

# SAGE X

**TWO YEAR MINIMUM LEASE RATE GUARANTEE  
TWO YEAR FREE PROPERTY MANAGEMENT SERVICE  
FULLY-FURNISHED RESIDENTIAL UNITS**

TYPE	SIZE (SQ. FT.)	PRICE RANGE	LEASE
<b>SAGE X - 257 HEMLOCK STREET, WATERLOO, ONTARIO</b>			
<b>STUDIO</b>	320 - 363	\$225,990 - \$265,990	\$1,010+
<b>ONE BEDROOM</b>	425 - 546	\$299,990 - \$349,990	\$1,350+
<b>ONE PLUS DEN</b>	529 - 620	\$335,990 - \$365,990	\$1,450+
<b>TWO BEDROOM</b>	598 - 621	\$385,990 - \$425,990	\$1,700+

*\*HST and Appliances are included in the base price. Property tax estimated at 1%\**



<b>*DEPOSIT STRUCTURE</b>	<b>*MAINTENANCE</b>	<b>*PARKING</b>
\$5,000 on Signing \$10,000 in 30 days \$15,000 May 1 <sup>st</sup> , 2018 \$15,000 November 1 <sup>st</sup> , 2018 \$15,000 May 1 <sup>st</sup> , 2019	\$0.26/Sq. Ft.  Includes: Water, Gas, Internet, Common Area Upkeep, Building Insurance, Reserve Fund, Landscaping & Garbage Removal	\$29,000 (Limited Availability)  Note: Lease Rates will typical increase by \$100 for Suites with Parking