

DEFINING
EXCELLENCE

SAGEX

Private Condo Living

257 HEMLOCK STREET, WATERLOO



INTRODUCING SAGE X, 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 seven amazing Sage projects in Waterloo. Sage 1 is currently in its fifth 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 Sage projects have fully leased every year earning guaranteed lease rates.



↑ SAGE X EXTERIOR ELEVATION - 257 HEMLOCK STREET, WATERLOO

REASONS TO CHOOSE SAGE X

- A condominium mainly 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 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 Tarion Warranty
- Sage X 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 X 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 make up most of the market.

1 Sage X is comprised mainly 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.

Ambitious students are prepared to pay premium rents for private one bedroom accommodations so they can focus on their studies. These goal oriented scholars are sought after tenants for Student Housing landlords. Less bedrooms in a property also means less wear and tear on the property.

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 mainly comprised of one bedrooms units



DEMAND FOR 1 BEDROOMS

Interesting statistics provided by IN8 Developments

RENTAL RATES AMONG 1 BEDS HAVE GONE UP 10% PER YEAR FROM 2015 TO 2017

49.57%

Retention ratio among
1 Bed units.

30.63%

Average retention ratio
on all other inventory.

IT TOOK 31 DAYS TO LEASE ALL OUR 1 BED INVENTORY IN WATERLOO LAST YEAR

THE REST OF THE INVENTORY TOOK 128 DAYS

THE 1 BEDROOM UNITS ARE IN VERY LOW SUPPLY IN THE WATERLOO UNIVERSITY DISTRICT.

WE ARE THE ONLY DEVELOPER BUILDING TRUE 1 BEDROOM CONDOS. THE REST ARE 1 PLUS DEN, 2 BED, 3, OR 5 BEDROOM UNITS.

WE ONLY HAVE 58 1 BEDROOM UNITS CURRENTLY IN WATERLOO. THESE ARE THE ONLY 1 BEDS IN BRAND NEW PURPOSE-BUILT LUXURY CONDOS IN WATERLOO.

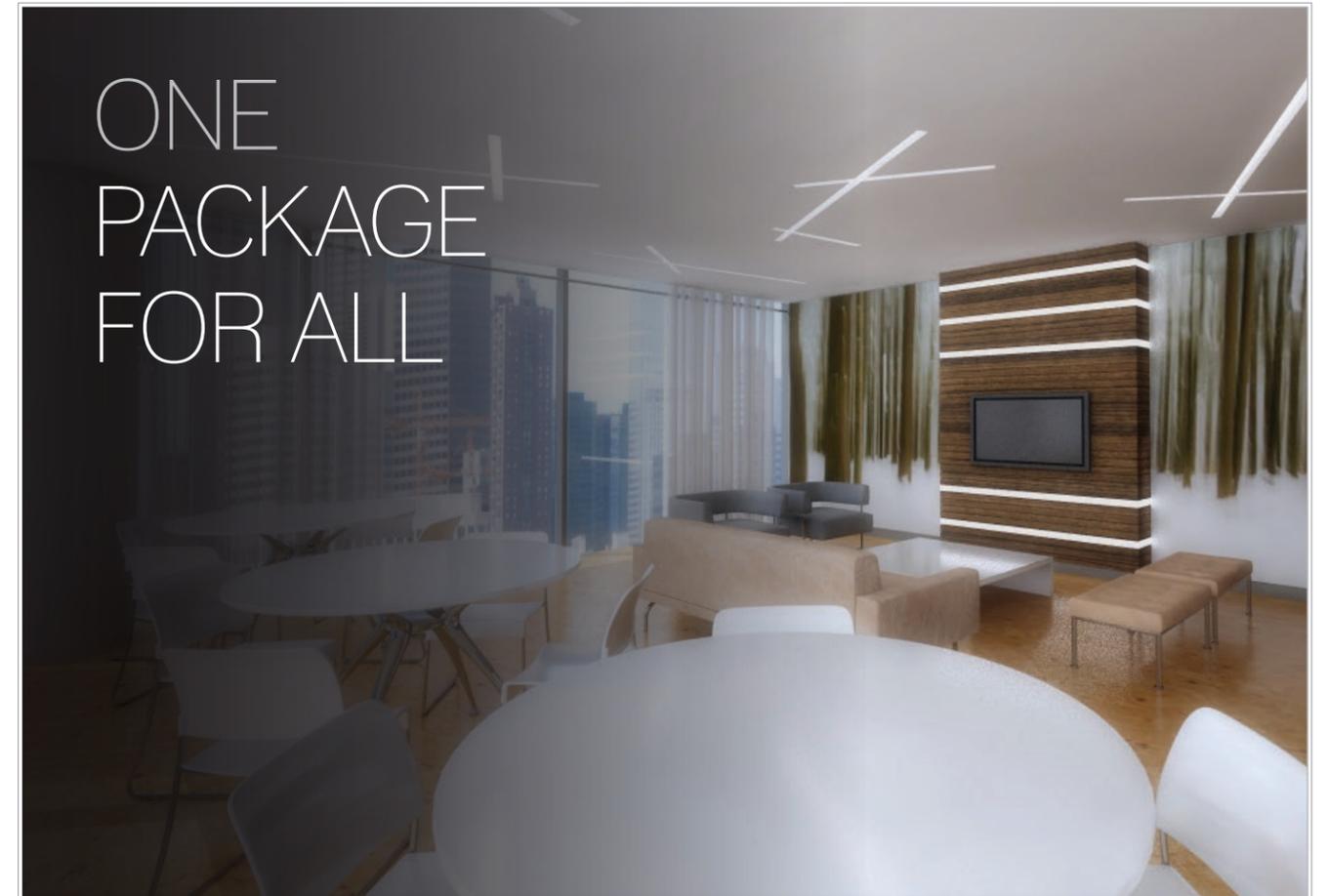
THIS IS A MARKET WITH OVER 65,000 FULL-TIME STUDENTS.

98%

OF WHOM DO NOT LIVE IN WATERLOO AND NEED OFF-CAMPUS HOUSING.

THIS CREATES A GIANT SUPPLY SHORTAGE OF 1 BEDROOM UNITS.

ONE PACKAGE FOR ALL



↑ SAGE 1 LOUNGE

**SAGE
LIVING**

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

SAGE X EASY INVESTMENT PACKAGE

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

- **2 year Rent Guarantee**

Sage Living 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
EXECUTIVE
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

EXCELLENT INTERIOR FEATURES



BUILDING FEATURES

- A welcoming Lobby
- A Fitness Centre and Amenity room
- Surface parking
- Garbage chute
- Secured bike storage
- Landscaped rooftop terrace

IN-SUITE FEATURES

- High ceilings
- Oversized windows
- Balcony with sliding glass doors as per plan
- Cable & telephone outlets in living rooms and bedrooms
- Pre-wired high speed internet access
- Surveillance cameras in public areas
- Controlled access to the amenity areas
- Hardwired in-suite smoke detectors
- In-suite sprinkler system

FINISHES AND FIXTURES

- Select between one of two designer finish/colour schemes
- Swiss laminate flooring throughout – 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, stainless steel sink with chrome pullout/spray faucet
- Washer/Dryer appliance
- 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 & 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





IDEAL
URBAN
LIFESTYLE
LOCATION



↑ SHOPS AT WATERLOO TOWN SQUARE



↑ GOOGLE IN KITCHENER'S INNOVATION DISTRICT



↑ UPTOWN WATERLOO



↑ BREIHAUPT BLOCK



↑ UNIVERSITY OF WATERLOO



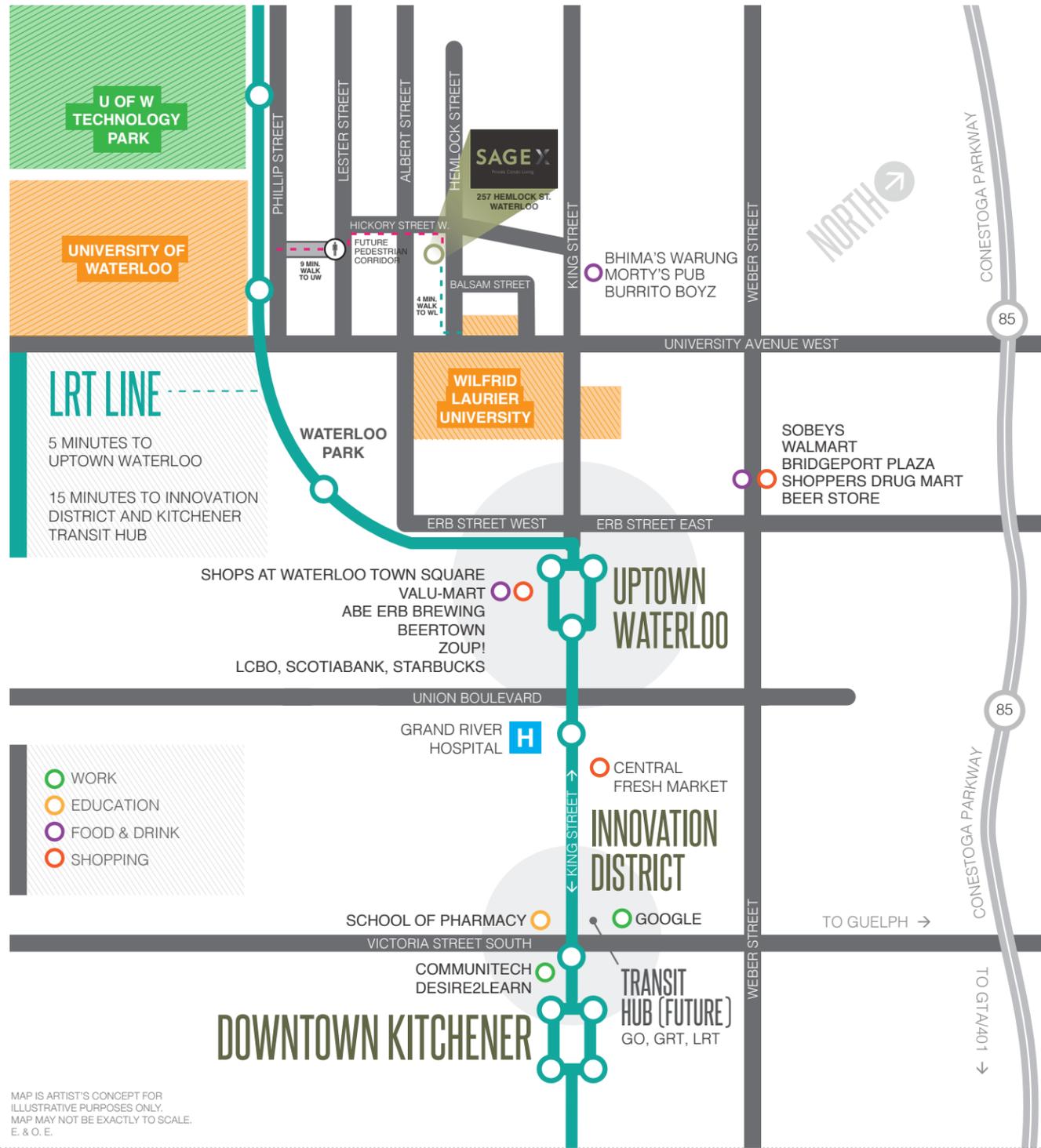
↑ ION TRANSIT SYSTEM



SAGE X IS SITUATED JUST STEPS FROM THE UNIVERSITIES, 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
- 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



MAP IS ARTIST'S CONCEPT FOR ILLUSTRATIVE PURPOSES ONLY. MAP MAY NOT BE EXACTLY TO SCALE. E. & O. E.

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 X 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.



INTELLIGENT INVESTING

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

A SMART LOCATION:

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

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.

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.

WATERLOO ADDED 8,400 TECH JOBS FROM 2011 TO 2016, A 65.6 PER CENT INCREASE. THAT'S THE SECOND FASTEST GROWTH RATE IN NORTH AMERICA (CBRE 2017 Report)

IN 2016, MACLEANS RANKED UNIVERSITY OF WATERLOO AT #2 & WILFRID LAURIER UNIVERSITY AT #9 IN A COMPREHENSIVE LIST OF UNIVERSITIES ACROSS CANADA

U OF W RANKS #1 IN CANADA FOR COMPUTER SCIENCE AND ENGINEERING AND IS RANKED AMONG THE TOP 50 WORLDWIDE.

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COMPLETE MARKETING CAMPAIGN BY: ORCHARD DESIGN STUDIO INC.

DEFINING YOUR EXPERIENCE

*INNATE:
Inherent in the essential character.
Originating in, or arising from the
intellect or the constitution of the
mind, rather than learned through
experience. An innate knowledge.*