

LAKE SIDE

BUSINESS CENTRE

1155 Boundary Road, Oshawa, ON



WHY LEASE WHEN YOU CAN OWN?

BENEFITS OF OWNERSHIP



SECURITY

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



EQUITY

Have 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 a growing GTA market.

OWN VS. LEASE - UNIT 5

	OWN	LEASE
Total SF	13,778	13,778
Purchase Price¹ / Lease Rate PSF³	\$4,133,400	\$13.00
Payments Over 10 Years	\$1,729,904 ²	\$2,006,683 ³
Principal Paydown	\$792,300	\$0
Potential Appreciation⁴	\$1,259,749	\$0
Equity Built	\$2,052,049	\$0

**Stop Paying
Rent.
Start Building
Equity.**

¹Based on pricing of \$315 PSF.

²Mortgage payments over 10 years based on a 25% down payment, 5 year term at 3.5% interest with a 25 year amortization.

³Lease payments over 10 years based on an estimated \$13.00 PSF net rate escalating at 2.5% per annum.

⁴Appreciation 3% annually.

CONTACT /

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