

# THREE OAKS

BUSINESS CENTRE



## OWN VS. LEASE - UNIT C108 3323 Superior Court, Oakville, ON

	Own	Lease
Total SF	9,544 SF	9,544 SF
Purchase Price <sup>1</sup> / Lease Rate PSF <sup>3</sup>	\$4,437,960	\$20
Payments Over 10 Years	\$2,237,668 <sup>2</sup>	\$2,291,726 <sup>3</sup>
Principal Paydown	\$712,567	\$0
Potential Appreciation <sup>4</sup>	\$1,526,287	\$0
Equity Built	\$2,238,854	\$0

<sup>1</sup> Based on pricing of \$480 PSF with a \$15 PSF credit incentive.

<sup>2</sup> Mortgage payments over 10 years based on a 25% down payment, first 5-year term at 5.75% interest\* and second 5-year term at 4.50% interest\* with a 25 year amortization.

<sup>3</sup> Lease payments over 10 years based on an estimated \$20 PSF net rate escalating at 4% per annum.

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

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

Developed by  
**Beedie**

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

### 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.



#### FLEXIBILITY

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



### ANTICIPATED COMPLETION

BLDG C - Oct 2024  
BLDG B - Nov 2024  
BLDG A - Dec 2024