

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 ¹ / Lease Rate PSF ³	\$4,342,520	\$20.00
Payments Over 10 Years	\$2,492,921 ²	\$2,291,726 ³
Principal Paydown Appreciation	\$592,035	\$0
Potential Appreciation ⁴	\$1,493,464	\$0
Equity Built	\$2,085,499	\$0

¹Based on pricing of \$455 PSF.

²Mortgage payments over 10 years based on a 25% down payment, 5-year term at 6.5% interest with a 25 year amortization.

³Lease payments over 10 years based on an estimated \$20.00 PSF net rate escalating at 4% per annum.

⁴Appreciation 3% annually.

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

Developed by
Beedie

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

Summer 2024

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	Own	Lease
Total SF	9,544 SF	9,544 SF
Purchase Price ¹ / Lease Rate PSF ³	\$4,342,520	\$22.00
Payments Over 10 Years	\$2,492,921 ²	\$2,520,898 ³
Principal Paydown Appreciation	\$592,035	\$0
Potential Appreciation ⁴	\$1,493,464	\$0
Equity Built	\$2,085,499	\$0

¹Based on pricing of \$455 PSF.

²Mortgage payments over 10 years based on a 25% down payment, 5-year term at 6.5% interest with a 25 year amortization.

³Lease payments over 10 years based on an estimated \$22.00 PSF net rate escalating at 4% per annum.

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