

THREE OAKS

BUSINESS CENTRE



OWN VS. LEASE - UNIT B108

3303, 3313 & 3323 Superior Court, Oakville, ON

	Own	Lease
Total SF	9,587 SF	9,587 SF
Purchase Price ¹ / Lease Rate PSF ³	\$4,745,565	\$19
Payments Over 10 Years	\$2,202,075 ²	\$2,088,180 ³
Principal Paydown	\$827,753	\$0
Potential Appreciation ⁴	\$1,632,078	\$0
Equity Built	\$2,459,831	\$0

¹ Based on pricing of \$495 PSF.

² Mortgage 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.

³ Lease payments over 10 years based on an estimated \$19 PSF net rate escalating at 3% per annum.

⁴ 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.



OCCUPANCY

Move-in ready