palladium

BUSINESS CENTRE

4231 PALLADIUM WAY, BURLINGTON, ON



OWN VS. LEASE - UNIT 105

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

[1] Based on pricing of $445 PSF.
[2] 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.
[3] Lease payments over 10 years based on an estimated $17.75 PSF net rate escalating at 3% per annum.
[4] 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 (BC1-319)

ANTICIPATED OCCUPANCY
Q4 2026

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