

# VERDE

## LIVING

BROKER PRESENTATION



**JD** DEVELOPMENT  
GROUP

**DOWNING**  
♦ STREET

**I N 2 I T I O N**  
REALTY BROKERAGE



# About The Builder



JD Development Group represents quality design, innovative process, and long-term value. With partners, investors, and customers in mind, they strategically convert desirable locations with high, untapped potential into thriving student, residential, mixed-use, and commercial developments.



Since 1986, The Downing Street Group has acquired, repositioned, and developed residential, office, commercial, land and industrial real estate. They have also been providing advisory services in addition to both debt and equity financing to third parties across all asset classes.



# Why Invest in Kitchener?

# Reason to Buy #1: Affordability

Your money  
gets you farther  
in Kitchener.

A pre-construction  
high rise home in  
Kitchener is

**41%** OF THE  
PRICE

of a pre-construction  
high rise home in  
Toronto

Source: Altus June 2022

Average pre-construction price:

KITCHENER

COMPARED TO

TORONTO

**\$749,602**<sup>1</sup>

**\$1,843,843**<sup>2</sup>

# Reason to Buy #1: Affordability

## Average Condo Resale Price - June 2022



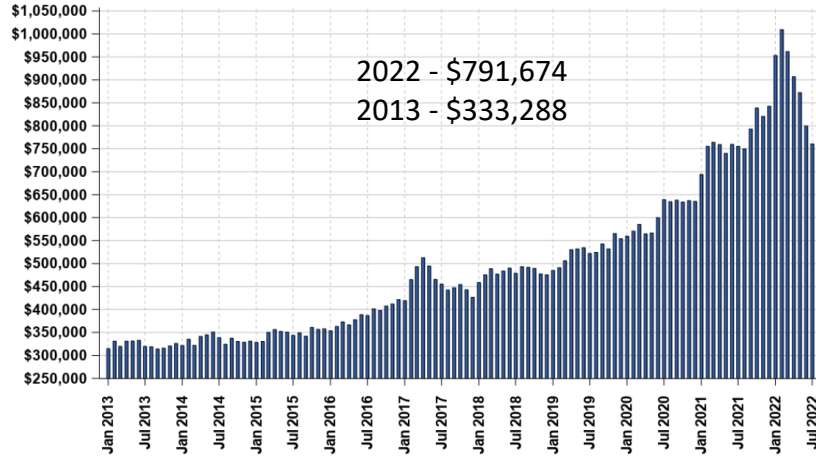


# Reason to Buy #2: Strong Price Growth

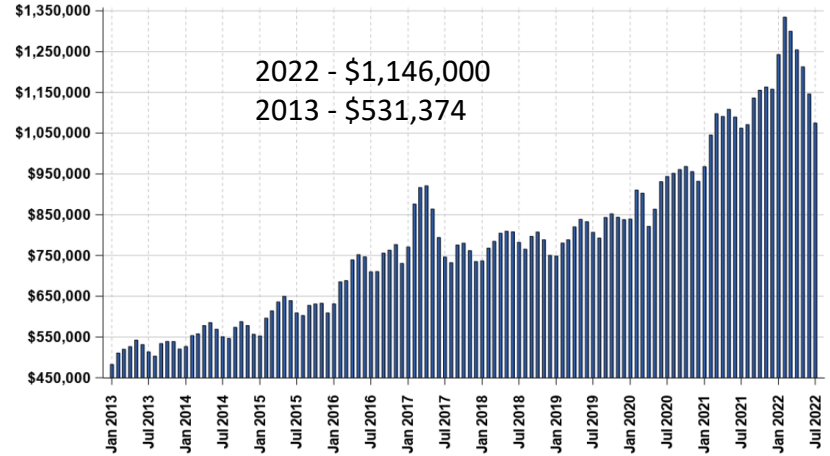
**138 %** change in price  
June '13 to June '22

**116 %** change in price  
June '13 to June '22

**Residential average price  
Kitchener-Waterloo**



**Residential average price  
Greater Toronto**



**The rate of price growth in KW has increased more** than the GTA over the last 10 years

# Reason to Buy #3: Huge Rental Rate Growth

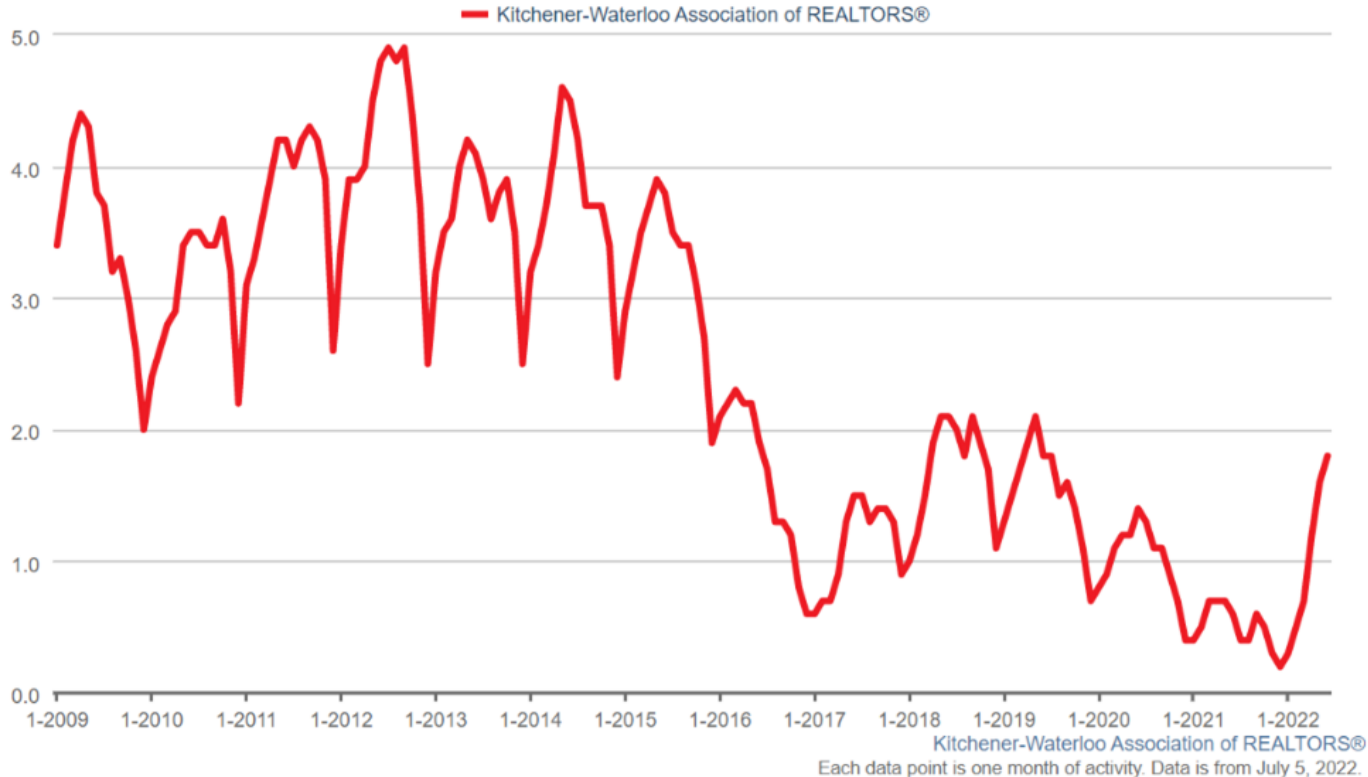
Kitchener is outperforming other cities in rent growth in both 1 bed and 2 bed condos - month over month and year over year!

AVERAGE RENTS JULY 2022				
CITY	1 BED	Y/Y	2 BED	Y/Y
<b>Kitchener</b>	<b>\$1,829</b>	<b>23%</b>	<b>\$2,182</b>	<b>23.5%</b>
Toronto	\$ 2,257	21.6%	\$3,259	25.0%
Hamilton	\$1,694	15.9%	\$2,024	14.9%
Mississauga	\$1,862	6.2%	\$2,394	12.4%
Oshawa	\$1,626	8.1%	\$1,953	16.8%
Vaughan	\$ 1,825	7.4%	\$2,396	12.5%

Kitchener is **41%** of Toronto Prices and is achieving **67%** of Toronto Rents on 2 bed condos and **81%** of Toronto Rents on 1 bed condos!

# Reason to Buy #4: Shortage of Supply

Months Supply of Homes for Sale



Kitchener is seeing historically low levels of supply.

July 2022 there was 1.7 months of supply.



# Reason to Buy #5: Population is Booming

Kitchener's population  
is expected to grow

**33%** FROM  
2016 TO  
2041<sup>9</sup>

Kitchener is the

**4th largest**

most populated city in Ontario,  
behind Toronto, Ottawa & Hamilton<sup>8</sup>

Kitchener is one of the **fastest growing metropolitan areas in Canada.**<sup>9</sup>

# Reason to Buy #6: Silicon Valley of the North

Kitchener-Waterloo has been dubbed Silicon Valley North, as it has the **highest density of tech start-ups in Canada**, and the second-highest in the world. There are over 30,000 new jobs through companies like Faire, Opentext, and thousands of other start-ups.

15,000

TECH COMPANIES

5,200

START-UPS

200,000

TECH WORKERS

# Reason to Buy #7: Top Employers



Sun Life

D2L™



UNIVERSITY OF  
WATERLOO



Manulife

# Reason to Buy #8: World-Renowned Schools

Verde Living is within a **15-minute driving radius** of these major post-secondary institutions:



The University of Waterloo totaled **52,000+ enrollments** in 2019 and 2020



The Lazaridis School of Business & Economics is one of the **most prestigious schools** in Canada



Conestoga College's **new downtown Kitchener campus** opened in 2020



The Waterloo Regional Campus boasts a **incredible, state-of-the-art anatomy lab**

# Reason to Buy #9: Connectivity

**There will be two-way, all-day GO trains** between Kitchener & Toronto **before 2024.**

**\$44 M**

EXPANSION PROJECT

Region of Waterloo International Airport will be doubled in size to meet the demands of this rapidly growing community.

**Distance from Verde Living:**

**2** Minutes to Grand River Transit stop

**6** Minutes to LRT stop

**9** Minutes to Downtown Kitchener

**12** Minutes to Kitchener GO Station and Via Rail

**17** Minutes to Region of Waterloo International Airport



Waterloo Region's light rail transit system, the ION, was completed in 2019 and offers a total of **19 stations**.<sup>14</sup>

Stage 2 of its expansion is set to commence, which will offer service from Kitchener to Cambridge.



# Reason to Buy #10: Location





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# Reason to Buy #10: Location





# Reason to Buy #10: Location

## Parks & trails —

Not only are you close to your everyday errands, but at Verde Living, outdoor adventures are steps away, with lots of parks, trails, and green spaces in the neighbourhood.

### MCLENNAN PARK

Across the street from Verde Living, McLennan Park boasts a skate park, playground, splashpad, walking trails, tobogganing hill, and even a dog park. It's also open year-round!

### ELMSDALE PARK

Elmsdale Park recently got a facelift—and it's down the street from Verde Living. The park now features seating, picnic tables, a stage, and





VERDE  
LIVING







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VERDE  
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# SmartONE Solutions —

Verde Living is equipped with state-of-the-art SmartONE technology to make your home and community secure, convenient, and connected.



## WALL PAD

The in-suite wall pad serves as a hub to provide a single interface for you to interact with your home and community.



## DIGITAL DOOR LOCK

A keyless, digital door lock allows you to easily enter into your suite using your smartphone app or a unique passcode.



## HIGH-SPEED INTERNET

With Bell's pure fibre Internet, you'll enjoy max download speeds of up to 1.5 Gbps.<sup>1</sup>



## HEATING & COOLING

Each suite features individually controlled, seasonal, central air conditioning and heating system with thermostatic control.



## SMART PARCEL LOCKERS

Receive notifications on your mobile app when your packages arrive, and scan your code to retrieve them.



## LOBBY PHONE

Enhance security by communicating with visitors before granting them access into the building.

# Building Amenities

These are spaces to explore, enjoy, and savour. Verde Living's amenities are situated all throughout the building for your convenience. Find all the amenities within the maps below and start to picture your life at Verde Living.







## Outdoor relaxing —

Enjoy the evening air with some friends—or just you and a great book—on one of Verde's outdoor lounges. Sip your morning coffee or evening wine alike in this relaxing environment made for savouring.



Renderings are an artist's concept and are subject to change. ©&OF



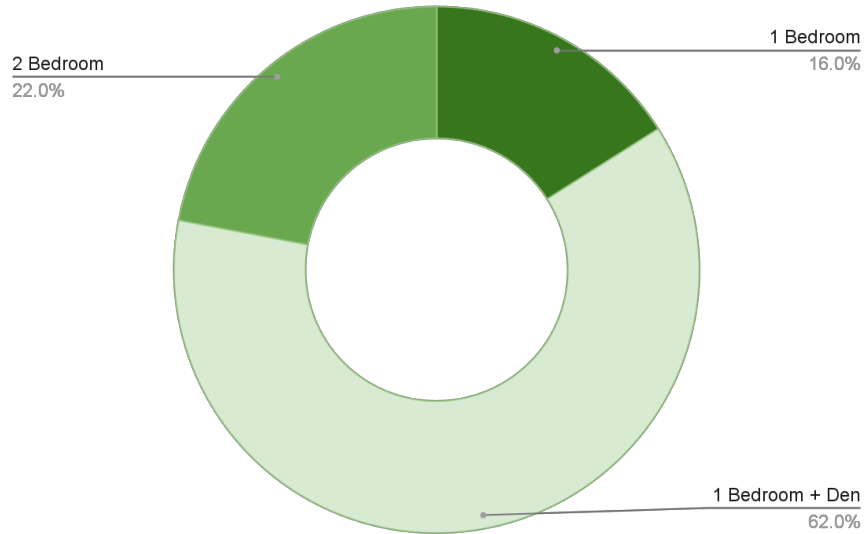
## Upper & lower lounging

The more choices there are, the better it is. Choose between lounging on the upper or lower sections while you wait for your barbeque to heat up. Enjoy the sunset while you cozy up to the outdoor fireplace.



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# Product Type and Suite Sizes



TYPE	MIN SIZE	MIN PRICE	%
1 BED	456	Low \$500s	16%
1 BED + DEN	559	High \$500s	62%
2 BED	671	High \$600s	22%



# Incentives

## WEST TOWER

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### \$20,000 Parking Discount

Regular Price  
\$55,000 Underground  
\$40,000 Above Ground  
(1 Bedroom + Den or Larger)

### Window Coverings

### \$0 Assignment Fee

Admin and Legal Fees Apply

### Capped Development Charges

Capped at \$5,000

### Right To Lease During Occupancy

Admin and Legal Fees Apply

### 2 Year Transit Credit

\$3,000 value, for 1 Bed units

OR

\$5,000 Credit on Closing for  
1 Bedroom +Den

OR

\$15,000 Credit on Closing for  
2 Bedrooms

## DEPOSIT STRUCTURE

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\$5,000 on Signing

Balance to 5% in 30 days

2.5% in 120 days

2.5% in 180 days

5% on Occupancy

**ONLY 10% DEPOSIT IN  
THE FIRST YEAR**

# Why PRECON



*Calltoddsmith.ca*  
RE-Location Advocate

**Todd Smith, REALTOR**  
Civil Engineering Technologist  
ABR | CNE | SRS | SRES | RENE

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