate than Toronto. **1.2%** in Waterloo vs **1.6%** in Toronto.

| AVERAGE RENTS YTD 2023 | | |
|------------------------|---------|---------|
| CITY | 1 BED | 2 BED |
| WATERLOO | \$1,845 | \$2,373 |

74% of Toronto Rents on a 1 Bed

72% of Toronto Rents on a 2 Bed

“Post-secondary students feeling Waterloo housing crunch”

CTV News Kitchener – Jan, 21, 2023

“Rental vacancies in Waterloo region reach 20-year low: CMHC”

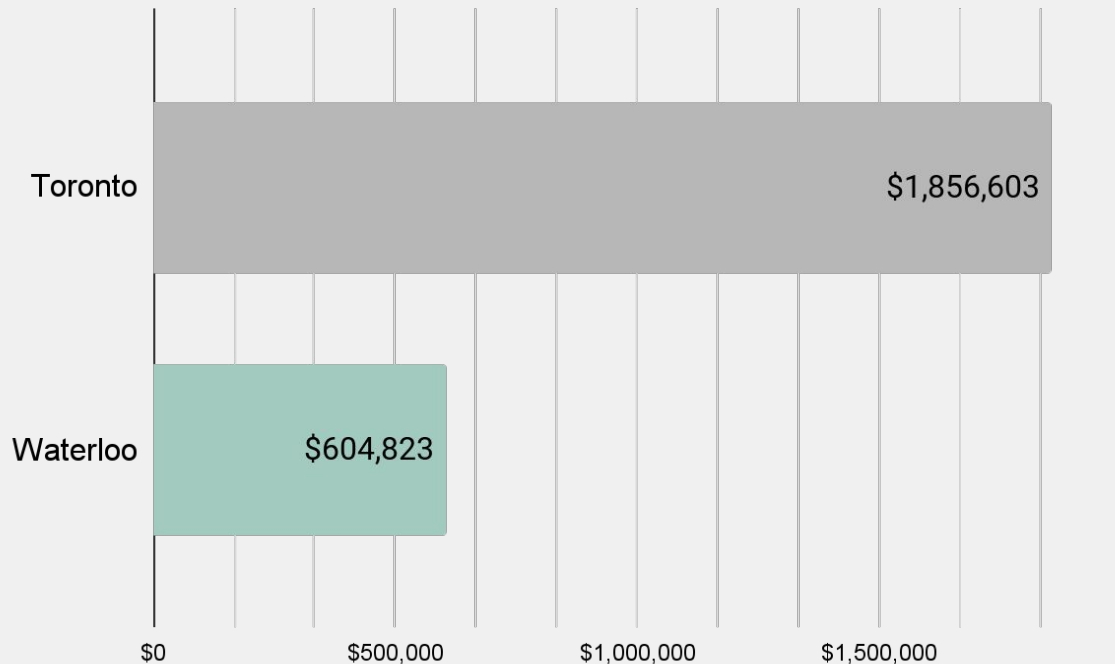
CTV News Kitchener – Jan. 27, 2023

● ● Source: CMHC 2022



Your Money Gets You Farther

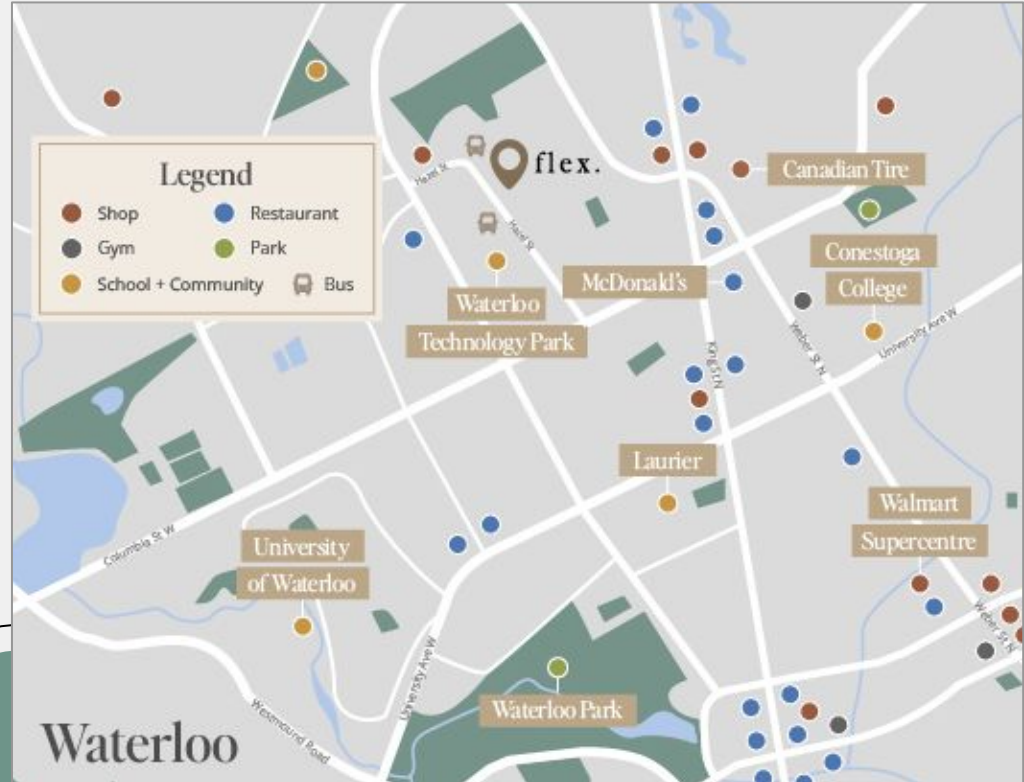
A pre-construction high rise home in Waterloo is 1/3 of the price in Toronto



Well Connected



- 1 min** walk to nearest bus stop
- 2 mins** to Waterloo Technology Park
- 3 mins** drive to University of Waterloo
- 4 mins** drive to Wilfrid Laurier University
- 4 mins** to Conestoga College
- 9 mins** drive to Waterloo Park
- 22 mins** drive to Highway 401



flex.

BOUTIQUE CONDOS



Located at 458 Tamarack Drive.
Closest major intersection
is King Street North and
Columbia Street West

● ●
● ● 6 storeys 73 units
● ●
● ●

Studios

from 346 sq ft to 577 sq ft

1 bedroom + den

from 552 sq ft to 858 sq ft

2 bedrooms

from 986 sq ft to 1,247 sq ft

3 bedrooms

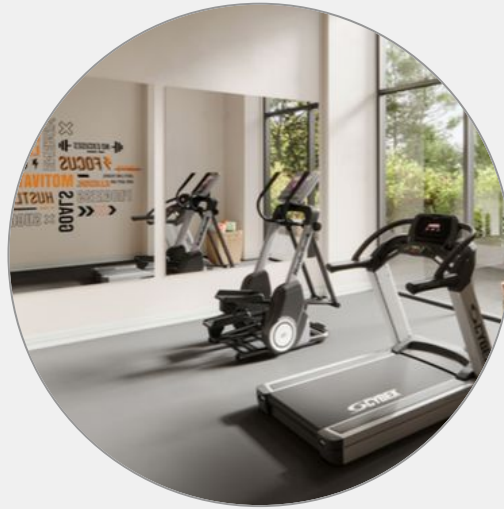
from 1,273 sq ft to 1,354

Building Amenities



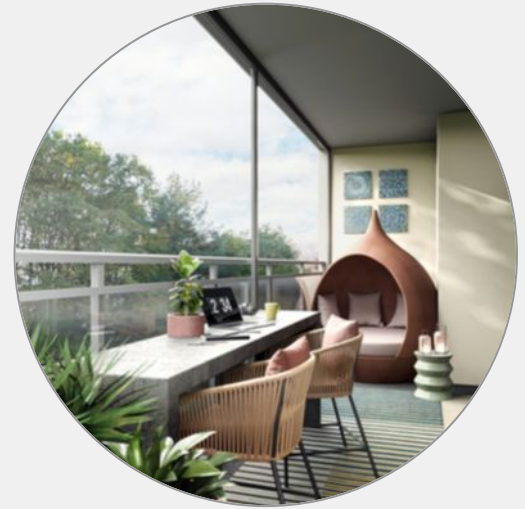
Pet Friendly

A space perfect for your furry friends. Pamper your best friend with convenient pet washing stations located by the ground floor entrance.



Fitness Room

Keep a healthy lifestyle balance with our on-site fitness room. A practical use of space to workout at home!



Screened-in Verandas

Extend your living space three seasons of the year with your screened-in veranda. Relax, entertain or work in the fresh air.

Roof Top Terrace



Roof Top Terrace



Interior Suite



Features & Finishes

- Oversized screened-in verandas
- Smooth ceilings throughout
- Quartz on windowsills
- Contemporary 5" baseboards throughout
- Luxury vinyl plank flooring throughout
- Custom-designed cabinetry
- Custom-designed two-toned cabinetry in kitchen
- Quartz countertops with squared edge in kitchen and bathroom
- Energy Efficient LED potlights
- Stainless Steel Appliance package & stacked W/D



Interior Suite



Bedroom



Pricing & Incentives

| UNIT TYPE | # OF UNITS | TOTAL % | STARTING FROM |
|----------------|------------|---------|---------------|
| BACHELOR | 30 | 41% | \$ 399,900 |
| 1 BEDROOM +DEN | 30 | 41% | \$ 569,900 |
| 2 BEDROOM | 11 | 15% | \$ 815,900 |
| 3 BEDROOM | 2 | 3% | \$ 964,900 |

For Your Client

Incentives

- 2 Year Rental Guarantee
- Furniture Package Included
- Right to Lease During Occupancy (+ legal fee)
- \$0 Assignment (+ legal fee)
- \$5,000 Cap for Development Charges for all units

- **Above ground parking \$20,000** inclusive of HST (Valued at \$35,000) for Bachelors 355 sq ft or Larger

- **Underground Parking \$25,000** inclusive of HST (Valued at \$40,000) 1 Bedroom + Den or Larger
- SS Appliances / Stacked W/D
- Quartz Counters

Deposit Structure

BACHELOR & 1 BED + DEN

- \$5,000 with offer
- Balance to 5% in 30 days
- 5% in February 2024
- 5% on Occupancy

2 BEDROOM OR LARGER

- \$5,000 with offer
- Balance to 5% in 30 days
- 2.5% in February 2024
- 7.5% on Occupancy

ONLY 10% OR LESS BEFORE OCCUPANCY