

# palladium

BUSINESS CENTRE

4231 PALLADIUM WAY, BURLINGTON, ON

## OWN VS. LEASE - UNIT 105



|  | Own<br>Scenario 1                 | Own<br>Scenario 2                 | Own<br>Scenario 3                 | Lease                    |
|--|-----------------------------------|-----------------------------------|-----------------------------------|--------------------------|
| <b>Total SF</b>  | 11,770                            | 11,770                            | 11,770                            | 11,770                   |
| <b>Purchase Price<sup>1</sup> /<br/>Lease Rate PSF</b> | \$5,237,650                       | \$5,237,650                       | \$5,237,650                       | \$17.75                  |
| <b>Payments Over 10 Years<sup>2</sup></b>              | \$2,355,893<br>(First term 4.25%) | \$2,393,003<br>(First term 4.50%) | \$2,430,416<br>(First term 4.75%) | \$2,395,005 <sup>3</sup> |
| <b>Principal Paydown</b>                               | \$938,439                         | \$925,878                         | \$913,585                         | \$0                      |
| <b>Potential Appreciation<sup>4</sup></b>              | \$1,801,314                       | \$1,801,314                       | \$1,801,314                       | \$0                      |
| <b>Equity Built</b>                                    | \$2,739,753                       | \$2,727,192                       | \$2,714,899                       | \$0                      |

<sup>1</sup>Based on pricing of \$445 PSF.

<sup>2</sup>Mortgage 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.

<sup>3</sup>Lease payments over 10 years based on an estimated \$17.75 PSF net rate escalating at 3% per annum.

<sup>4</sup>Appreciation 3% annually.

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

### SECURITY

Grow your business with confidence knowing you are in control of your real estate strategy.

### EQUITY

Have a greater control over your operating costs and build equity and value on your real estate.

### FLEXIBILITY

Be your own landlord or take the opportunity to own industrial real estate in one of North America's top industrial markets.

### ZONING

Business Corridor  
(BCI-319)

### ANTICIPATED OCCUPANCY

Q3 2026

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