

OCTAVE

770

Southdown Road,
Mississauga, ON



OWN VS. LEASE - UNIT 107

	Own Scenario 1	Own Scenario 2	Own Scenario 3	Lease
Total SF	21,086	21,086	21,086	21,086
Purchase Price¹ / Lease Rate PSF	\$10,226,710	\$10,226,710	\$10,226,710	\$19
Payments Over 10 Years²	\$4,599,971 (First term 4.25%)	\$4,672,429 (First term 4.50%)	\$4,745,479 (First term 4.75%)	\$4,592,820 ³
Principal Paydown	\$1,832,337	\$1,807,812	\$1,783,810	\$0
Potential Appreciation⁴	\$3,517,133	\$3,517,133	\$3,517,133	\$0
Equity Built	\$5,349,470	\$5,324,945	\$5,300,943	\$0

¹Based on pricing of \$485 PSF.

²Mortgage payments over 10 years based on a 25% down payment, with first 5-year term as indicated above, and second 5-year term at 4% interest with a 25-year amortization.

³Lease payments over 10 years based on an estimated \$19 PSF net rate escalating at 3% per annum.

⁴Appreciation 3% annually.

*Interest rates shown are based on estimates and may differ from the rate upon purchase.

SECURITY

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EQUITY

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FLEXIBILITY

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ZONING

E2 – Employment

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