



## WHY OWNERSHIP AT LEGACY MAKES SENSE FOR YOUR BUSINESS

### 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 built equity and value on your real estate.



#### FLEXIBILITY

Be your own landlord or take the opportunity to own industrial real estate in one of North America's top industrial markets.

### OWN VS. LEASE - BLDG B UNIT 10

	OWN	LEASE
Total SF	\$13,616	\$13,616
Purchase Price <sup>1</sup> / Lease Rate PSF <sup>3</sup>	\$4,901,760	\$15.00
Payments Over 10 Years	\$2,051,476 <sup>2</sup>	\$2,236,371 <sup>3</sup>
Principal Paydown	\$939,581	\$0
Potential Appreciation <sup>4</sup>	\$1,493,925	\$0
Equity Built	\$2,433,506	\$0

**Stop Paying Rent.  
Start Building Equity.**

<sup>1</sup>Based on pricing of \$360 PSF.

<sup>2</sup>Mortgage payments over 10 years based on a 25% down payment, 5-year term at 3.5% interest with a 25 year amortization.

<sup>3</sup>Lease payments over 10 years based on an estimated \$15.00 PSF net rate escalating at 2.0% per annum.

<sup>4</sup>Appreciation 3% annually.



#### READY FOR OCCUPANCY

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Developed by **Beedie**