



**UniversityStudios.ca**

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



Materials, specifications and pricing are subject to change without notice. All floor plans are approximate dimensions.  
Actual usable floor space may vary from the stated floor area. All renderings are artist's concept. E&OE.

**UniversityStudios.ca**



# smart thinking

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# 01

## summary

## 3 YEAR 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 be 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 University of Ontario Institute of Technology and Durham College campus.

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

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✓ receive 3 year vendor leaseback

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✓ innovatively designed fully-furnished SmartStudios™

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

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✓ fully-managed, hands-off real estate property

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✓ perfect location right next door to campus

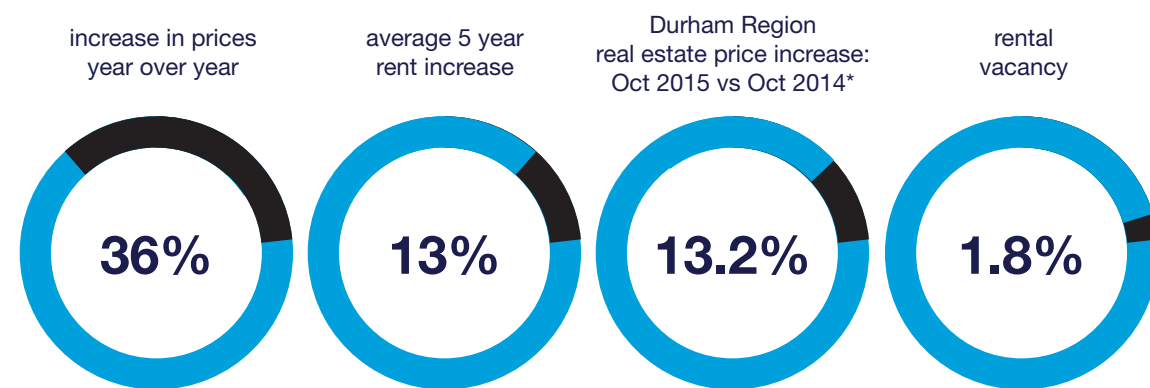
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# 02

## about oshawa real estate

### 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 near campus housing a resilience to cyclical economic patterns. Parents want their children 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 post secondary institutions 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 suite completions

# 03

## oshowa

OSHOWA IS A CITY WHICH HAS ROOTS THAT ARE FIRMLY ANCHORED IN INDUSTRY. THE MCLAUGHLIN CARRIAGE COMPANY MOVED TO THE CITY AND QUICKLY GREW TO BECOME THE LARGEST CARRIAGE COMPANY IN THE BRITISH EMPIRE.

McLaughlin evolved into a major producer of automobiles and in 1918 merged with the Chevrolet Motor Company and became General Motors of Canada. Today, the City of Oshawa is the automotive capital of Canada and the largest city in Durham Region with a population of 157,000.

A fast 60 km from Toronto's downtown core, Oshawa is also one of the fastest growing areas of the Greater Toronto Area. The city has experienced significant growth year after year, and is predicted to reach a population of more than 176,000 by 2025. Oshawa's population is diversifying, welcoming international businesses, newcomers and many foreign students each year. Its percentage of residents aged 20-39 years exceeds the provincial average, demonstrating that Oshawa has a youthful population and is an ideal destination to study, work and raise a family.



- Airport
- Golf Course
- Conservation Area
- Shopping Mall
- Grocery Store
- Restaurant
- Hospital
- Areas of Interest
- Library
- Parks
- Water
- GO Route
- VIA Rail



# 04

## oshawa - quick facts

### Population

- 2011 Census Population: 356,380
- 2015 Estimated Population: 386,988
- Population Growth 2010-2015: 6.6%
- Projected Population Growth 2015-2020: 4.8%

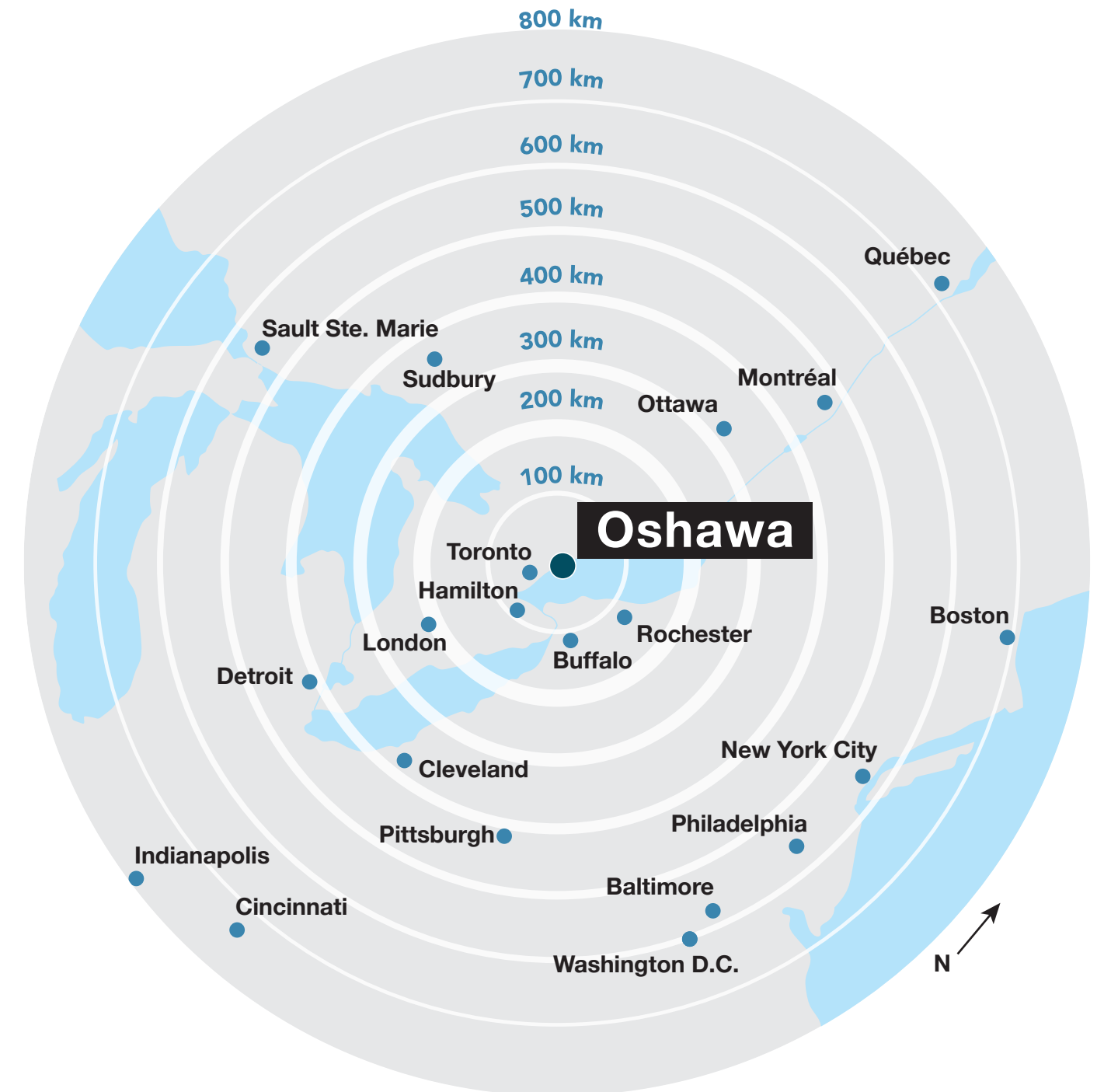
### Income

- Median Household Income 2015: \$83,360
- Average Household Income: \$97,002

### Labour/Education

- Labour Force, Participation Rate: 67.4%
- Post-Secondary Education: 52.3%

The City of Oshawa is located on the north shore of Lake Ontario and is considered Durham Region's hub for business, transportation, education and entertainment and the gateway to both the Greater Toronto Area (GTA) and eastern Ontario markets. The City of Oshawa is a growing community of 157,000, the largest city in Durham Region and is part of the Greater Toronto Area. Located 60 km from Toronto's Downtown core, companies in Oshawa have quick and convenient access to the largest consumer market in Canada and fourth largest region in North America. Oshawa offers the amenities and opportunities of a growing urban centre coupled with the lifestyle of short commutes, vibrant culture and affordable living.





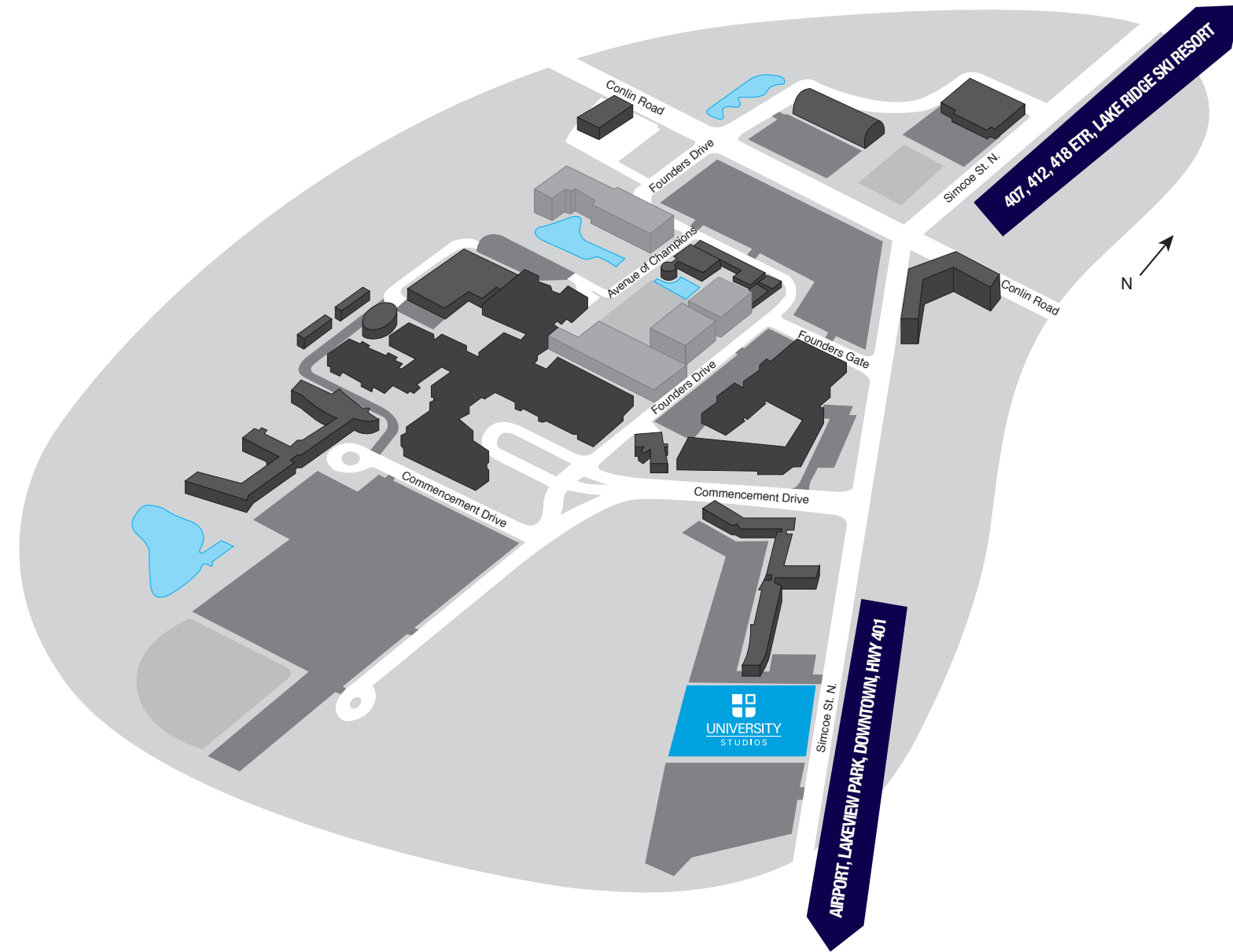
# 05

## location

UNIVERSITY STUDIOS IS LOCATED NEXT DOOR TO THE UNIVERSITY OF ONTARIO INSTITUTE OF TECHNOLOGY AND DURHAM COLLEGE CAMPUS.



Oshawa is a growing community with small town charm and big city amenities. Every convenience is right here; schools and places of worship; cafes and boutiques; restaurants, shopping centres and big box stores; museums and theatres; parks, trails and sports facilities. Oshawa is bordered to the south by Lake Ontario, where residents enjoy miles of hiking and biking as well as nature walks and picnics. Close to Toronto, Oshawa offers easy transportation using the 401, GO Transit, VIA Rail and soon the new 407, 412 and 418 east toll road extension. Not surprisingly, Oshawa is experiencing significant population growth and high levels of real estate appreciation – in some neighbourhoods as much as 15% per year.



University of Ontario Institute of Technology  
and Durham College Campus

aerial view

UNIVERSITY OF ONTARIO  
INSTITUTE OF TECHNOLOGY &  
DURHAM COLLEGE CAMPUS

THE TAYLORWOOD

UNIVERSITY STUDIOS



# 06

## the schools



UOIT's innovative and unique undergraduate and graduate programs are designed to facilitate 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.

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**10,000+ students**

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**1,494 full time staff and faculty**

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**7 faculties**

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**46 undergrad programs**

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**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%.

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**9,000 full time students and thousands in part-time, continuing education and online studies**

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**770 full time staff and faculty**

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**900 part time staff and faculty**

# 07

## 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.

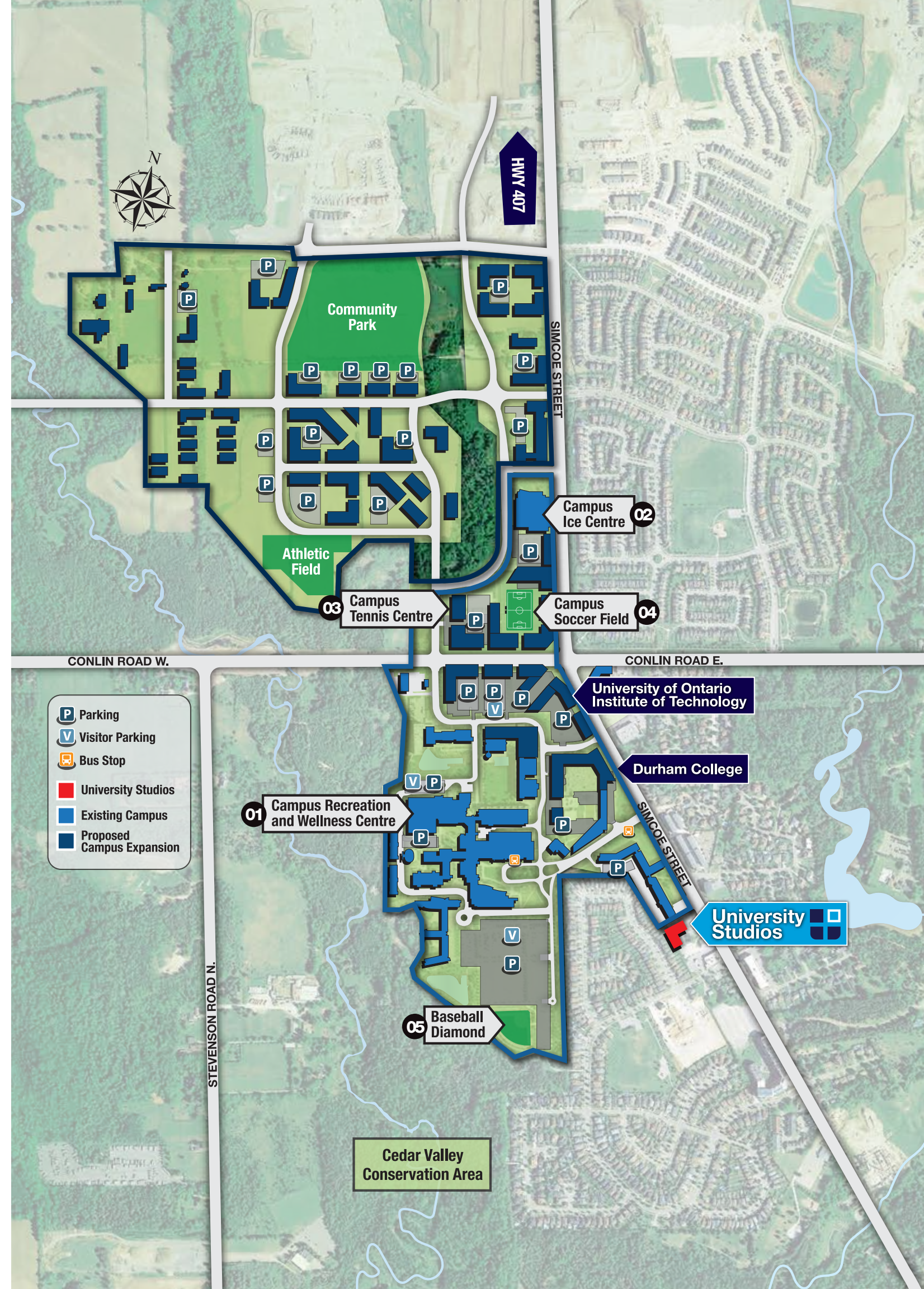
### FROM DC PRESIDENT DON LOVISA:

“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







# 08

## building amenities



### ground floor amenities:

- 01 lobby: social lounge
- 02 executive concierge
- 03 four meeting rooms
- 04 fitness facility
- 05 management office
- 06 parcel lockers
- 07 multifunctional party room
- 08 outdoor lounge w. bbq & dining area
- 09 bicycle parking
- 10 student friendly retail
- 11 student friendly retail patios

### upper amenities:\*

social hub which includes kitchen, dining, lounge and laundry area  
\* located on each floor - not shown



multifunctional party room





social hub (located on each residential floor)

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 bathtub. 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 charging your electronics. There's an electronic standing desk that raises and lowers and doubles as extra counter space. 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 that transforms into the 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-

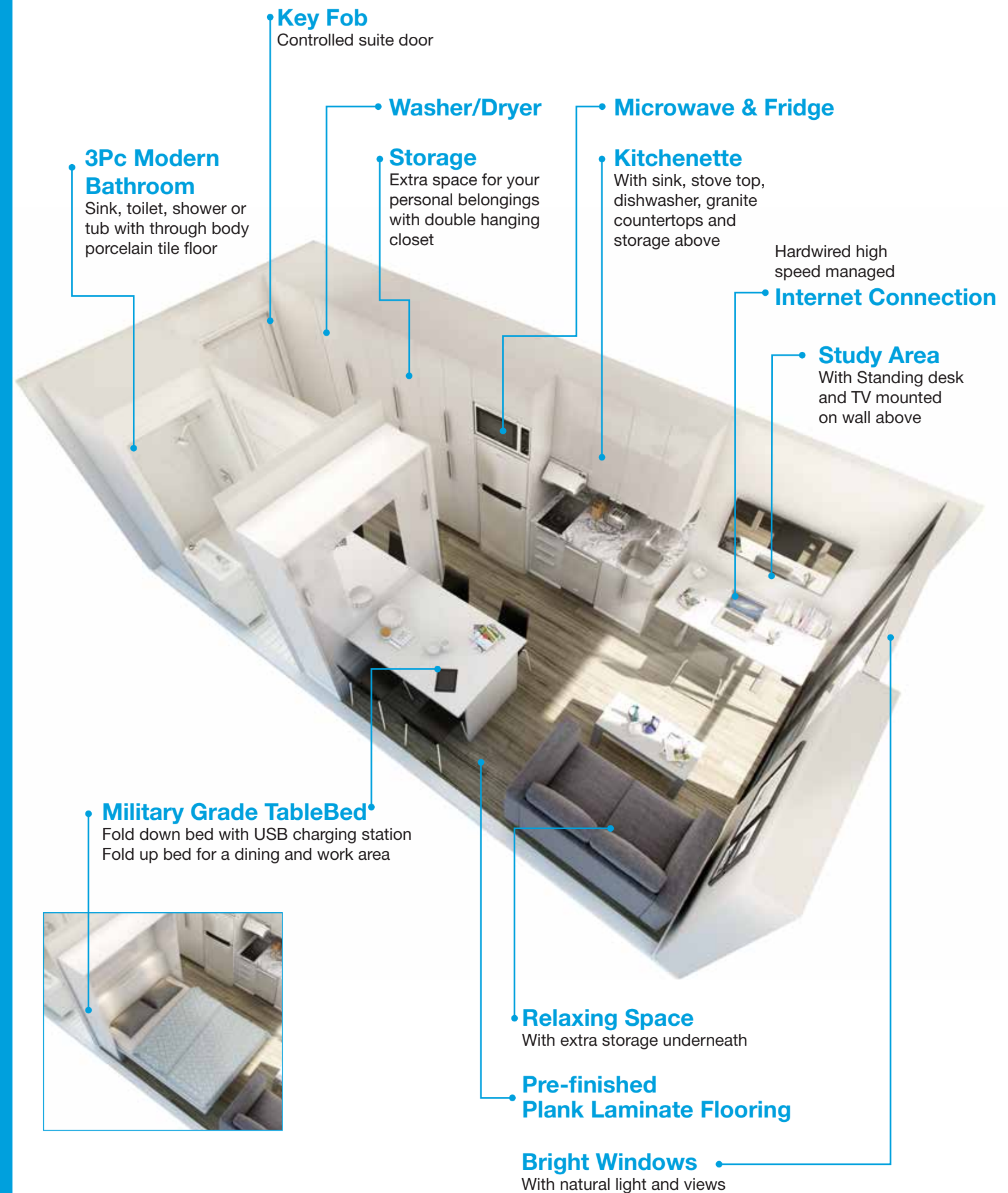
WORTHY KITCHENETTE, TONS OF STORAGE

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?





SmartStudios™

# 10

## the tablebed

Unique. Smart. And Custom Designed for University Studios.

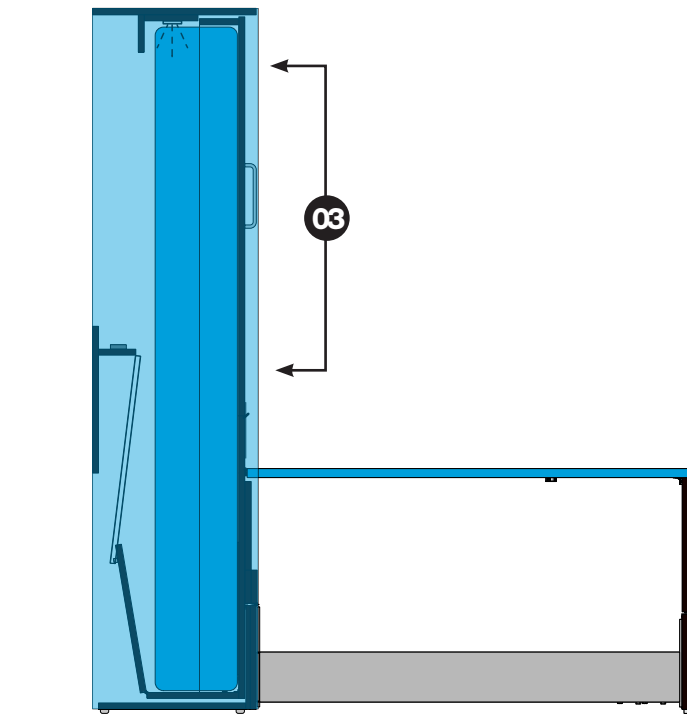
### Introducing The TableBed

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.

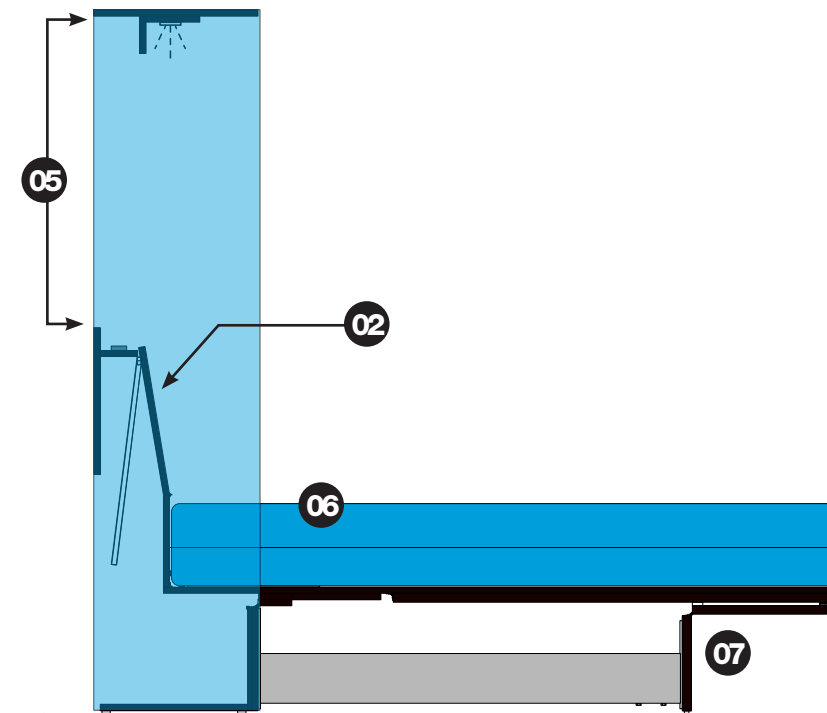
Is it a table? Is it a bed? It's both!

Inspired by the traditional Wall Bed, The TableBed is an authentic feature of engineering. This incredible design is a dining/work table with full size mirror, built-in LED lighting, usb charging station, shelving and double sized 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!



01 table position



01 bed position

#### 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.

# 11

## features

### Suite Features

- Custom millwork closet & kitchen w. soft close hinges & drawers
- Granite kitchen countertop
- Functional military grade tablebed w. USB charging station
- Pre-finished plank laminate floors throughout with the exception of the bathroom
- Porcelain tile floor 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
- One 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, dishwasher, microwave, range hood
- Single bowl sink w. chrome mounted faucet
- Two burner built-in electrical rangetop
- Efficient washer/dryer

### Furniture Package

- Electronic standing desk
- Desk chair
- 2 Dining chairs
- Couch
- Coffee table and/or side table\*\*
- Television
- Window coverings
- Mattress protector

\*As per typical suite layout. \*\*Denotes availability is determined by suite design.





# 12

## 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.

**VARSITY**  
PROPERTIES®

# 13

## the team

### Wallman Architects

WALLMANARCHITECTS



Wallman Architects is a Canadian architectural office dedicated to producing exceptional design. Drawing on the experience of a practice that began in 1985, Rudy Wallman established WA in 2006. Since then, WA has developed an extensive portfolio of remarkable mixed-use, residential, hospitality, institutional and urban design projects across Canada and around the world.

We offer in-depth partner involvement during design and municipal approvals and are recognized for our ability to operate within demanding bureaucratic and political environments. Working collaboratively, our team of experienced professionals ensures the successful completion of all project phases from design to construction, within the client's budget and timelines. We value the long-term relationships that we have developed with clients, consultants, contractors and co-workers.

Each commission enriches the lives of its occupants, is environmentally sustainable and embodies a unique design vision. We embrace the complexities of architectural practice and seek to unlock its potential to enhance the value of the built environment.

### 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.

### Podium Developments

PODIUM  
DEVELOPMENTS



Founded over a decade ago and registered with Tarion since 2006, Podium Developments is a respected builder with a successful track record in rezoning and developing sensitive urban infill locations. With 24 successful projects completed in Toronto, Oshawa, Kingston and Guelph, and several more currently in development, Podium Developments has demonstrated tremendous expertise in bringing new developments to fruition. Podium Developments is a collaboration of professionals with shared values and successes; a team of experts investing and working together. Our seasoned professionals in planning, project management and construction ensures the finest outcome in each and every project and has built an enviable record of delivering projects on time and on budget. Every member of the Podium Developments team shares a single-minded focus on delivering unmatched and targeted communities with the best customer experience possible.

### Milborne Real Estate Inc.

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. 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. With 34 years combined experience, Charles Jaque, Brian Shew and Jason Lam bring their formal education, first-hand experience and connections to the front lines of the sales management process.