THE PEAK

HOMES AT UNIVERCITY • SFU

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THE TALLEST TOWER

LIFE AT THE TOP

Rising 17 storeys above Burnaby Mountain, The Peak at SFU offers the most incredible panoramic views in the province at unbeatable value. As the tallest tower at UniverCity SFU, The Peak is the highest point in all of Metro Vancouver.

Centrally located between Vancouver, Burnaby, New Westminster and Coquitlam, The Peak places you at the geographic heart of the region.

With the Evergreen and Millennium SkyTrain lines just minutes away, you can get here from anywhere.

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CANADA'S #1 COMPREHENSIVE UNIVERSITY

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- Celebrating its 50th anniversary, SFU has been rated **#1 Comprehensive University** by Maclean's Magazine.
- SFU has landed the top spot in the annual national rankings 12 times over the past 25 years, including seven of the last eight years

FASTEST GROWING UNIVERSITY

- Total student FTE (Full Time Equivalent) **enrollment has grown 59%** from 2001/02 to 2012/13
- **Undergraduate international student FTE enrollment has grown by 426%** from 2001/02 to 2012/13

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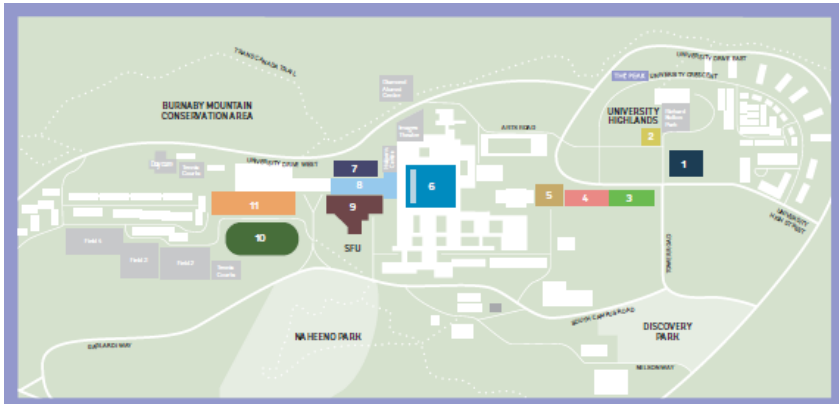
ESTABLISHED WEST HIGHLANDS NEIGHBOURHOOD



1 UNIVERSITY HIGHLANDS ELEMENTARY SCHOOL & PARK
Serving students from kindergarten to grade seven, this brand new, highly sustainable elementary school is the first LEED Gold school renovation in B.C.

2 UNIVERCITY CHILDCARE CENTRE
This new facility applies the renowned Reggio Emilia childcare model in an innovative, environmentally friendly building.

3 HUB SHOPS & NESTERS MARKET
Just a short walk away, Nesters Market is a full-service grocery store with all the essentials, including a pharmacy.

4 CORNERSTONE SHOPS
A five-storey multi-residential complex with retail services including a neighbourhood market, dry cleaning, optician and postal outlet. Plus restaurants that serve Japanese, Indian and Middle Eastern cuisine, coffee, pizza and more.

5 TOWN SQUARE
A hub of community life and home to a summer farmers' market, musical events and festivals.

6 ACADEMIC QUADRANGLE
The heart of SFU's Burnaby campus, an architectually iconic gathering place designed by Arthur Erickson.

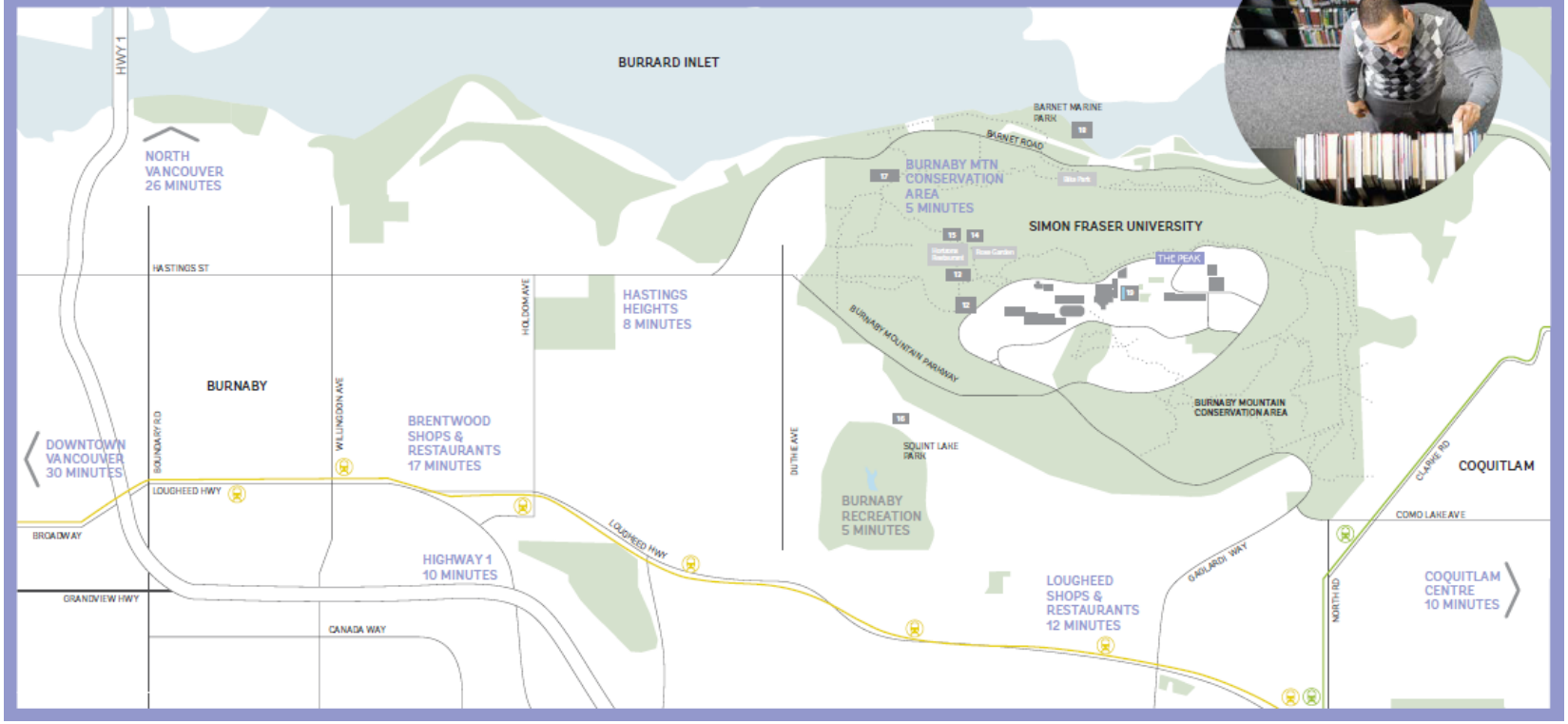
7 W.A.C. BENNETT LIBRARY
Over two million books and 6000 print subscriptions for residents to borrow and browse, plus an art gallery, archaeological exhibits and displays.

8 CONVOCATION MALL
This large open courtyard is easily distinguished by the glass roof that covers the entire area. Convocation takes place under its roof twice a year.

9 SFU THEATRE
Houses both student and professional productions of dance, theatre, music and other performing arts.

10 TERRY FOX FIELD
SFU's main athletic field, named after one of Canada's most inspiring people.

11 CHANCELLOR'S GYM
Three separate gym spaces with an indoor running track; courts for volleyball, basketball, squash and racquetball; 6-lane 25-metre pool and 12,000 sf fitness facility overlooking Terry Fox Field.



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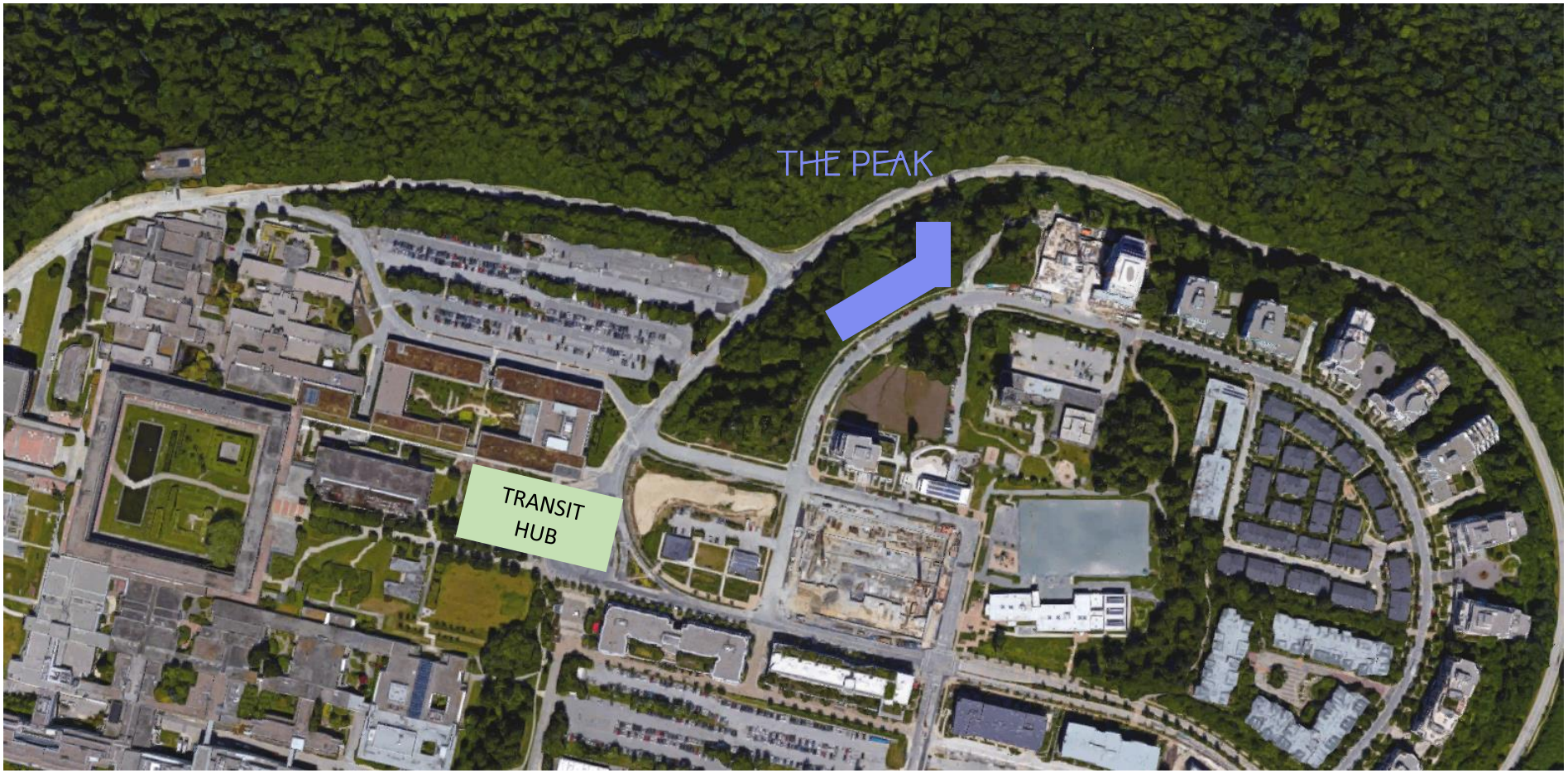
PREMIUM LOCATION, EXCEPTIONAL VALUE

At The Peak, you're part of an established urban master planned community with an elementary school, childcare, shops and parks just steps from your door. Plus you have exclusive access to SFU's extensive array of recreational and cultural amenities.

Located on the most coveted parcel at UniverCity, The Peak is the best location. Positioned to **maximize views** and located just **steps from the central transit hub** at SFU and UniverCity High Street shopping area, The Peak is the most sought-after location.



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UNIVERCITY'S BEST RESIDENTIAL AMENITIES

The Peak builds on Intergulf's reputation for world-class amenities with a range of intelligently-designed spaces to maximize value. Residents of The Peak have exclusive access to **over 10,000 sq ft of private amenities – by far the best amenities at UniverCity.**

- Two storey **Wellness Centre & Gym** with expansive windows overlooking the old growth forest of SFU
- Sprawling 7th floor outdoor terrace with outdoor lounge and BBQ which connects seamlessly with private dining facilities
- The private dining and entertainment space known as **The Highlands Lounge** is the perfect spot to host your next family dinner
- **The Screening Room** offers an acoustically optimized theatre room for your favourite shows
- An intimate space for entertaining, **The Games Lounge** features a foosball table and large screen TV
- **The Conservatory** is a perfect place to study or meet with clients

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THE MOST PRESTIGIOUS VIEW RESIDENCES

Informed by Intergulf's innovative approach to intelligent design, these homes are carefully configured to make the most of every square foot while generous floor plans emphasize open-concept living. High quality finishes include wood laminate flooring in living areas, stainless steel appliances with gas range and 30" Blomberg fridge, and marble tile feature wall in bathrooms.

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DESIGNED AND BUILT WITH INTERGULF INTELLIGENCE

Intergulf Intelligence is the guiding principle that informs all our work, reflecting our commitment to outstanding quality and carefully considered design at every stage of a project's development. It's the key to our success and your trust – based on over 30 years of experience as an industry leader in Western Canada. From land acquisition through design and construction, our integrated approach allows us to oversee every detail of the communities we create, ensuring that your home is as smart as you.

Empire at QE Park

The Park Metrotown

Grand Central

Kits 360

Novo 1 & 2

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THE PEAK AT SFU – QUICK FACTS

Developer	Intergulf
Site address	Parcel 18 8850 University Crescent, Burnaby BC
Total number of homes	186
Style	Concrete 1 bed, 1 bed + den, 2 bed, 2 bed + den, and 3 bedroom condos; 3 bedroom townhomes
Estimated completion	Summer 2018
Number of storeys	17 storeys – the tallest tower at UniverCity
Amenities	Over 10,000 sq ft of residential amenities including two storey wellness centre, elevated terrace, theatre room, games room, and study lounge
Parking & Storage	1 parking and 1 storage included in all homes Select 3 bedroom homes include additional parking
Heating	Energy efficient hydronic heating
Deposit	$10,000 at writing Balance of 10% within 7 days 5% later of 90 days after contract and 7 days after BP 5% 180 days later
Strata fees	Approx $0.40 / sq ft

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THE BEST RENTAL RETURN IN METRO VANCOUVER

According to an Urban Analytics analysis*, "UniverCity at SFU demonstrates the best investment choice from a cash flow yield basis" across Brentwood, Metrotown, Richmond and UBC. Vacancy rates are 1.2% in BC, **and 0% at SFU**. Units listed for rent are rented the same day at SFU. The Peak at SFU is one of the ONLY opportunities to create a positive rental cash flow in all of Metro Vancouver. The average return for rentals at SFU is 6% compared to 2.32% in Metro Vancouver**.

RENTAL INVESTMENT AT THE PEAK

As a first time investor, Henry is looking for a low price point unit which will provide strong monthly cash flow and long-term resale potential. Henry would like to put down 20% and still earn a positive monthly cash flow.

Suite Style	1 bedroom
Suite Size	584 sq ft
Net Purchase Price	$284,900
Monthly Mortgage	$957
Monthly Strata Fees	$236
Monthly Rental	$1,400
Annual Positive Cash Flow	+$2,484

Claudia has several rental suites in her investment portfolio, and is looking to add a two-bedroom on a university campus in Metro Vancouver. Claudia wants to put down 35% to maximize her monthly cash flow.

Suite Style	2 bedroom
Suite Size	815 sq ft
Net Purchase Price	$419,900
Monthly Mortgage	$1,147
Monthly Strata Fees	$329
Monthly Rental	$2,000
Annual Positive Cash Flow	+$6,288

VS. YALETOWN RENTAL

Suite Style	1 bedroom
Suite Size	545 sq ft
Net Purchase Price	$509,900
Monthly Mortgage	$1,714
Monthly Strata Fees	$290
Monthly Rental	$1,700
Annual Cash Flow LOSS	-$3,468

Suite Style	2 bedroom
Suite Size	815 sq ft
Net Purchase Price	$749,900
Monthly Mortgage	$2,047
Monthly Strata Fees	$464
Monthly Rental	$2,200
Annual Cash Flow LOSS	-$3,732

*Mortgage calculations based on 2.99% interest, 30 year amortization. Vancouver data based on newer concrete homes, with strata fees of approximately $0.53/sq ft. Rental returns are not guaranteed and are based on past performance.

** Cap rate care of Vancouver Observer as of January 2015

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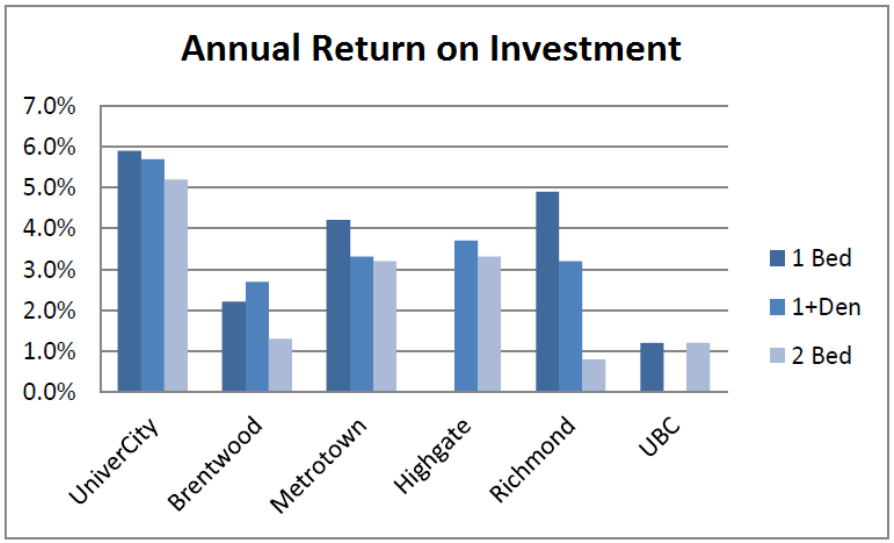
UNBELIEVABLE VALUE WITH HUGE APPRECIATION

UniverCity at SFU is not only the **best rental investment in Metro Vancouver**, but also continually shows strong returns on their investment, based on a strong resale market.

According to an Urban Analytics analysis of MLS sales data, "typical condominium product at UniverCity at SFU has achieved **an annual appreciation rate of 5.1%** since 2005. Based on past appreciation at UniverCity at SFU investors can earn close to 20% annualized return on investment"*.

This means that when you add the monthly net income after 5 years of renting the unit + appreciation after 5 years of holding the unit, homeowners are seeing **upwards of 18% return on their investment per year of owning the unit**.



TOTAL ROI - FIVE YEAR HOLD SCENARIO 2+Den, 785 Square Feet	Assume 0% Appr	Assume 2% Appr	Assume 5% Appr
Initial Purchase Price	$374,900	$374,900	$374,900
Downpayment (30%)	$112,470	$112,470	$112,470
Total Appreciation	$0	$39,020	$86,770
Sale Price (after year 5)	$374,900	$413,920	$461,670
Less: Realtor Fees & Closing Costs	$14,400	$15,300	$16,800
Total Rental Revenue Profit	$31,860	$31,860	$31,860
Total Profit	$17,460	$55,580	$101,830
Total ROI After Disposition	**16%**	**49%**	**91%**
Annualized ROI	**3.1%**	**9.9%**	**18.1%**

*Charts and data taken from Urban Analytics Report, 2013

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