



UNIVERSITY
STUDIOS

David Vu & Brigitte Obregon
Brokers
RE/MAX Ultimate Realty Inc., Brokerage
Cell: 416-258-8493 Cell: 416-371-3116
Fax: 416-352-7710
Email: info@gta-homes.com
WWW.GTA-HOMES.COM

First Offering

premium studio living residences

3 year vendor leaseback
Innovatively designed fully furnished **SmartStudios™**
Fully-managed **hands-off real estate property**
Income generating **asset with positive cash flow**

UniversityStudioVip.ca

David Vu & Brigitte Obregon, Brokers
RE/MAX Ultimate Realty Inc., Brokerage
Cell: 416-258-8493 Cell: 416-371-3116 Fax: 416-352-7710
Email: info@gta-homes.com WWW.GTA-HOMES.COM

3 YEARS vendor leaseback

Receive passive income from
Canada's hottest expanding asset class

University Studios is a brand-new real estate-based income-generating opportunity in Ontario's newest and most popular asset class NOW at a price unheard of for decades – from \$149,990.

All suites at University Studios will have a beautiful, fully furnished SmartStudios™, with kitchenettes and ensuite bathrooms. Both the community and the tenancies will be fully managed by industry-leading Varsity Properties.

The location, in the heart of Durham's Education Hub, next door to the campus of University of Ontario Institute of Technology and Durham College.

With a massive shortage of high quality student living near the Campus, University Studios will deliver exactly what is in demand at an incredibly competitive price.



Receive 3 years vendor leaseback



Innovatively designed fully-furnished SmartStudios™



Stylish studio suites from an unheard-of \$149,990

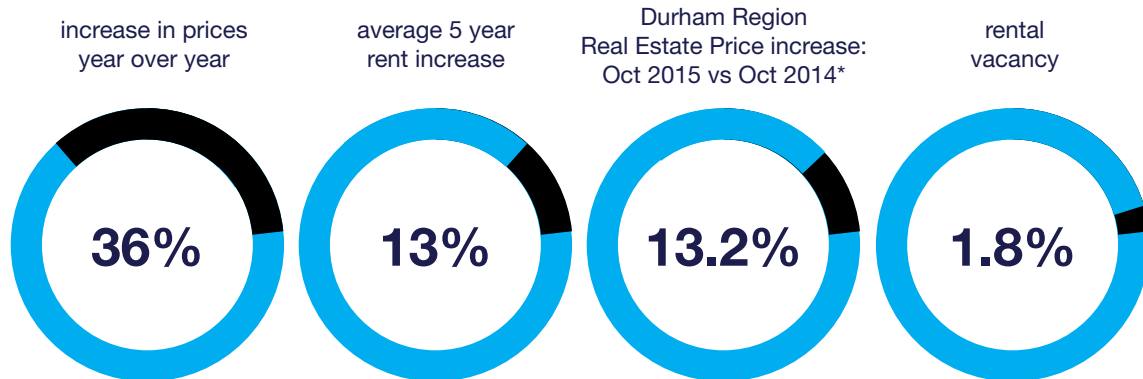


Fully-managed, hands-off real estate property



Perfect location right next door to campus

Oshawa Stats:



*SOURCE: <http://creastats.crea.ca/osha/> and <http://www.durhamrealestate.org/uploads/marketwatch.pdf>

Massive and growing demand from nearby universities and colleges gives student campus housing a resilience to cyclical economic patterns. Parents want their sons and daughters to live and study in a setting that will help them successfully graduate. Students want a university experience that is the best it can be. They won't settle for below average living conditions. And Universities can't build accommodations fast enough to meet that demand. That's the immediate – and long term – investment appeal of University Studios.

IT'S THE PERFECT ADDITION TO ANY PORTFOLIO. WITH ENROLMENT NUMBERS INCREASING IN DURHAM, STUDENT LIVING IS A TRUE LONG-TERM INCOME-GENERATING ASSET.



rental apartment completions



UOIT's innovative and unique undergraduate and graduate programs are designed to cater to the leading edge requirements of the economy, with market-driven requirements of employers. Graduates have the critical thinking, innovative research and technological skills demanded by the world's leading employers.

Professors and students undertake research in a wide range of areas that include automotive design and engineering, business and information technology, computational science, alternative and sustainable energy, nuclear engineering, law enforcement, manufacturing, community/public health, to name just a few. UOIT's unique and technology-rich teaching and learning environment challenges students to push the boundaries of innovation and discovery and prepares graduates to excel in the global, knowledge-driven economy of the 21st century.

10,000+ students

1,494 full time staff and faculty

7 faculties

46 undergrad programs

30 grad programs



Durham College has been part of the Oshawa community for more than 40 years and boasts a graduate employment rate of more than 86% and an employer satisfaction rate of more than 92%.

12,000 full time students and thousands in part-time, continuing education and online studies

770 full time staff and faculty

900 part time staff and faculty

04 university of ontario institute of technology and durham college master plan

Durham College (DC) and University of Ontario Institute of Technology (UOIT) have worked together on a Campus Master Plan designed to address the future expansion and needs of both institutions.

This joint effort will provide new growth with the focus on holistic placemaking and walkability at the shared Oshawa campus.

FROM DC PRESIDENT DON LOVISA:

“This has been a significant undertaking for both DC and UOIT, and we are pleased with the work, input and consideration that has resulted in a successful and comprehensive plan. We hope it will create excitement about our vision for new buildings, existing space and facilities, our commitment to being pedestrian and transit friendly, and other details that will carry us from today to large and thriving institutions in 2030 and beyond.”

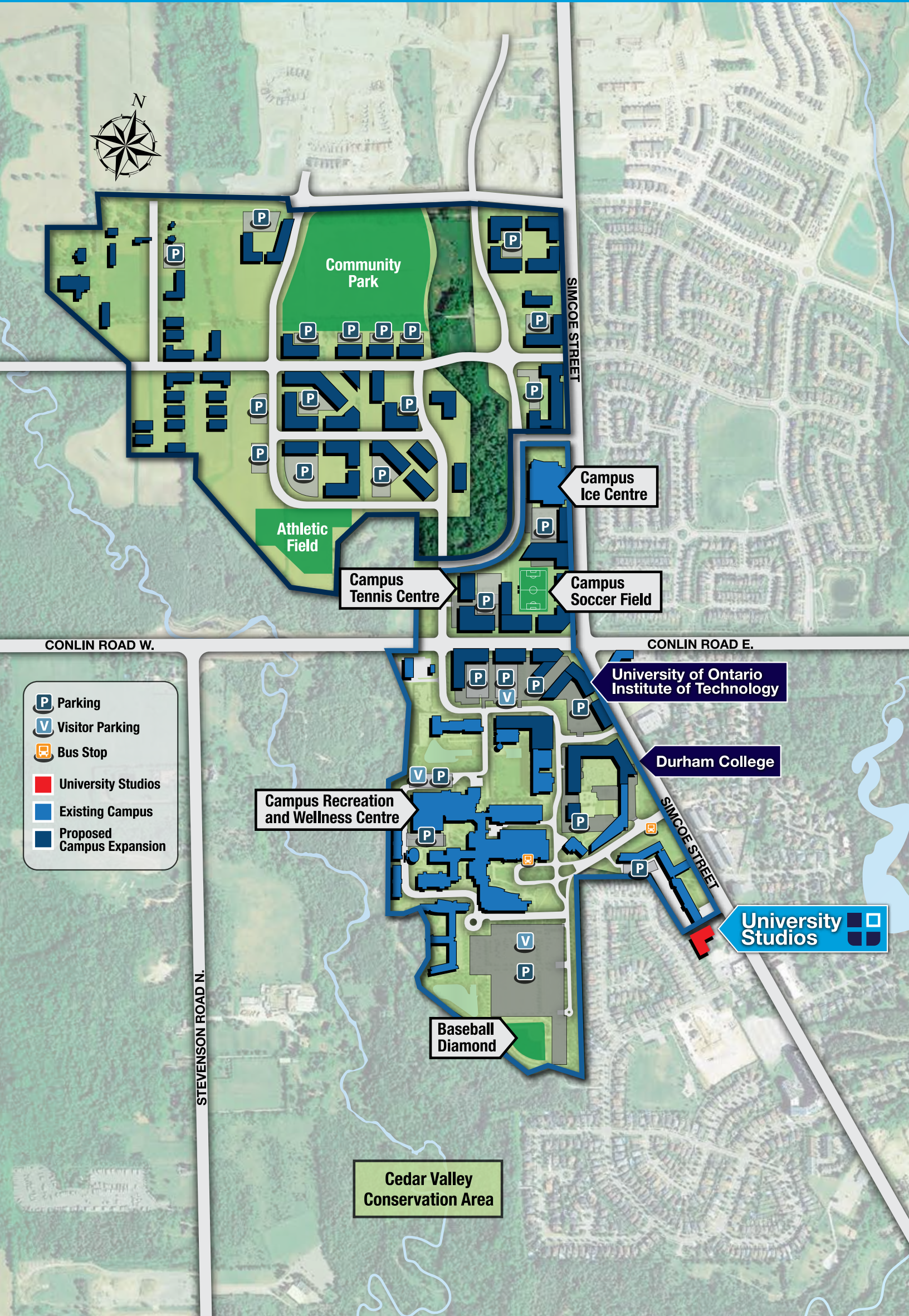







campus amenities

distance from
university studios

| | | |
|----|---------------------------------------|-------|
| 01 | Campus Recreation and Wellness Centre | 150 m |
| 02 | Campus Ice Centre | 250 m |
| 03 | Campus Tennis Centre | 250 m |
| 04 | Campus Soccer Field | 250 m |
| 05 | Baseball Diamond | 300 m |

master plan



-  Parking
-  Visitor Parking
-  Bus Stop
-  University Studios
-  Existing Campus
-  Proposed Campus Expansion

University Studios 

The SmartStudios™ totally reinvents smart living with suites specifically designed to meet the needs of today's lifestyle. There's a modern bathroom with shower or tub. There's flexible storage with open closet space to fit whatever needs putting away. There's a washer and dryer. There's even a USB for your electronics. Seating flips up to reveal extra hidden storage spaces. There's a hip, modern plank laminate flooring. There's a kitchenette with everything you need including a sink, stove top, refrigerator, microwave and under counter dishwasher. The open concept design means that dining becomes workspace becomes entertaining space. There's a fold down bed to dining table. And large windows that bring in the sun.

EVERYTHING YOU COULD POSSIBLY NEED, WITH

STYLISH CONTEMPORARY DESIGN, A MODERN

BATHROOM, BIG BRIGHT WINDOWS, A CHEF-

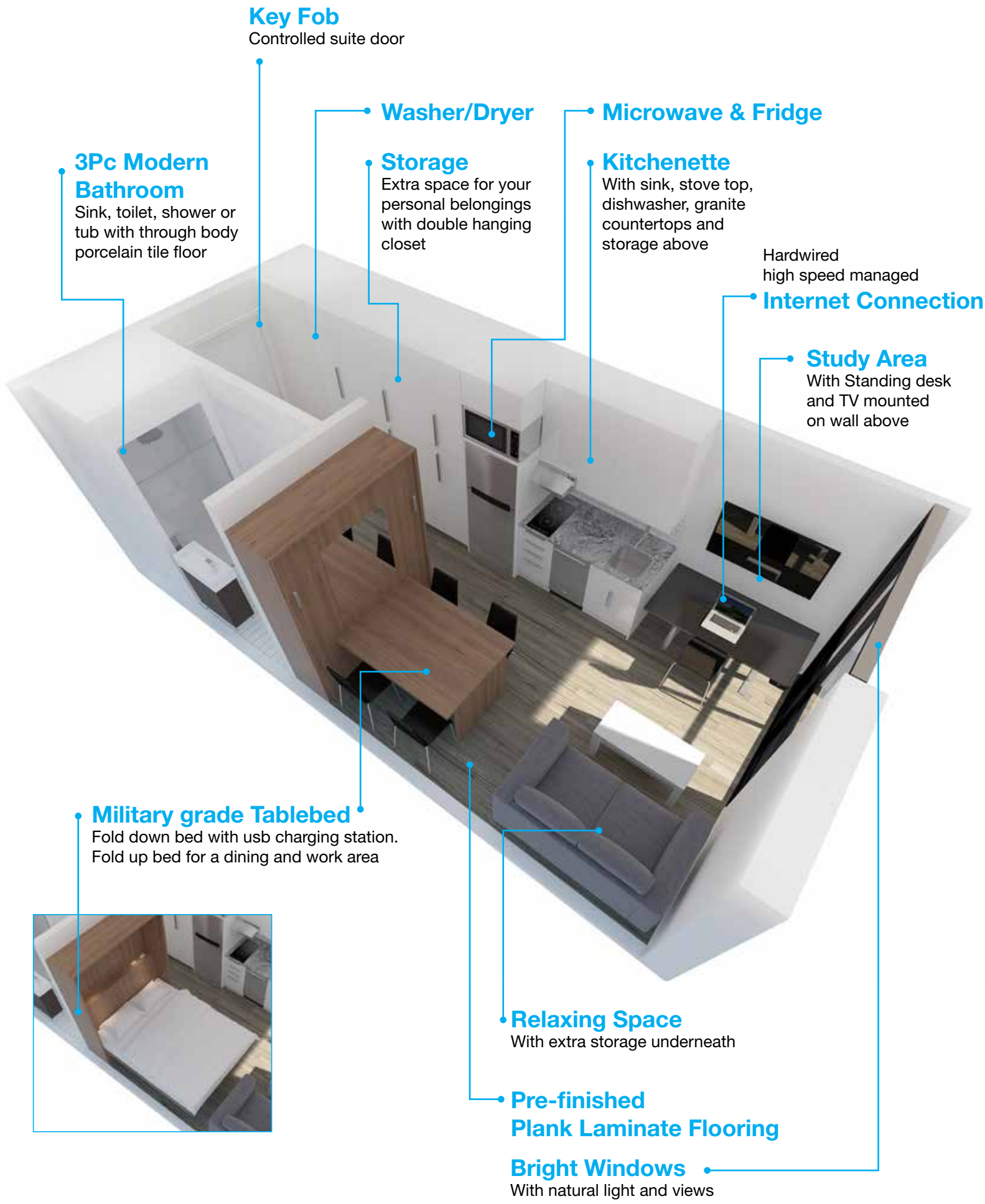
WORTHY KITCHENETTE, TONS OF STORAGE

SPACE WITH SPACE FOR STUDYING, SPACE

FOR ENTERTAINING WITH A BIG DINING TABLE

AND A TOTALLY-COOL BED THAT DISAPPEARS,

ALL IN ONE SUITE. HOW SMART IS THAT?



Key Fob
Controlled suite door

Washer/Dryer

Microwave & Fridge

3Pc Modern Bathroom
Sink, toilet, shower or tub with through body porcelain tile floor

Storage
Extra space for your personal belongings with double hanging closet

Kitchenette
With sink, stove top, dishwasher, granite countertops and storage above

Hardwired high speed managed
Internet Connection

Study Area
With Standing desk and TV mounted on wall above

Military grade Tablebed
Fold down bed with usb charging station. Fold up bed for a dining and work area



Relaxing Space
With extra storage underneath

Pre-finished Plank Laminate Flooring

Bright Windows
With natural light and views

Suite Features

- Custom Millwork Closet & Kitchen w. soft close hinges & drawers
- Granite Kitchen Countertop
- Efficient Washer/Dryer
- Multifunctional Military Grade Tablebed w. USB charging station
- Premium Hospitality Mattress w. mattress protector
- Pre-finished plank laminate floors throughout with the exception of the bathroom
- Porcelain tile floors in bathroom
- Mirrored kitchen backsplash
- Individual electrical panel with circuit breakers
- Ceiling height in principal rooms is approximately 8'6" as per plan
- Ceiling light fixture
- 1 Piece hygienic Acrylic Tub or Shower Surround*
- Hardwired High Speed Internet Connection to each suite
- Smoke, carbon monoxide and heat detectors provided in all suites
- Key Fob Controlled Suite Door

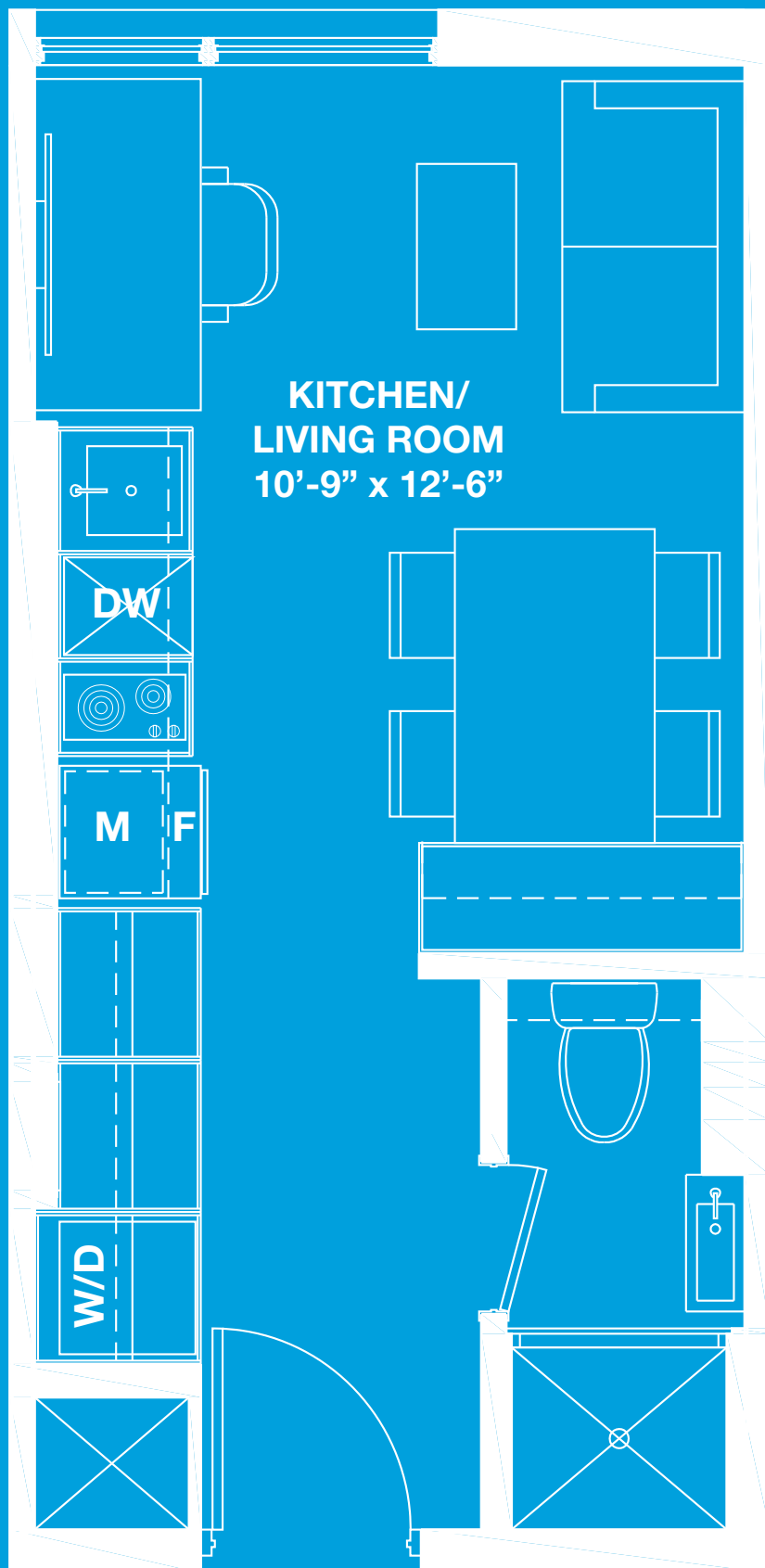
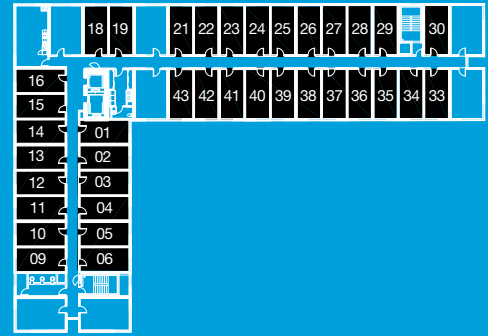
Appliances

- Stainless steel finish Fridge
- Stainless steel finish Dishwasher
- Stainless steel finish Microwave
- Stainless steel finish Range Hood
- Single bowl sink w. chrome mounted faucet
- 2 burner built in electrical rangetop

07 floorplan

Studio A

274 sf.



Renderings are artist's concept. All dimensions, specifications, drawings and floor plans are approximate and are subject to change without notice. Actual square footage may vary from that stated hereon. E. & O.E.

Unique. Smart. And Custom Designed for University Studios.

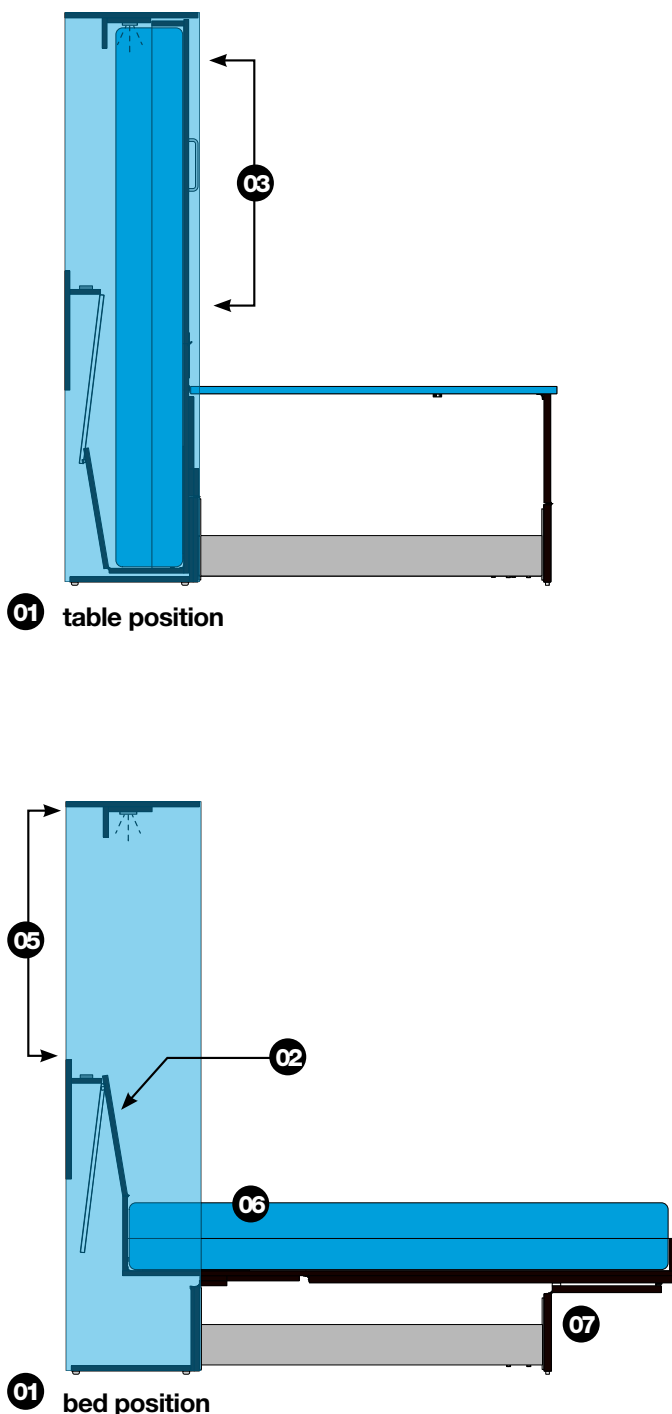
Introducing The TableBed

When it comes to space-saving technology, the designers have created an exciting furnishing fixture that will provide the ultimate in smart efficient design within the suites.

Is it a table? Is it a bed? It's both!

Inspired by the traditional Wall Bed, The TableBed is an authentic feat of engineering. This incredible design is a dining/work table with built-in LED lighting, usb charging station, shelving and a bed with a premium hospitality mattress – all of which flip discreetly into a cabinet to provide extra space and tidiness.

The TableBed transforms from a generous size dining or work table to a comfortable bed in seconds!



features

- 01 The TableBed, as opposed to the basic Murphy bed, allows for two different functions in the same space without having to move furniture.
- 02 Large ergonomic headboard with permanent shelf for reading lights, clock and other bedside items usb charging station.
- 03 Recessed mirror option helps to expand the sense of space in the room.
- 04 Whether in the bed or table position, the TableBed's stylish, uncompromising design makes users forget that it's multifunctional.
- 05 Open back design allows for display of artwork on the wall above the headboard.
- 06 Accepts standard innerspring mattress, 8" thickness recommended; 10" maximum.
- 07 Spring mechanism allows bed platform to be raised and lowered with a light touch and is easily adjustable for different mattress weights.
- 08 The TableBed can be combined with a variety of office, wardrobe or open-shelf cabinet systems to create comprehensive space-saving solutions.

09 the property manager varsity properties



Varsity Properties is a highly respected property management firm specializing in the student living industry. This clear focus gives them a deeper understanding of the needs of their residents and the knowledge and experience to ensure that potential problems are minimized or eliminated.

First and foremost – the buildings Varsity manages are always close to campus because being able to walk to school in minutes helps to create a better and safer school experience.

Varsity works hard to ensure the comfort of residents and to provide them convenient living environments for learning. Their integrated team of engineers, planners, designers, construction managers, carpenters, cleaners, grounds keepers, repair technicians, accounting technicians and resident service professionals work tightly together to continually improve their buildings and service delivery systems.

Every member of the Varsity Properties team is focused on delivering an exceptional Resident experience.

The services provided by Varsity are second to none. In suite housekeeping services are always included. To make residents' lives easier, Varsity shovels and sands walkways and plows driveways. There are weekly reminder emails for garbage and recycling collection days. (Valet garbage service is available, too)

Varsity closely monitors their properties to pro-actively maintain them to the highest standard. If something breaks, residents can use an online work request platform to summon a fast and friendly service team and to track the status of their work request through to completion. Varsity provides a constant flow of communication to their residents to keep them in the loop and follow up to assess their satisfaction with all work done.

Varsity Properties was created to do one thing – to be the industry leader in the management of student living. And today, that is exactly what they do.

Wallman Architects

WALLMAN ARCHITECTS

Wallman Architects is currently directing the design and construction of Toronto's foremost residential and mixed-use developments. The company specializes in a variety of building types including mixed use, mid-rise and high-rise residential, hospitality, and institutional projects. Wallman Architects' group of dedicated design professionals focuses on delivering compelling designs that respond to the needs and goals of their clients. Their work is rooted in good planning principles to ensure projects effectively achieve all necessary approvals while optimizing development potential. The firm approaches sustainable design by recognizing and implementing opportunities on a project-by-project basis and are able bring their experience with local green standards or LEED Certification as required. Wallman Architects utilizes a collaborative design process where they can contribute their extensive experience to ensure a project's success.

Podium Developments

 Podium
DEVELOPMENTS

With ten successful projects completed in Kingston as well as numerous projects in Toronto, Oshawa, Barrie and Guelph, Podium Developments has a strong and respected track record of bringing new developments to fruition. As a registered home builder with the Tarion Warranty Corporation with a decade of construction contracting and management experience, Podium delivers inspired design, quality workmanship and timely services based on a deep knowledge of the building and renovation process.

Building Capital

 Building
Capital

Building Capital was formed in 2008 as a specialist developer and investor in student living and commercial real estate. Based out of Markham, it has thus far developed several highly successful student living projects across Southern Ontario, each being fully occupied on completion.

Milborne Real Estate

 M·I·L·B·O·R·N·E
Milborne Real Estate Inc.

Hunter Milborne is nationally recognized as the "Dean of Condos" by Canadian Business Magazine. Through his firm, Milborne Real Estate Inc., Mr. Milborne has been personally responsible for the marketing and sales of over \$10 billion in properties, having sold over 60,000 units. With over 36 years of experience, Mr. Milborne is well known for his entrepreneurial style, creative problem solving and innovative market penetration strategies. Milborne Real Estate has served hundreds of clients on a range of projects, from vacation homes to high-density multi-use developments in locations around the world. Selling more than 600 developments since its inception, Milborne Real Estate continues to hold a 12-15% market share in Toronto in an industry with over 1000 competing companies with sales over \$25 billion in properties and having sold over \$100,000 units.



UNIVERSITY
STUDIOS

UniversityStudioVip.ca

David Vu & Brigitte Obregon, Brokers
RE/MAX Ultimate Realty Inc., Brokerage
Cell: 416-258-8493 Cell: 416-371-3116 Fax: 416-352-7710
Email: info@gta-homes.com WWW.GTA-HOMES.COM

