

Futures are
Brighter
Here



SUNVIEW
SUITES

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A brilliant opportunity

From Waterloo's leader in development for over 15 years comes an exciting new opportunity in real estate property. Discover Sunview Suites, a new condominium community coming to the heart of Waterloo's University District near the Idea Quarter. Perfect for young professionals. A brilliant new choice with a proud legacy.

BENCHMARK
SIGNATURE REALTY INC.,
BROKERAGE

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Lazaridis School of Business and Economics

222 Albert St.

228 Albert St.

246 Albert St.

Wilfrid Laurier University

208 Sunview St.

2-minute walk to Wilfrid Laurier University

202 Lester St.

8-minute walk to University of Waterloo



255 Sunview St.

250 Lester St.

203 Lester St.

251 Lester St.

253 Lester St.

University Ave W

Profit from the Power of Prica in Waterloo's prime location delivering unmatched proximity to campus.



Connect to Canada's technology triangle

Canada's Technology Triangle is comprised of Kitchener, Waterloo and Cambridge. Only California's Silicon Valley has a greater concentration of tech companies. Starting with BlackBerry and its relationship with local universities including the world-renowned Perimeter Institute, tech companies have been drawn to or started up here. The region now boasts over 1,000 technology firms, including global powerhouses such as Microsoft and Google, as well as 3M, FourSquare, Electronic Arts, SAP, OpenText, Communitex, Desire2Learn, Kik, Robotics, Aeryon Labs and Thalmic Labs to name a few. There's no end in sight for the growth of Waterloo Region's thriving tech sector.



Soon over 36,000 Waterloo area residents will be even more connected with an ION LRT stop within 600 meters of their home.

Set to launch in 2018, ION is a visionary new Light Rail Transit coming to the Waterloo Region. Fast and quiet, the modern LRT will run between transit terminals at Conestoga Mall and Kitchener's Fairview Park Mall. Trains will stop at the new 'University of Waterloo' station, steps from Sunview Suites. Residents will enjoy having ION virtually at their door for

10

Reasons to own in Waterloo



10

INTERNATIONAL

Significant investment including offices of over 300 foreign-owned firms.



01

LOCATION

Canada's 10th largest metropolitan area with over 520,000 population.



02

GROWING POPULATION

The region is Ontario's 4th largest, growing to 742,000 by 2031.



09

QUALITY OF LIFE

High living standard, abundant recreation, 3,000+ acres of parks and 150 km of trails.



08

INFRASTRUCTURE

100% fibre-wired community.



07

RAPID TRANSIT

New \$818 million ION LRT scheduled to open in 2018 includes three stations that will connect campuses and student residential areas.



03

TOP UNIVERSITIES

University of Waterloo ranks 1st for innovation and 4th overall in Canada. Wilfrid Laurier University ranks in Canada's top ten overall and 1st for student satisfaction.



04

START-UPS

Waterloo Region ranks 2nd only to Silicon Valley and growing (1,845 new technology ventures in the past 5 years).



06

ECONOMY

Waterloo Region has a prosperous



05

EMPLOYMENT

Forecasted increase of 50% by



Map is not to scale and is Artist's Concept. E & O.E.

Located in the centre of it all. **That's bright!**

1. UNIVERSITY SHOPS PLAZA

Popeye's Supplements, Molly Bloom's Irish Pub, Bubble Tease, Pita Factory, Williams Fresh Café, Merit Travel, Mongolian Grill, Sweet Dreams Tea Shop, FedEx Office, Waterloo Walk-in Clinic, Pharmasave, Farah's Foodmart, East Side Mario's, BMO ATM, Subway, China Legend, Marble Slab, Best Value Optical, Dental Clinic, First Choice Haircutters

2. CAMPUS COURT

Mel's Diner, Second Cup, Campus Concessions

Student Service Centre, Waterloo Central Supermarket

3. PERIMETER INSTITUTE

4. UNIVERSITY STADIUM

5. WATERLOO SKATEPARK

6. WESTMOUNT PLACE

Michaels, The Source, RBC Royal Bank, 168 Sushi Buffet, Farah Food & Pizza, Dairy Queen Restaurant

9. McDonald's

10. Canadian Tire

11. Waterloo Public Library

12. The Pub on King

13. THE SHOPS AT WATERLOO TOWN SQUARE

Bob's Valumart, Cora's, Beertown Public House, Zoup! Fresh Soup Company, Freedom Mobile, Shopper's Drugmart, Booster Juice, UpTown Gallery, David's Tea

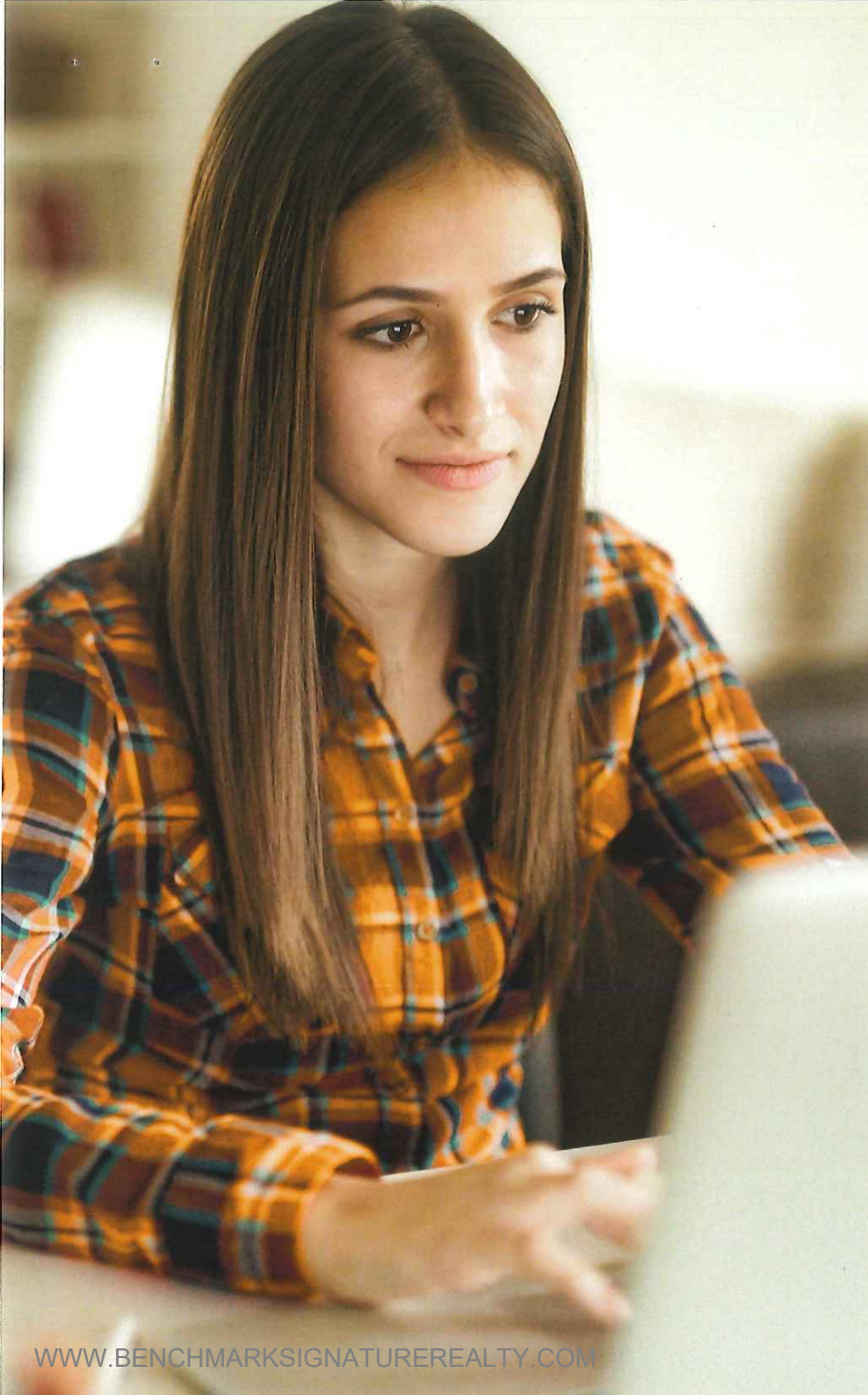
16. Princess Cinema, Huether Hotel

17. Long & McQuade Musical Instruments

18. Tim Horton's, Ethel's Lounge, Empress of India

19. UNIVERSITY COMMONS

Frat Burger, Mozy's Shawarma, Booster Juice, Starbucks, Shoeless Joes, Rogers, Fat Bastard Burrito Co., Quick Sandwiches, Big Tex's Burgers & BBQ, Smoke's Poutinerie, Thai Express, Sakura Island



Sunview Suites head of the class

- LOCAL STUDENTS (50%)
- OUT-OF-TOWN STUDENTS (30%)
- INTERNATIONAL STUDENTS (20%)



PRICA EXPERIENCES A
99.8% LEASE
RATE
year after year.

A hassle-free, fully managed real estate property located only a short walk to the University of Waterloo, Wilfrid Laurier University and Conestoga College Waterloo campus.

In 2015, international students from over 120 countries accounted for nearly 20% of enrollment at UW and WLU. According to the Council of Ontario Universities, the number of international students grew by 96% from 2004-2014.

TOP 5 COUNTRIES OF ORIGIN

Waterloo welcomes over 65,000 students annually with beds for only 20% of them. This leaves 80% of students in need of housing!

Rental demand will continue to increase due to:

- Growth in post-secondary education enrollment
- Higher employment of young adults
- Larger number of immigrants in Ontario



Winter 2017:

+ 30,997 UNDERGRADUATE
4,295 GRADUATE STUDENTS

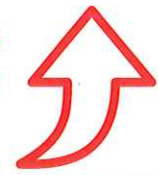
35,292 6,863 BEDS
TOTAL (5,548 RESERVED FOR
FIRST YEAR STUDENTS)

18% OF UNDERGRADUATES &
39% OF GRADUATE STUDENTS
ARE INTERNATIONAL

5,073

INTERNATIONAL
STUDENTS

2,117 REGULAR
2,956 CO-OP STUDENTS



UP FROM
4,438

1,901 REGULAR,
2,537 CO-OP
IN 2015



+ 17,321 UNDERGRADUATE
1,582 GRADUATE STUDENTS



Top marks for location

University of Waterloo is globally recognized for mathematical and computer science talent. Its unique inventor-owned IP policy fosters innovation and entrepreneurship.

Wilfrid Laurier University specializes in business and economics, music, science, arts and social sciences, and social work.




Conestoga College Institute of Technology and Advanced Learning ranks among Ontario's top Colleges.



**SUNVIEW
SUITES**

PLUS Renowned Research Centres:

- Centre for Bioengineering & Biotechnology
- Centre for Cold Regions & Water Science
- Centre for International Governance Innovation
- Institute for Quantum Computing
- Perimeter Institute for Theoretical Physics
- Waterloo Centre for Automotive Research

	 CONESTOGA Connect Life and Learning	 LAURIER Inspiring Lives.	 UNIVERSITY OF WATERLOO
2016/2017 Enrollment	12,389*	18,599	36,599
Growth from 2015	▲ 3.36%	▲ 0.24%	▲ 1.71%
Compounded Growth (Since 2002)	▲ 6.29%	▲ 3.8%	▲ 4.7%
International Student Growth (Since 2002)	N/A	▲ 13.4%	▲ 12.6%

Expansions

Conestoga's Waterloo Campus will complete a \$43.5M expansion by 2018

4,000 new students will be enrolled in this campus alone in the next five years

More than 65% of

Opening of Lazaridis Hall to seat over 2,500+ students

Number of first year applications not out of high school/ international has increased by 30.2%; out of high school has increased by

\$32.64M federal funding for a new engineering building

\$88M Engineering 7 building to seat nearly 8,500 students by 2018

Sunview Suites is a magnificent modern architectural statement that reflects the inspiration and excellence of its visionary Waterloo setting.

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Raising the Bar in Energy Efficient Building

All Prica projects are built to high standards in energy efficiency. Prica is committed to quality and energy efficient construction, both in their choice of state-of-the-art building materials and construction practices.

Energy Star qualified kitchen appliances use 10-50% less energy than standard appliances, saving energy and money, and helping to reduce emissions of greenhouse gases and air pollutants.

LED lighting throughout the suite which uses only 10% of power compared to traditional incandescent lights, thereby saving on hydro and maintenance costs.

Separate hydro meter per suite controls electricity costs. HVAC with 2 pipe change-over fan coil system, utilizes condensing gas boilers, air cooled chiller and variable speed drive pumps – all technologies that help to reduce energy and save on utility costs.

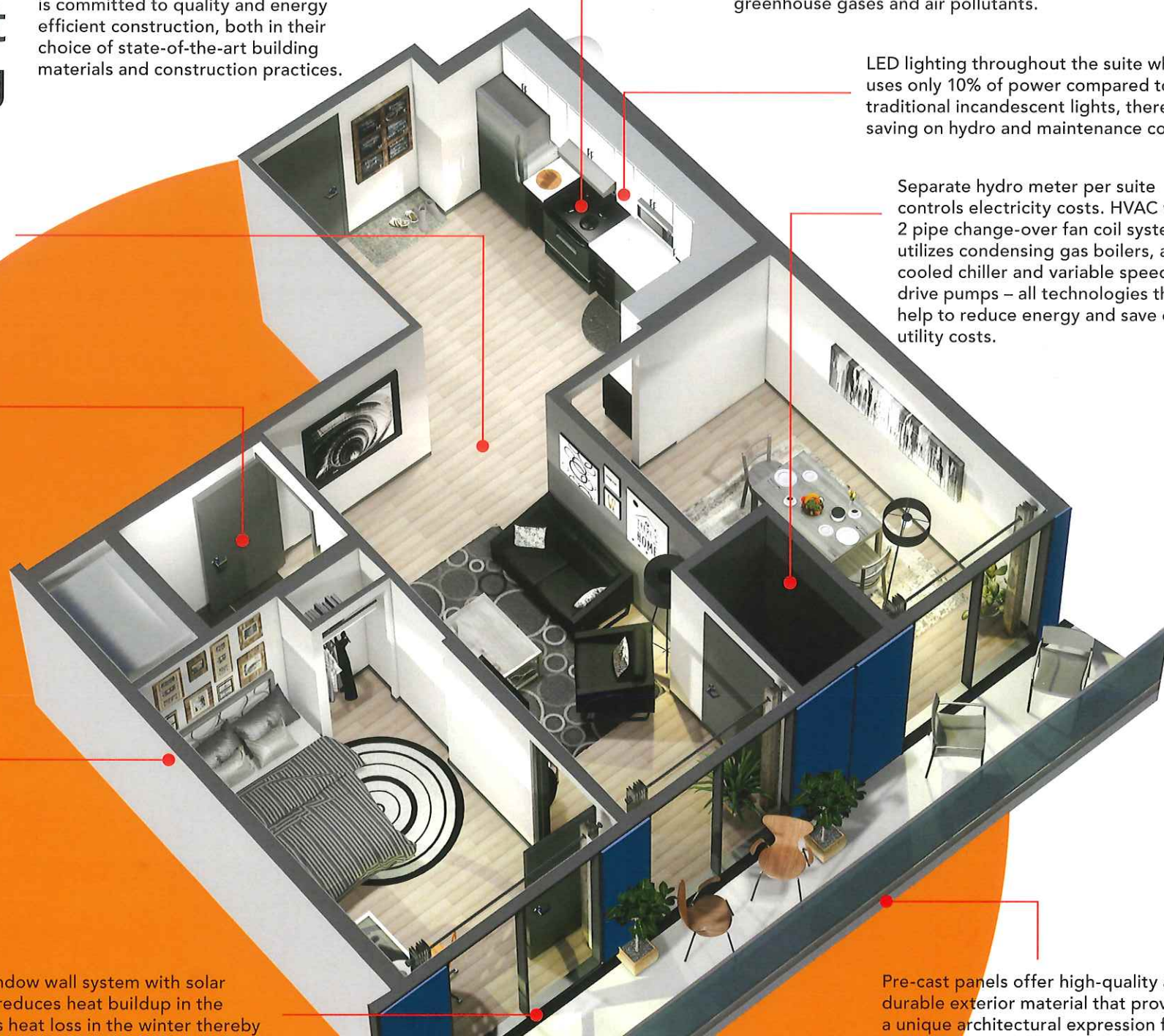
Durable, high-quality materials, furniture, and finishes throughout.

A stylish dual-flush toilet drives lower water usage into the suite, thereby saving money on monthly water bills.

Cast-in place concrete system allows for concealed services (supply ducts) resulting in fewer bulkheads and floor-to-ceiling windows.

The double pane window wall system with solar control Low E glass reduces heat buildup in the summer and reduces heat loss in the winter thereby

Pre-cast panels offer high-quality and durable exterior material that provide a unique architectural expression for







Spacious and comfortable bedrooms with space to study, sleep and simply hang out.





Gourmet kitchens boast sleek two-tone cabinets, tile backsplash, quality laminate flooring and stainless steel appliances.





Dazzling building amenities

At Sunview Suites, amenities are all about community – grab a juice or quick snack while studying, meeting with friends or relaxing while watching a game.

From the inviting lobby to the large, open concept multi-purpose amenity space with lounge, Sunview Suites has all the residents need to succeed.

- Lobby
- Games / Movie Room
- Study Spaces
- Meeting Areas
- Lounge

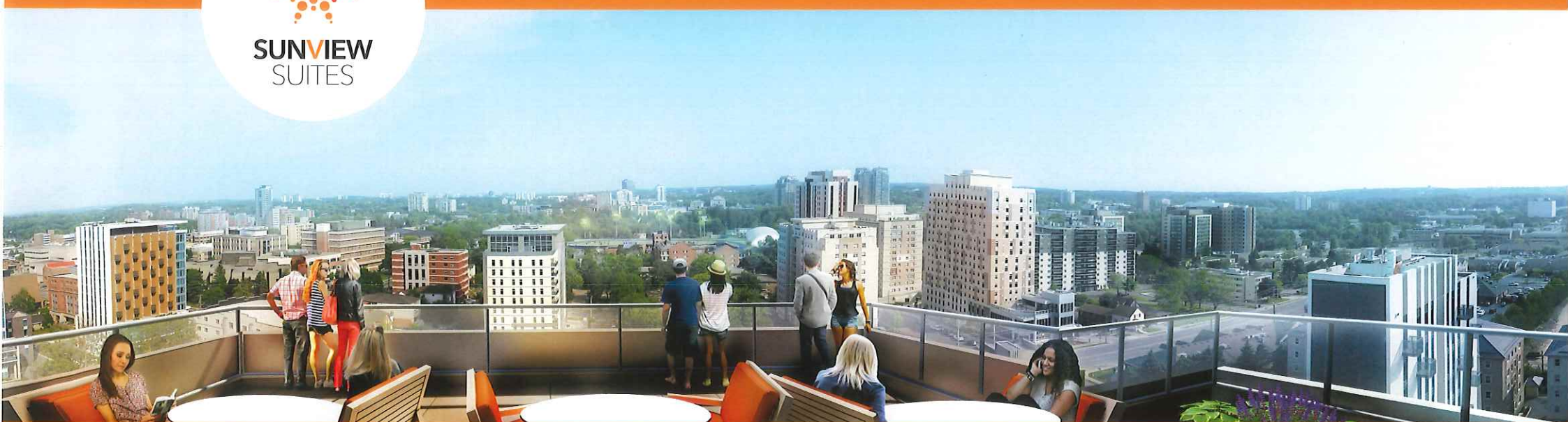


The impressive, stylish lobby will capture the attention of visiting friends and family from the moment they enter the building.





The designer lounge is equipped with a refreshment prep area, conversation tables and study spaces perfect to focus on what's important.



Sun views of the city

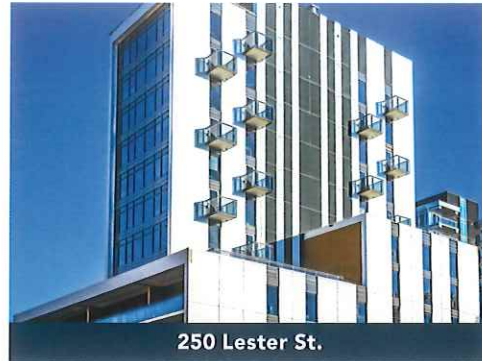
With the city expanding in all directions, the rooftop terrace offers views of both Wilfrid Laurier University and University of Waterloo as well as Laurier's University Stadium.



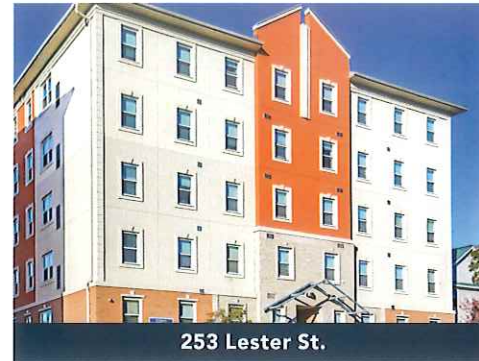
Residents will experience glorious city views while relaxing with friends on the spectacular rooftop terrace.



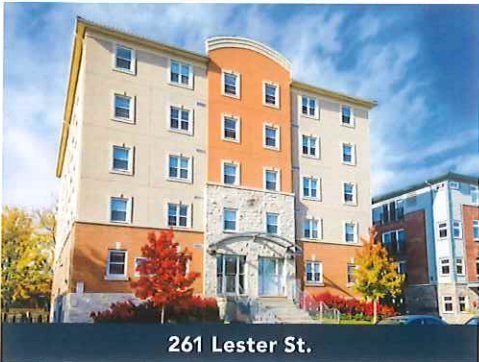
203 Lester St.



250 Lester St.



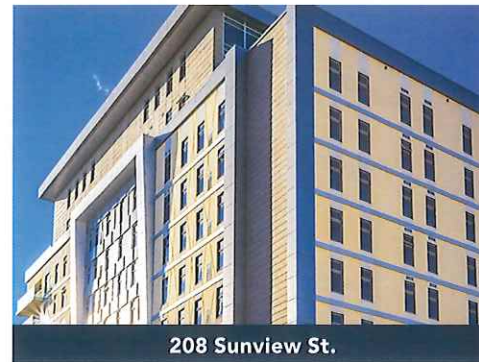
253 Lester St.



261 Lester St.



271 Lester St.



208 Sunview St.



255 Sunview St.



131 University Ave. W.



815 Bridge St. W.



The power of Prica



From land acquisition, to planning, to construction, to property management, we uphold the highest standards of conduct and performance to achieve maximum results on time and on budget. Over the last 15 years, we have accumulated an extensive and impressive portfolio of building projects, have grown into a thriving group of operating companies, and have earned a reputation of excellence with the track record to prove it.

Prica's fully integrated project delivery team includes:

- Leasing
- Property management
- Architectural design
- Property development
- Construction
- Manufacturing

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All renderings are Artist's Concept.
Maps are not drawn to scale.
Specifications subject to change without notice. E & O.E.



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