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WHY OWNERSHIP AT MORNINGSIDE MAKES SENSE FOR YOUR BUSINESS



2560 MORNINGSIDE AVENUE, TORONTO, ON

OWN VS. LEASE - BLDG 1 UNIT 11

	OWN	LEASE
Total SF	6,888 SF	6,888 SF
Purchase Price ¹ / Lease Rate PSF ³	\$2,720,760	\$19
Payments Over 10 Years	\$1,262,509 ²	\$1,500,301 ³
Principal Paydown	\$474,573	\$0
Potential Appreciation ⁴	\$935,714	\$0
Equity Built	\$1,410,287	\$0

¹Based on pricing of \$395 PSF

²Mortgage payments over 10 years based on a 25% down payment, first 5-year term at 4.75% interest 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.

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.



COMPLETION

Move-in Ready

**STOP PAYING RENT.
START BUILDING EQUITY.**

DEVELOPED BY **Beedie**

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WHY OWNERSHIP AT MORNINGSIDE MAKES SENSE FOR YOUR BUSINESS

2560 MORNINGSIDE AVENUE, TORONTO, ON

OWN VS. LEASE - BLDG 1 UNIT 12

	OWN	LEASE
Total SF	6,896 SF	6,896 SF
Purchase Price ¹ / Lease Rate PSF ³	\$2,723,920	\$19
Payments Over 10 Years	\$1,263,975 ²	\$1,502,043 ³
Principal Paydown	\$475,124	\$0
Potential Appreciation ⁴	\$936,801	\$0
Equity Built	\$1,411,925	\$0

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2560 MORNINGSIDE AVENUE, TORONTO, ON

OWN VS. LEASE - BLDG 1 UNIT 11 & 12

	OWN	LEASE
Total SF	13,784 SF	13,784 SF
Purchase Price ¹ / Lease Rate PSF ³	\$5,444,680	\$19
Payments Over 10 Years	\$2,526,484 ²	\$3,002,344 ³
Principal Paydown	\$949,697	\$0
Potential Appreciation ⁴	\$1,872,515	\$0
Equity Built	\$2,822,212	\$0

¹Based on pricing of \$395 PSF

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