



WHY OWNERSHIP AT LEGACY MAKES SENSE FOR YOUR BUSINESS

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 one of North America's top industrial markets.

OWN VS. LEASE - BLDG B UNIT 14

	OWN	LEASE
Total SF	12,432	12,432
Purchase Price ¹ / Lease Rate PSF ³	\$4,848,480	\$16.50
Payments Over 10 Years	\$2,029,178 ²	\$2,246,094 ³
Principal Paydown	\$929,368	\$0
Potential Appreciation ⁴	\$1,477,687	\$0
Equity Built	\$2,407,055	\$0

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

¹Based on pricing of \$390 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 \$16.50 PSF net rate escalating at 2.0% per annum.

⁴Appreciation 3% annually.



READY FOR OCCUPANCY

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Developed by **Beedie**