



VICTORIA
COMMON

LANDPOWER
REAL ESTATE LTD. BROKERAGE

CONDOMINIUM SUITES IN A
VIBRANT NEW URBAN LIVING CENTRE IN KITCHENER

 **QUEENSGATE**



POWER
RAMPAGE



ARTIST'S CONCEPT

Like the greatest cities of the world, Kitchener's industrial heritage is **transforming** into the ideal backdrop for a modern urban life to unfold. Now Victoria Common, has

arrived in the
heart

of it all, perfectly positioned between downtown Kitchener and uptown Waterloo. A place where condominiums and townhomes come together with parks and piazzas, in one seamless and pedestrian-friendly community. Where a day in the life can start with a morning at the Market and end with a night on the town. Victoria Common is young. Sustainable.

Vibrant. A model of everything that urban living can and should be.



ARTIST'S CONCEPT



*With its "New Urbanism" vision,
Victoria Common will be a
community within a community*

grand boulevard

Victoria Common has been conceived as a pedestrian-friendly place where life's essentials are within walking distance. The heart and social hub of the community is the Piazza, a fabulous, activities-based urban park that can be found in the very heart of the community.

With its own clock tower, concert podium and splash pad/ice rink, the Piazza beckons pedestrians with public benches and café-style seating areas, all beautifully landscaped, with an ambiance that invites friends and neighbours to congregate.



ILAN PROWER
REAL ESTATE LTD. BROKERAGE

When complete, Victoria Common will encompass 5 condominium buildings ranging from 4 to 12 storeys in height, along with a collection of classic townhomes. Phase 1 of the community includes a 4-storey midrise condominium, contemporary in design with a brick, steel and glass façade, and

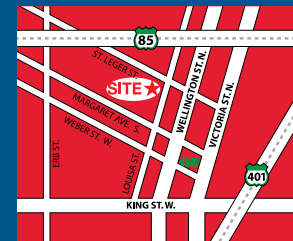
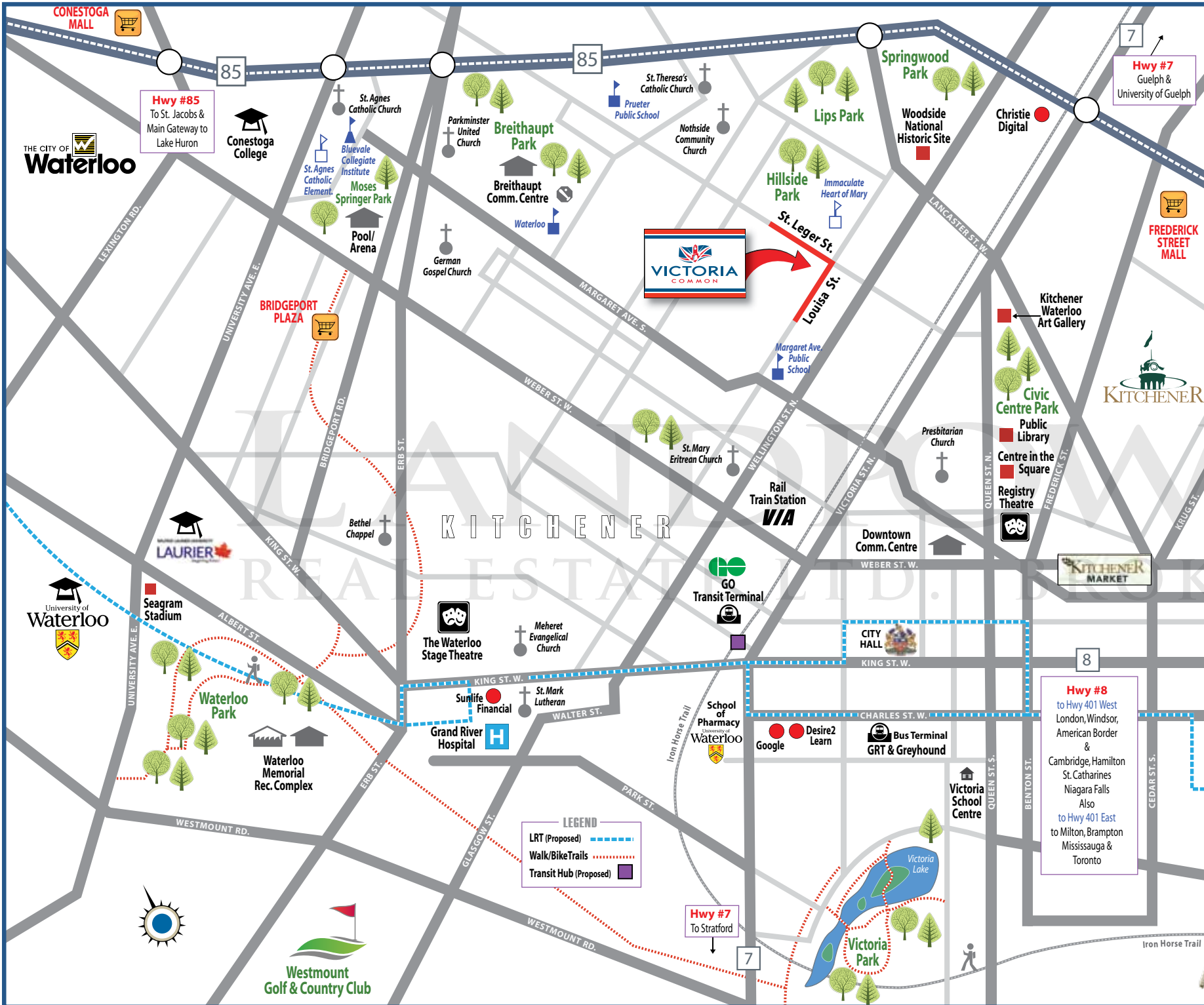
comprised of 77 suites ranging from 490 to 890 square feet. All units include patios (1st floor), balconies (2nd and 3rd floors) or terraces (4th floor).

With prices cheaper than comparable units in Toronto by \$100,000 or more, Victoria Commons now offers the discerning real estate buyer an unprecedented opportunity.

a landmark opportunity



ARTIST'S CONCEPT



Kitchener





an urban village centre

In the heart of "Canada's Technology Triangle", Victoria Common is situated near King Street, minutes from Kitchener's downtown stores, restaurants, bars, parks and the Farmers Market. The community is within walking distance to GO Transit and the new LRT, and close to K-W's universities and colleges. Major highways nearby provide quick and easy access to Toronto, Mississauga, Hamilton and London, including Pearson International Airport.





ARTIST'S CONCEPT

iconic architecture

Victoria Common makes its debut with an elegant 4-storey condominium designed by a visionary young architectural firm Architecture Unfolded, whose work both respects the city's past and is shaping its future. It is the first phase of what will evolve into a dynamic new cosmopolitan centre in Kitchener, inspired by the design and infused with the spirit of some of the greatest cities in Europe.







The entrance and lobby of the condominium has the style and panache of a boutique hotel. Modern art catches the eye as one enters, set above an equally contemporary gas fireplace, with an elegant conversation area where you can meet and greet your guests.

alluring
style



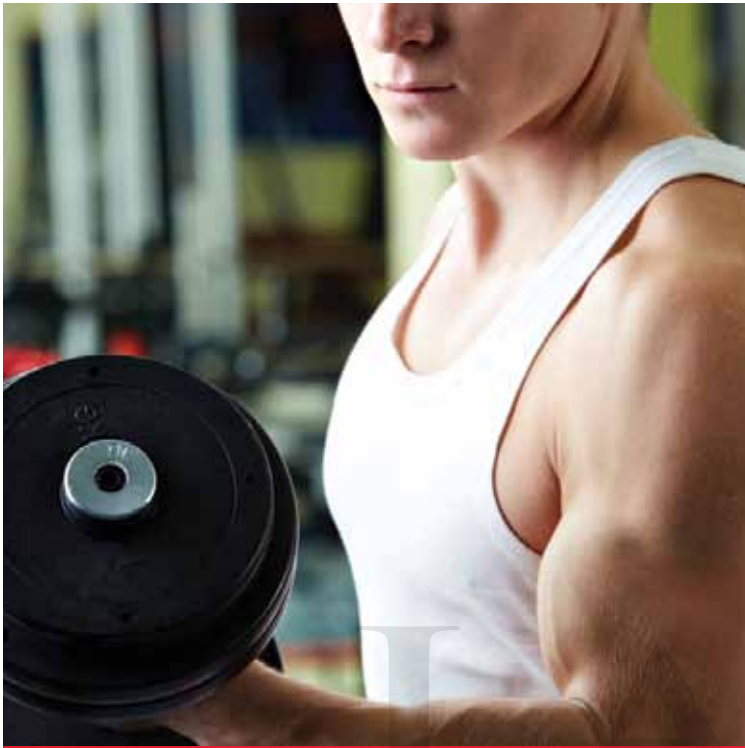
entertain & delight

How do you like to socialize? Victoria Common's Party Room will graciously accommodate you, whether it is gathering with neighbours for a casual cocktail and conversation in front of the fire...or entertaining a private party of 10 at the dining room table and bar.





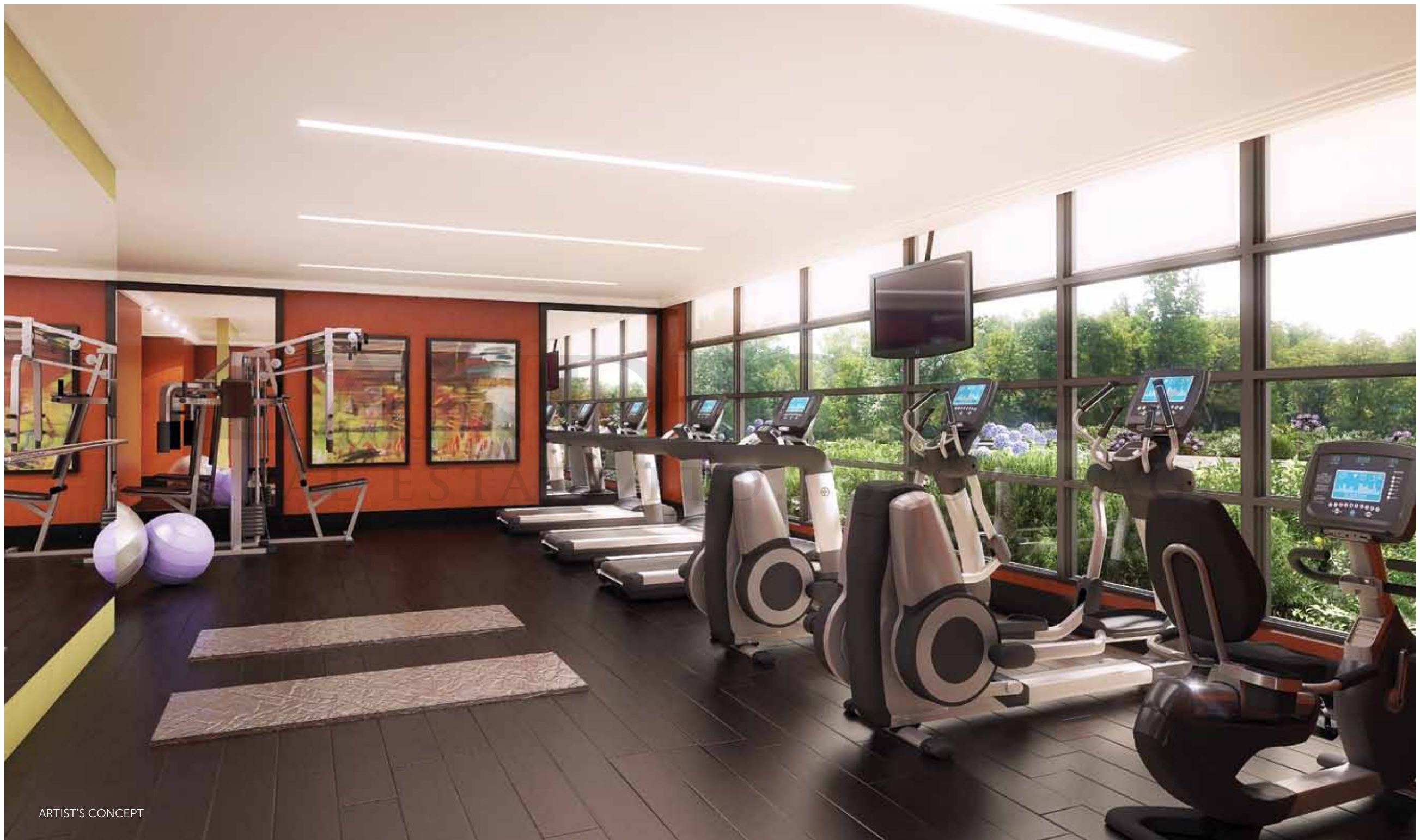
ARTIST'S CONCEPT



Aerobics, cardio, weightlifting, yoga...Victoria Common's Exercise Room is well-equipped in catering to your personal fitness regime. With floor-to-ceiling windows offering a wonderful view of the gardens outside as you work out.



personal **fitness**



ARTIST'S CONCEPT



lounge

party room

fitness studio

ARTIST'S CONCEPT



The common areas of Victoria Common have all been designed by Bryon Patton of the award-winning interior design firm Bryon Patton and Associates. From the welcoming embrace of the Lobby to the Party Room, each space has been designed and furnished with both flair and a discerning eye for detail.

building
amenities



One of Canada's most advanced green energy systems for new home communities

Victoria Common is implementing a state-of-the-art Green Energy System, providing sustainable, economical heating, cooling and electricity for the community's residents.

With three primary components, the system will decrease the amount of fossil fuels required to heat and cool all buildings within the community's master plan, as well as generating its own supplemental electricity. This results in a significant reduction in the buildings' carbon footprint in comparison to those using conventional energy systems.



"geothermal heat pumps (GHP's) are the most energy efficient, cost effective and environmentally friendly home heating and cooling systems available"

— David Suzuki

green features

- Victoria Common's state-of-the-art Green Energy System, provides sustainable, economical heating, cooling and electricity.
- It features a unique co-generation system with its own generators that come on when the system senses that hydro power from the city's electrical grid is more expensive than generating the community's own power.
- This means residents can use power at any time of day or night and not worry about being charged premium rates.
- Victoria Common's geo-exchange system together with its co-generation production provides 100% of the community's heating and cooling with very little use of natural gas, so it is virtually emission-free.
- By decreasing the amount of fossil fuels required to heat and cool, there is a resulting dramatic reduction in the community's carbon footprint.
- When there is unused energy, it is stored in various locations, ready to be used when needed – nothing is wasted.
- Solar panels will also be placed on the roof of each building at Victoria Common, saving residents money by reducing the community dependence on the city's electrical grid.
- From its energy-efficient low-E argon-filled windows to its environmentally friendly landscaping, Victoria Common's green design thinking means significant savings and greater resale value for those who purchase a home here.



GEO-EXCHANGE SYSTEM

With a geo-exchange system, Victoria Common's heating and cooling is provided with no burning of natural gas or oil. Instead, deep holes are bored into the ground, and tubes filled with water and glycol are inserted into each hole. The water is pumped through each tube where it is warmed by the earth's temperature in the winter and cooled in the summer. The ground acts as a "natural" heat exchanger where heat is expelled into the ground during the summer months and absorbed from the ground during the winter months. These tubes then go through a number of heat pumps located at the surface where hot and cold energy is extracted and used to heat or cool each building.

Using proven, reliable technology this geo-exchange system is highly efficient; for every unit of energy that this system uses to work, it produces 4 units of heating or cooling energy. Virtually emission-free, the system doesn't have boilers or chillers that are expensive to replace. In addition, it reduces water consumption compared to traditional air conditioning, and requires no cooling towers.

Building for today and

SOLAR PANELS

Solar panels will be placed on the roof of each building at Victoria Common. These panels absorb the sun's energy and turn it into electrical power which is then fed into each building's electrical system -- another way which Victoria Common cuts down on the community's use of hydro power from the City's electrical grid.

From its energy-efficient low-E argon-filled windows to its environmentally friendly landscape architecture, Victoria Common's green thinking shows up in every detail of the community and its homes. And that translates into both great savings and greater resale value for those who own here.

Over time, residents' energy costs at Victoria Common will be increasingly less than they would have been under a conventional energy system. Our Green Energy System guarantees that as utility prices are rising, residents' own energy costs will remain relatively constant over the years.



future generations

CO-GENERATION SYSTEM

A co-generation system will make electrical power for Victoria Common, with generators installed in various locations around the project. Fueled by natural gas, these generators will only come on when the system senses that hydro power from the city's electrical grid is more expensive than generating our own power.

The co-generation system's exhaust heat is recovered and recycled into the overall heating and cooling making it a very efficient system to run. Again, nothing in the system is ever wasted.

This helps level out any spikes in the cost of hydro for residents and helps stabilize hydro costs over time. It means residents can use power at any time of day or night and not worry about being charged premium rates for that power.



The Building & Amenities

- 4 storey architecture designed by Architecture Unfolded
- Interiors by Bryon Patton and Associates
- Fantastic urban location close to King Street and Downtown Kitchener
- Nearby array of Kitchener shops, bars, restaurants, and the Market
- The largest urban master planned community in the Region of Waterloo with its own activities based park space
- Access to major highways is within minutes
- Walking distance to GO Transit and new LRT system, connecting to Waterloo
- The chic lobby will welcome you home
- A fully equipped Fitness Studio with washrooms and a yoga area
- Secured bicycle storage area
- Exquisitely appointed Party Room with gas fireplace, seating for dining or lounging, bar, and outdoor BBQs.
- All suites feature patios, private balconies or terraces (as per plan)
- Central domestic hot water system
- Energy-efficient thermal glazed windows
- Occupancy sensors in selected areas, including stairwells and parking garage, to reduce electricity usage
- Building security camera system with safety measures in the parking garage including video surveillance and emergency communication stations
- Electronic access control system for the recreation amenities, parking garage, and common area
- Drive up entrance with enterphone and camera system in lobby, allowing residents to view visitors through a dedicated television channel
- Underground visitors parking
- One underground parking space per suite

State-Of-The-Art Suite Features

- Efficient layouts
- Choice of contemporary interior colour schemes by Patton and Associates to personalize suite
- Typical suites to have 9' height from concrete flooring to ceiling (excluding washrooms and mechanical bulkheads)
- Solid core wood veneer suite entry door with a contemporary brushed nickel lever handle
- Interior walls painted white with two coats of high quality latex paint

- Contemporary 6" squared baseboards and 3" squared casings
- Paint grade sliding closet doors (as per applicable plan)
- White wire closet shelving system
- Laminate flooring (as per Builder's Decor package selection) in living/dining, kitchen, main hallway, bedroom(s) and den (as per applicable plan)
- White Decora-style switches and receptacles throughout
- Switched wall receptacle in living/dining, bedroom(s) and den (as per applicable plan)
- Ceiling light fixtures in foyer, hallway, kitchen, laundry closet, and bedroom(s) (as per applicable plan)
- Capped switched ceiling outlet in the dining room
- Smooth ceiling in kitchen, laundry closet, and bathroom(s)
- Stippled ceiling in foyer, hallway, bedroom(s) and den (as per applicable plan)
- Stacked white Energy Star® washer and dryer in laundry closet
- Ceramic flooring in laundry closet
- Balcony or terrace with sliding door entry, glass and aluminium railings (as per applicable plan)

Exceptional Kitchens

- Polished granite counter tops in your choice of colours (as per Builder's Decor package selection)
- Undermount stainless steel sink with goose neck faucet/pull out spray
- Your choice of European-style kitchen cabinetry (as per Builder's Decor package selection)
- Modern hardware on all cabinets and drawers
- Glass mosaic backsplash above the counter
- Premium stainless steel Energy Star® appliances including an over-the-range microwave-hood fan combination

Luxurious Bathrooms

- Contemporary floating vanity cabinet (as per Builder's Decor package selection)
- Tiled floor and shower surround (as per Builder's Decor package selection)
- Wall-mounted light fixture above frameless vanity mirror
- Mirror extending the width of the vanity
- Sleek one-piece white integrate vanity countertop with basin or marble countertops with undermount sink (as per Builder's Decor package selection)
- Single lever chrome faucets
- Ensuite shower finished with a framed glass shower enclosure with shower light and white mosaic matte tile (as per applicable plan)

- Ceramic shower wall tile (as per Builder's Decor package selection)
- White acrylic soaker tub
- Porcelain floor tile in guest bath (as per applicable plan and Builder's Decor package selection)
- Ceramic wall tile in guest bath (as per applicable plan and Builder's Decor package selection)
- High pressure, low-flow shower heads
- White Dual Flush / Low Water consumption toilet
- Low noise washroom exhaust fan vented to the exterior

Mechanical & Electrical Systems

- Category 5 voice and data wiring and RG6 coaxial cable wiring in living/dining, kitchen, bedroom(s) and den (as per applicable plan)
- Programmable thermostat
- Individual suite hydro and heating and cooling metering for maximum control of use
- Year round heating and cooling at your convenience
- Hard-wired smoke, heat and carbon monoxide detectors in all suites
- In-suite fire alarm speaker and heat detector connected to the fire alarm annunciation panel
- 100amp electrical service with circuit breaker panel

Energy Efficient & Green Features

- Roof-top solar panels to assist with the building's energy needs. All other roof areas will be coated with highly reflective membranes. These measures will reduce heat gain in summer months
- Ontario's largest green district energy community which adds up to energy price stability over time
- Geothermal heating/cooling system with vertical fan coil unit or heatpumps.
- Hydro co-generation system to ensure hydro price stability
- Significant reduction in carbon footprint
- Advanced recycling system for separate recyclable materials
- Environmentally friendly landscaping and outdoor lighting
- Collection of storm water for irrigation

Homeowner Warranty Protection

- Tarion Warranty Corporation New Home Warranty protection
- Manufacturer's warranty on appliances



Quality appointments

635

sq.ft.

indoor living 530 sq.ft.
 outdoor living 105 sq.ft.
 total 635 sq.ft.

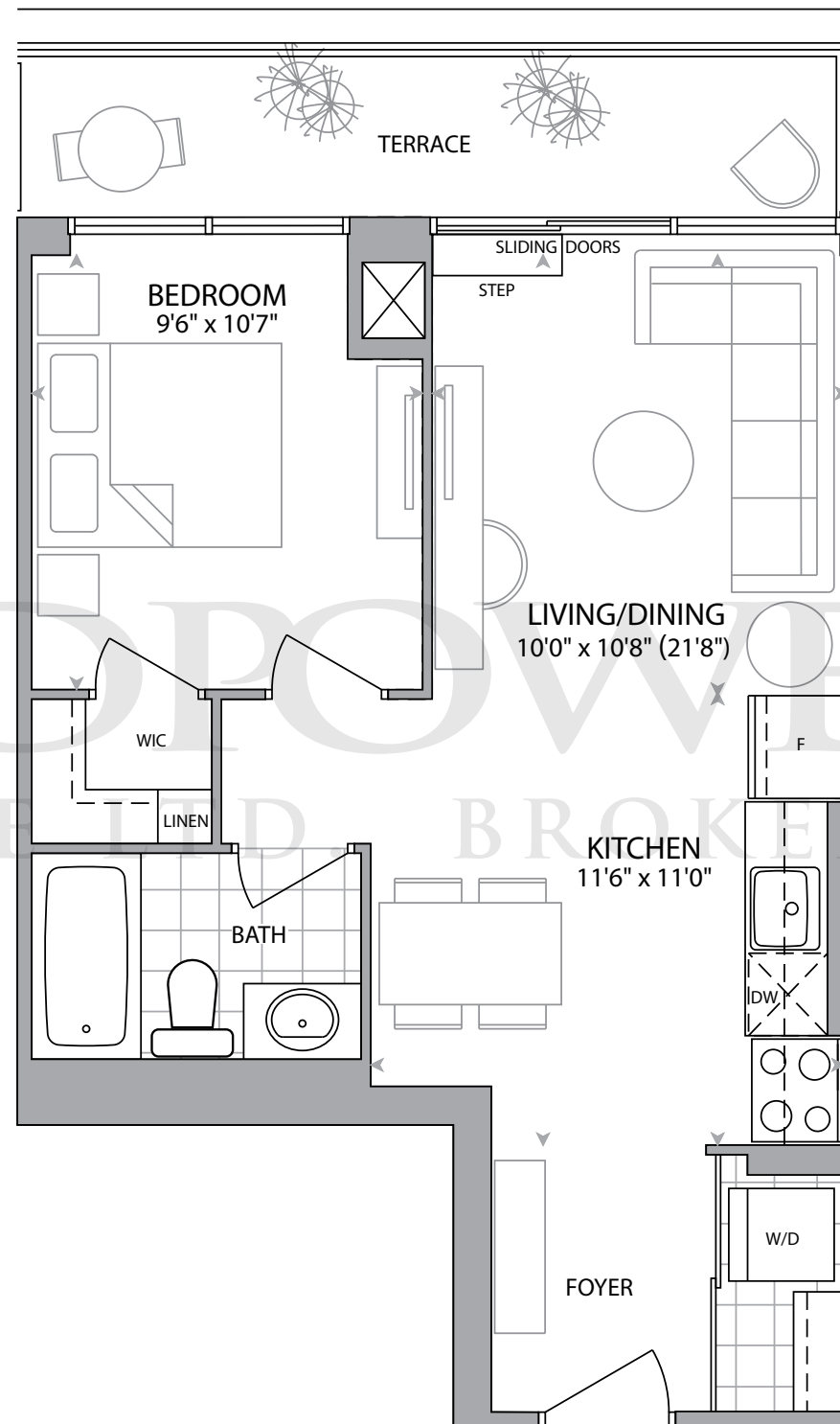
407	408	409	410	411	412	413	414	415
406								416
405	404	403	402	401	420	419	418	417



fourth floor

QUEENSGATE

Actual usable space may vary from stated area. Dimensions, specifications and architectural detailing are subject to changes without notice E. & O.E. All renderings are artist's concepts.

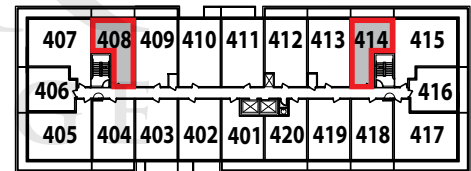
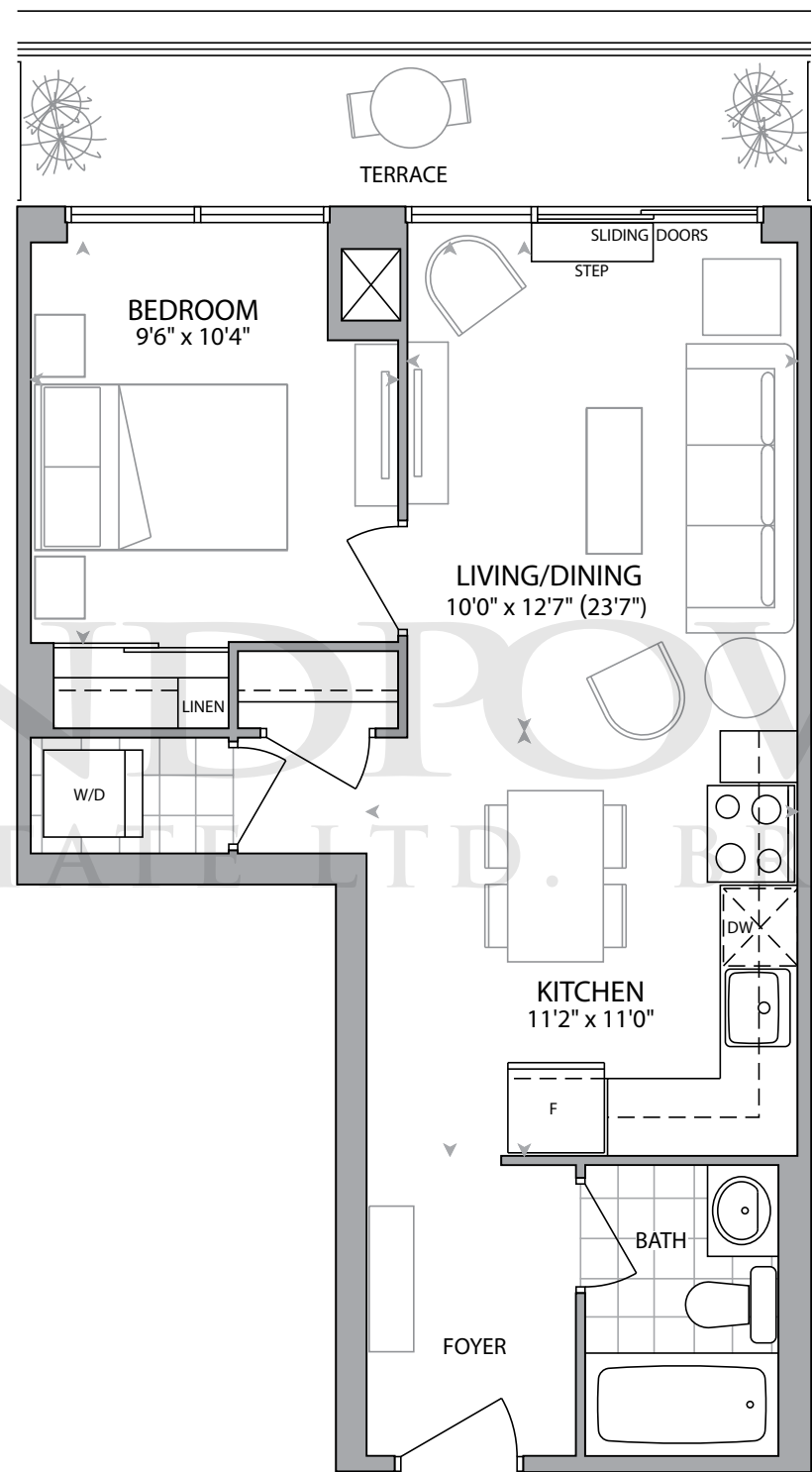


1B
 1 bedroom



655
sq.ft.

indoor living 550 sq.ft.
outdoor living 105 sq.ft.
total 655 sq.ft.



fourth floor

1C
1 bedroom

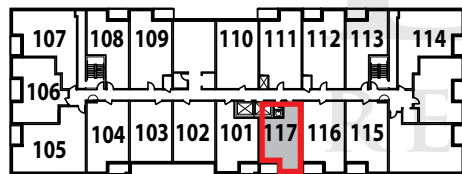


Actual usable space may vary from stated area. Dimensions, specifications and architectural detailing are subject to changes without notice E. & O.E. All renderings are artist's concepts.

670

sq.ft.

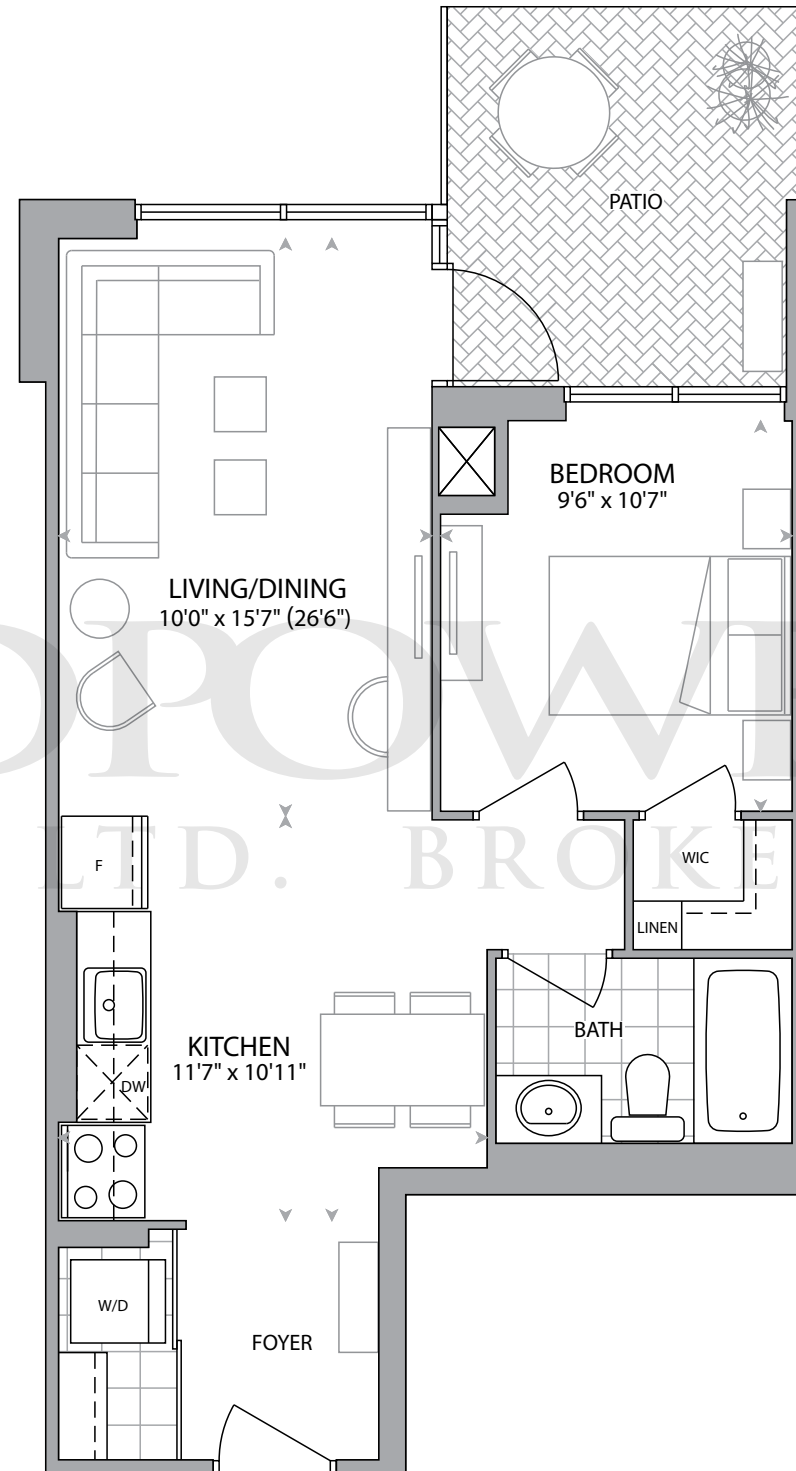
indoor living 585 sq.ft.
outdoor living 85 sq.ft.
total 670 sq.ft.



first floor



Actual usable space may vary from stated area. Dimensions, specifications and architectural detailing are subject to changes without notice E. & O.E. All renderings are artist's concepts.



1D
1 bedroom

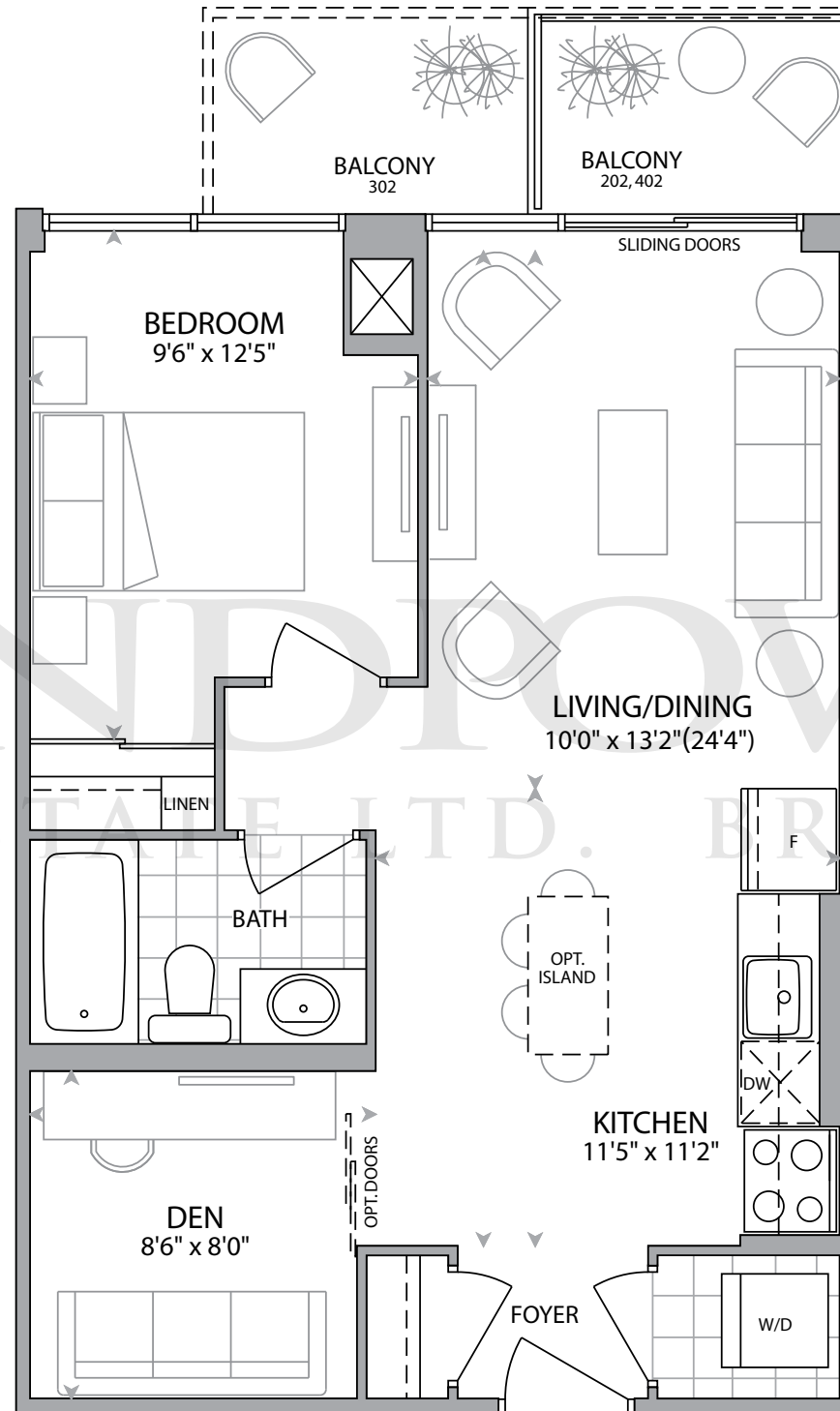


682

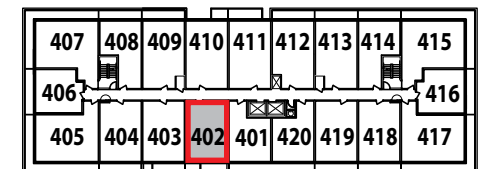
sq.ft.

indoor living 605 sq.ft.
outdoor living 77/37 sq.ft.
total 682/642 sq.ft.

1G+D
1 bedroom + den



second and third floor
682 sq. ft.



fourth floor
642 sq. ft.

QUEENSGATE

Actual usable space may vary from stated area. Dimensions, specifications and architectural detailing are subject to changes without notice E. & O.E. All renderings are artist's concepts.

715

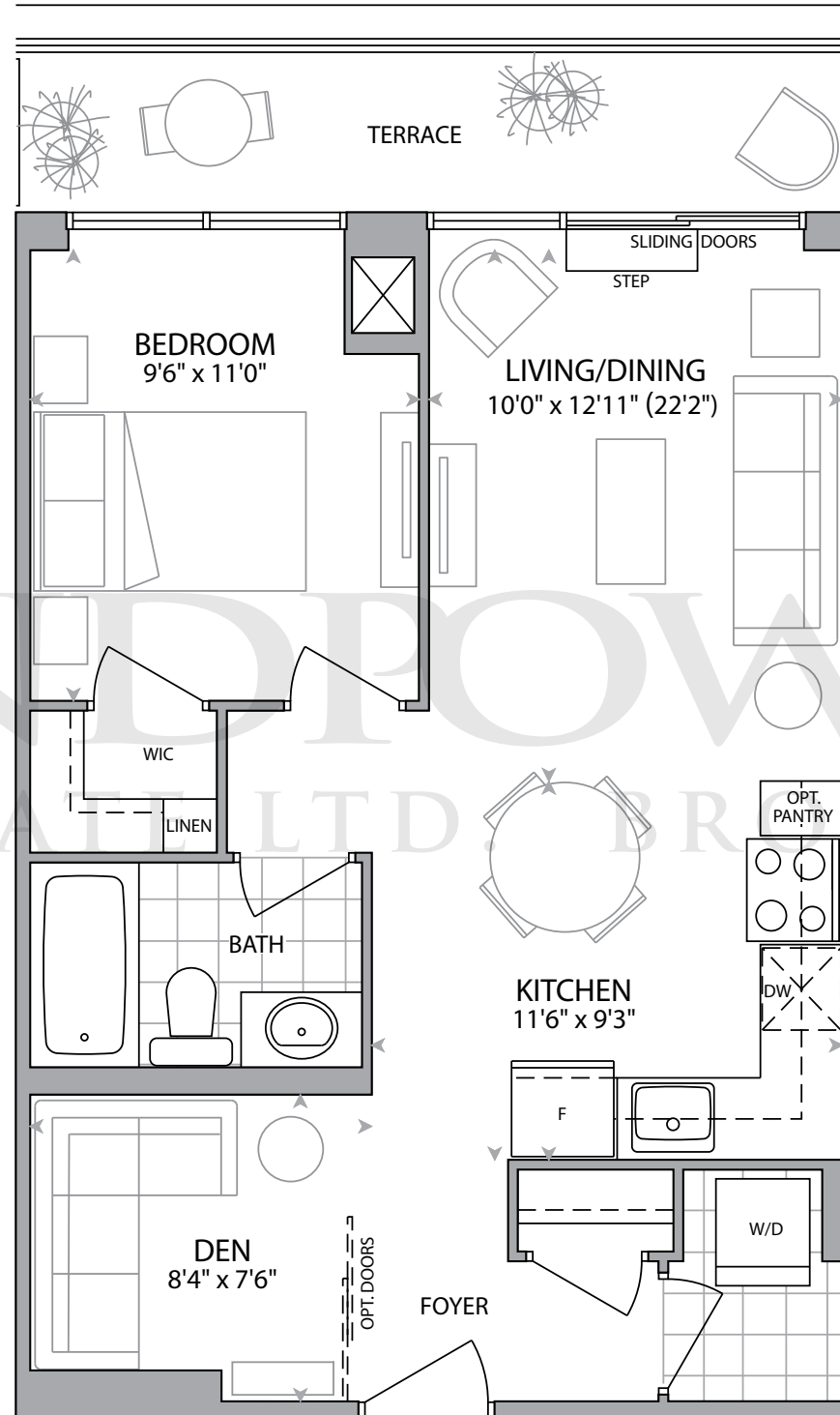
sq.ft.

indoor living 600 sq.ft.
outdoor living 115 sq.ft.
total 715 sq.ft.

407	408	409	410	411	412	413	414	415
406								416
405	404	403	402	401	420	419	418	417



fourth floor



1F+D
1 bedroom + den

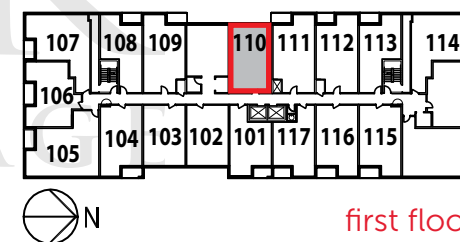
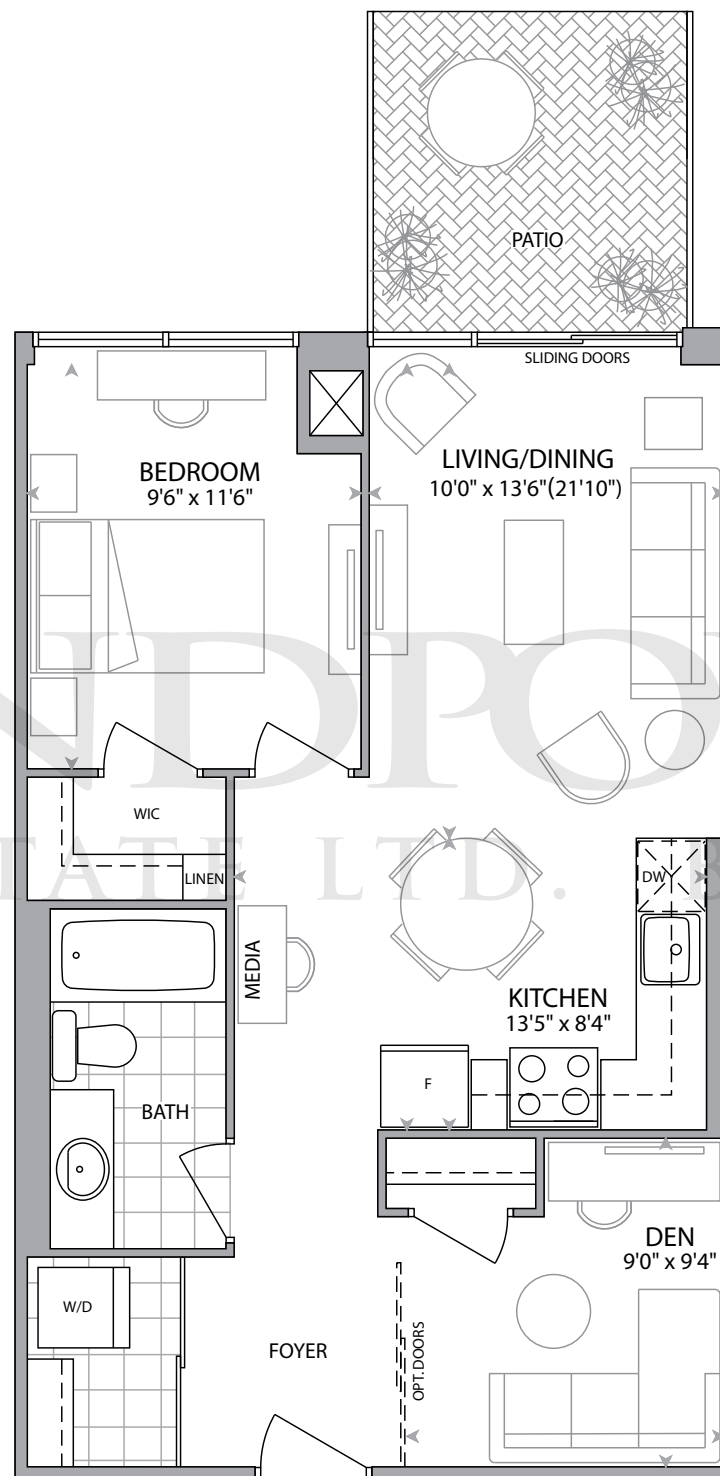
QUEENSGATE

Actual usable space may vary from stated area. Dimensions, specifications and architectural detailing are subject to changes without notice E. & O.E. All renderings are artist's concepts.



755
sq.ft.

indoor living 675 sq.ft.
outdoor living 80 sq.ft.
total 755 sq.ft.



first floor

1I+D
1 bedroom + den



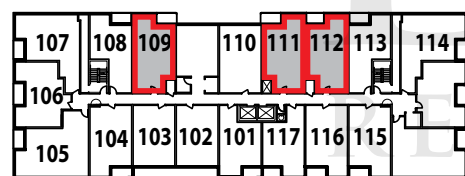
QUEENSGATE

Actual usable space may vary from stated area. Dimensions, specifications and architectural detailing are subject to changes without notice E. & O.E. All renderings are artist's concepts.

795

sq.ft.

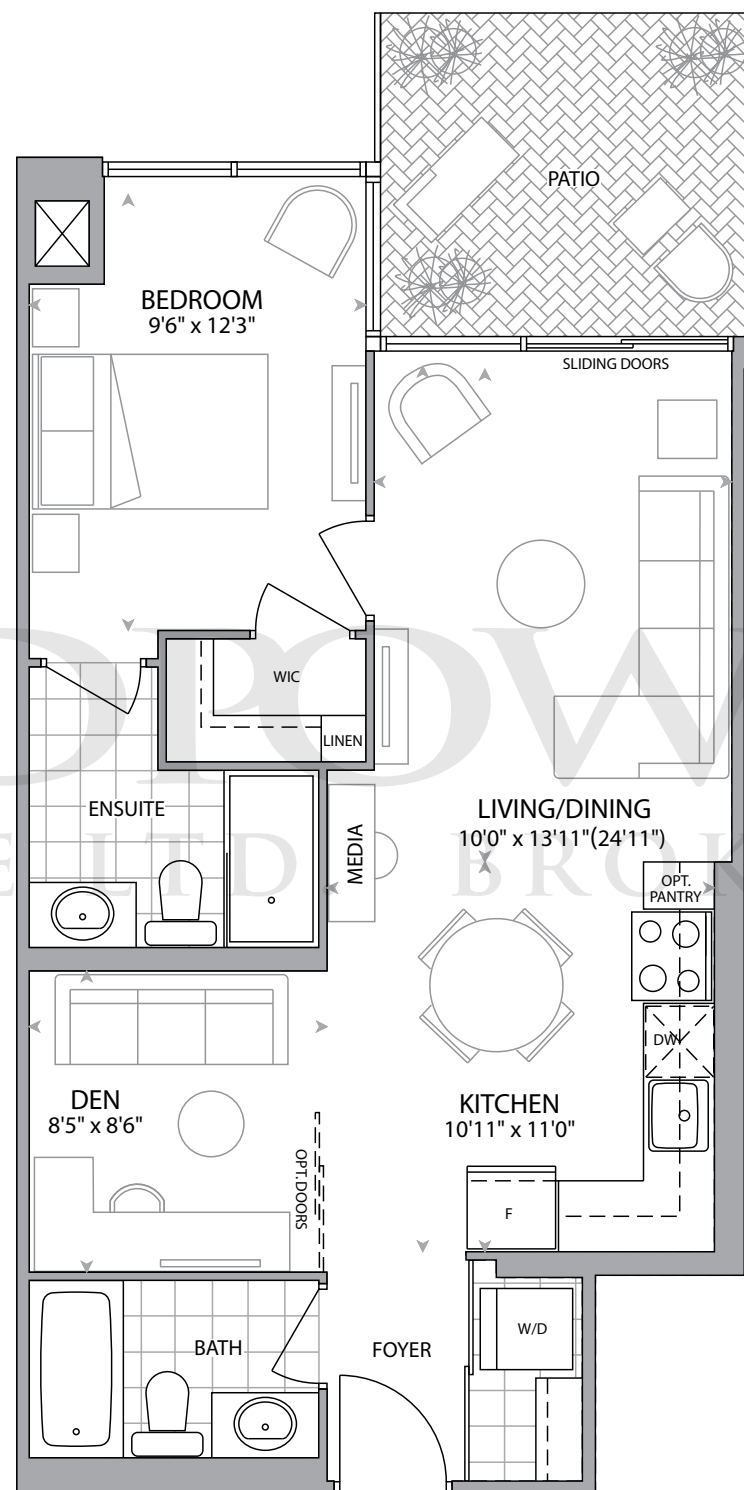
indoor living 700 sq.ft.
outdoor living 95 sq.ft.
total 795 sq.ft.



first floor

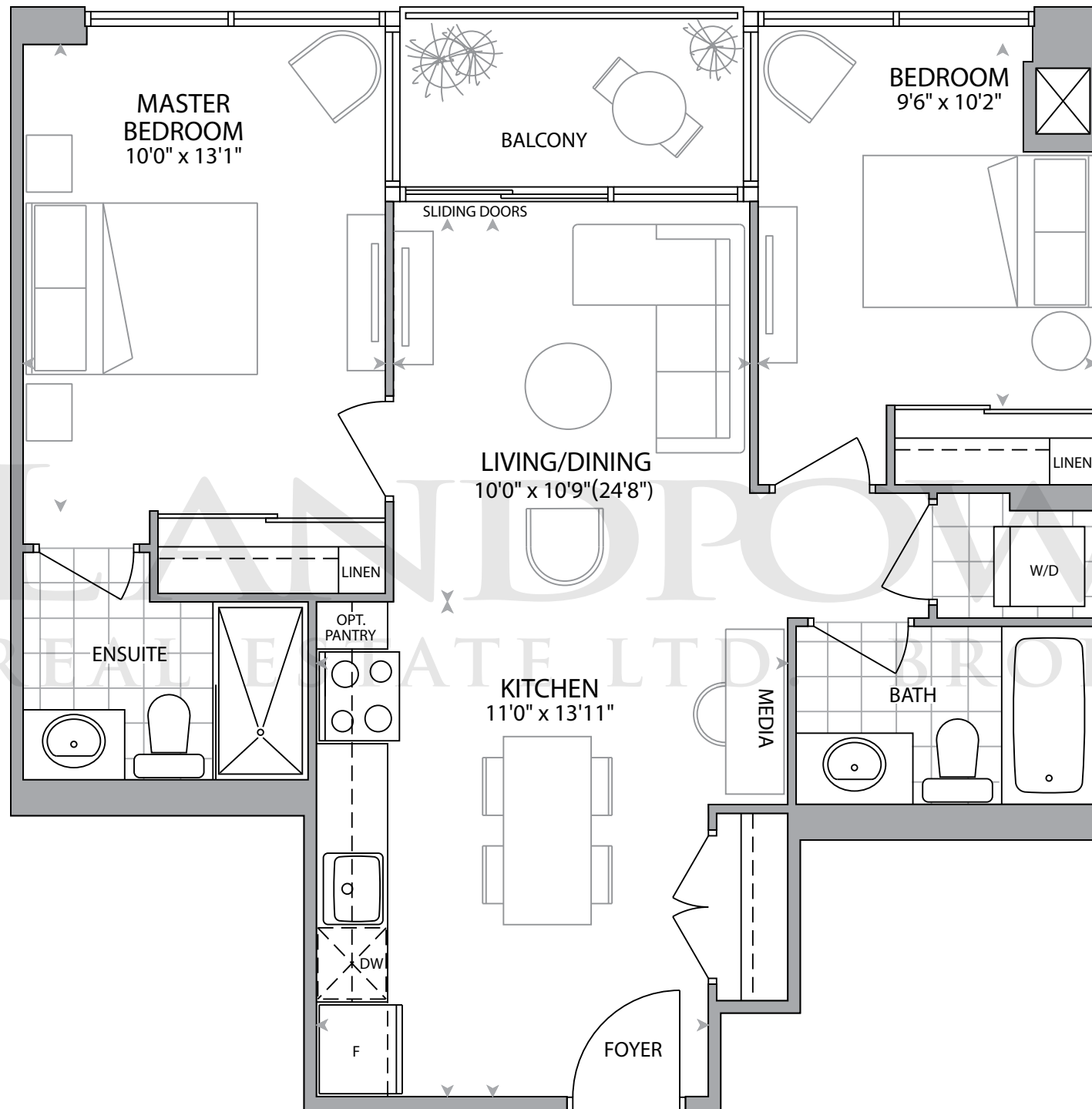


Actual usable space may vary from stated area. Dimensions, specifications and architectural detailing are subject to changes without notice E. & O.E. All renderings are artist's concepts.



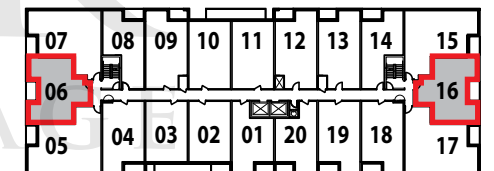
1K+D
1 bedroom + den





830
sq.ft.

indoor living 780 sq.ft.
outdoor living 50 sq.ft.
total 830 sq.ft.



second and third floor

2B
2 bedroom



VICTORIA
COMMON

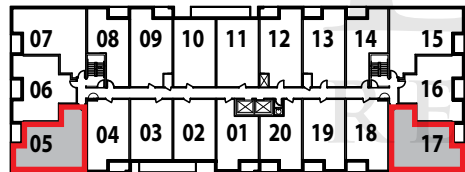
QUEENSGATE

Actual usable space may vary from stated area. Dimensions, specifications and architectural detailing are subject to changes without notice E. & O.E. All renderings are artist's concepts.

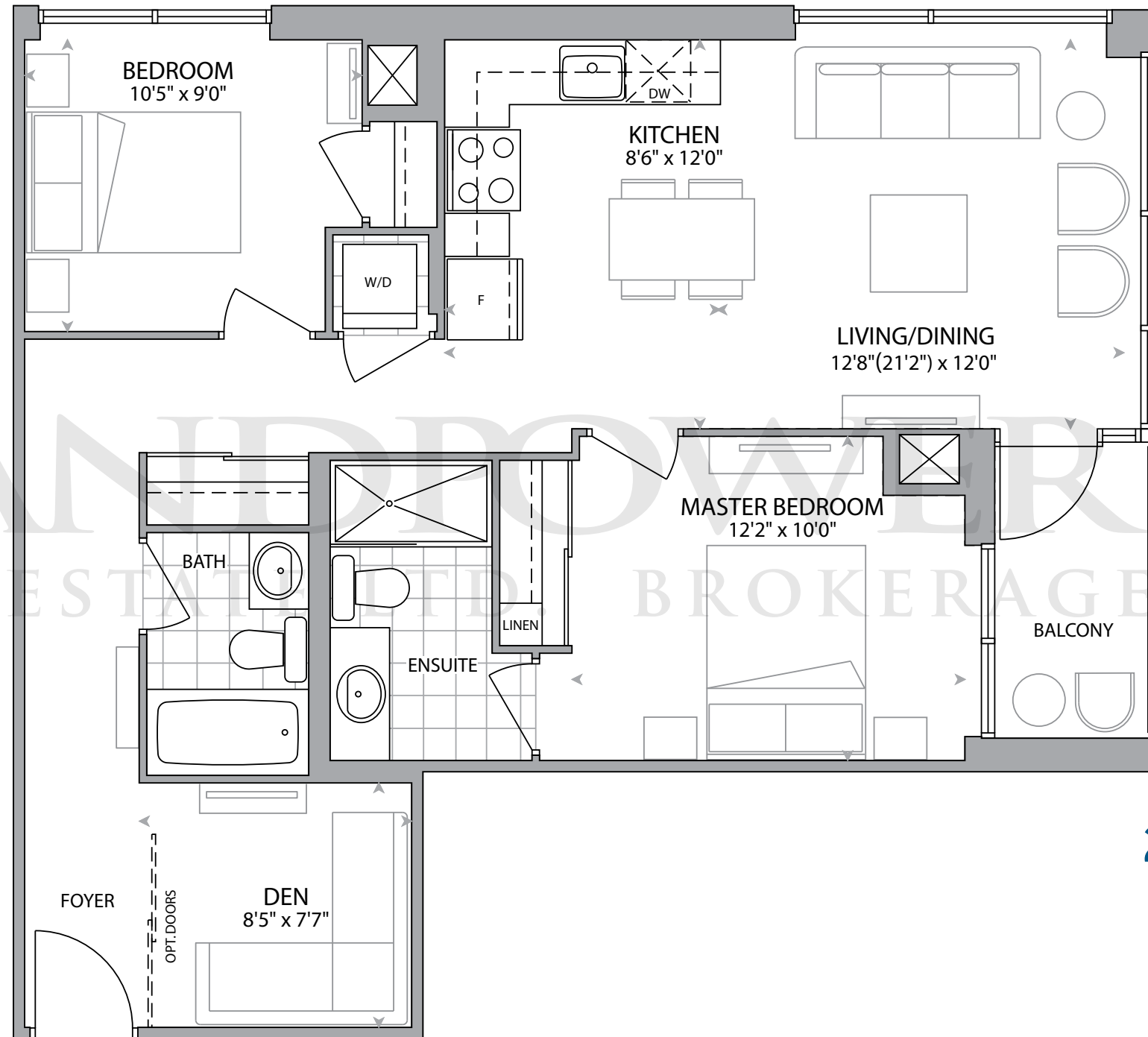
940

sq.ft.

indoor living 890 sq.ft.
outdoor living 50 sq.ft.
total 940 sq.ft.



N second and third floor



2G+D
2 bedroom
+ den

QUEENSGATE

Actual usable space may vary from stated area. Dimensions, specifications and architectural detailing are subject to changes without notice E. & O.E. All renderings are artist's concepts.



QUEENSGATE



Look at the small details of craftsmanship when you really want to measure the worth of a builder. It's there that our commitment to quality stands out.

For more than 30 years our pursuit of excellence has been evident in a steady stream of successful residential and commercial developments in both Canada and the United States. **Queensgate** has been involved in both land development and construction to ensure a high quality product from start to finish.

With a variety of housing styles ranging from custom built masterpieces in exclusive neighbourhoods such as Forest Hill and Lawrence Park, to intimate townhome communities and spacious country estates, you'll find our communities across Southern Ontario - in Aurora, Woodbridge, Mississauga, Brooklin, Georgetown, Thornhill, Richmond Hill and Whitby.

As well, **Queensgate** has continued its commitment to excellence in the building field with a number of projects in Florida including residential condominiums in Clearwater and Sarasota, as well as a number of low-rise residential developments.

As members in good standing in the Greater Toronto Home Builders' Association, our companies have been further recognized by the Ontario New Home Warranty Program.

At **Queensgate**, our vision of creating outstanding communities is achieved by successfully integrating design and planning with our technical and financial expertise. In each and every case our hands-on management style and thorough, custom builder approach to quality ensures the highest level of customer service and satisfaction. Today, as in the past, purchasing a **Queensgate** home is your guarantee of satisfaction.





VICTORIA
COMMON

LANDPRO
REAL ESTATE LTD.

QUEENSGATE

VICTORIACOMMON.COM | 1-888-240-5332





VICTORIA
COMMON

Preferred Rental Program

INVEST WITH PEACE OF MIND

The same things that make Victoria Common such a great place to live also make it a great place to invest.

With Queensgate's **Preferred Rental Program**, buyers at Victoria Common are assured that their condominium suite can be rented for the first year at a guaranteed monthly rent – ranging from one bedrooms at \$1,050/month to two bedroom + den units from \$1,400/month.

Queensgate's Property Management team will find an ideal tenant for your unit. Potential tenants may be professionals, international and post grad students or corporate rentals seeking a quiet place to reside or study. And they will ensure your unit and the building in general are both well-maintained.

With the **Preferred Rental Program**, your unit is not only guaranteed to be rented but you do not pay maintenance or property management fees at all for one full year.

CONDOMINIUM SUITES IN A
VIBRANT NEW URBAN LIVING CENTRE IN KITCHENER

**QUEENSGATE**

victoriacommon.com



**VICTORIA
COMMON**

RETURN ON INVESTMENT

Renting out your suite yourself versus renting it through our **Preferred Rental Program**

	1B		1B+D		Premium 1B+D		2B	
	Guarantee Program	Typical Year	Guarantee Program	Typical Year	Guarantee Program	Typical Year	Guarantee Program	Typical Year
Purchase Price	\$ 191,900.00	\$ 191,900.00	\$ 221,900.00	\$ 221,900.00	\$ 239,900.00	\$ 239,900.00	\$ 252,900.00	\$ 252,900.00
Down Payment (20%)	\$ 38,380.00	\$ 38,380.00	\$ 44,380.00	\$ 44,380.00	\$ 47,980.00	\$ 47,980.00	\$ 50,580.00	\$ 50,580.00
Mortgage amount	\$ 153,520.00	\$ 153,520.00	\$ 177,520.00	\$ 177,520.00	\$ 191,920.00	\$ 191,920.00	\$ 202,320.00	\$ 202,320.00
Sq. Ft.	595	595	605	605	700	700	780	780
Rent	\$ 12,600.00	\$ 13,800.00	\$ 14,400.00	\$ 15,600.00	\$ 15,000.00	\$ 16,800.00	\$ 15,600.00	\$ 18,000.00
Property Taxes	\$ 1,919.00	\$ 1,919.00	\$ 2,219.00	\$ 2,219.00	\$ 2,399.00	\$ 2,399.00	\$ 2,529.00	\$ 2,529.00
Insurance	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Condo Fees	\$ 0.00	\$ 2,713.00	\$ 0.00	\$ 2,758.00	\$ 0.00	\$ 3,192.00	\$ 0.00	\$ 3,556.80
Miscellaneous	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Total Income	\$ 10,081.00	\$ 8,567.00	\$ 11,581.00	\$ 10,022.00	\$ 12,001.00	\$ 10,609.00	\$ 12,471.00	\$ 11,314.20
Mortgage	\$ 8,427.96	\$ 8,427.96	\$ 9,745.96	\$ 9,745.44	\$ 10,536.00	\$ 10,536.00	\$ 11,106.96	\$ 11,106.96
Net Cash Flow	\$ 1,653.04	\$ 139.04	\$ 1,835.56	\$ 276.76	\$ 1,465.00	\$ 73.00	\$ 1,364.04	\$ 207.24
Principle Paid	\$ 4,373.97	\$ 4,373.97	\$ 5,057.67	\$ 5,057.67	\$ 5,467.96	\$ 5,467.96	\$ 5,764.30	\$ 5,764.30
Net Income	\$ 6,027.01	\$ 4,513.81	\$ 6,893.23	\$ 5,334.43	\$ 6,932.96	\$ 5,540.96	\$ 7,128.34	\$ 5,971.54
Annual Return	15.70%	11.76%	15.53%	12.02%	14.45%	11.55%	16.79%	12.22%
Capital Appreciation	\$ 7,676.00	\$ 7,676.00	\$ 8,876.00	\$ 8,876.00	\$ 9,596.00	\$ 9,596.00	\$ 10,116.00	\$ 10,116.00
Total Annual ROI	35.70%	31.76%	35.53%	32.02%	34.45%	31.55%	34.09%	31.81%
Rent:	\$ 1,050.00	\$ 1,150.00	\$ 1,200.00	\$ 1,300.00	\$ 1,250.00	\$ 1,400.00	\$ 1,300.00	\$ 1,500.00

WHY VICTORIA COMMON?

- A master planned, architecturally controlled community
- Attractive modern architecture embodying New Urbanism
- Green and sustainable building designs and systems
- Professional property management working in collaboration with Builder's **Preferred Rental Program**
- Located conveniently to University of Waterloo's School of Pharmacy, McMaster University's School of Medicine, and the primary care teaching clinic in medicine, pharmacy, optometry and social work to the students of Wilfred Laurier.
- Minutes to Downtown Kitchener and new Transit Hub with GO Trains connecting Kitchener to Toronto
- Close to new Light Rail Transit system linking Kitchener to Waterloo to Cambridge
- Surrounded by high tech companies with an abundance of jobs
- One bus ride to the main campus of University of Waterloo and Wilfred Laurier
- Historically, new condominiums have performed extremely well in the resale market with an average appreciation of 4 -5 %

- Suited to professionals, international or post grad students and corporate rentals

THE KITCHENER RENTAL MARKET

The CMHC Rental Market Report (Fall 2012) stated that the apartment vacancy rate in the Kitchener-Cambridge-Waterloo (KCW) is reported at 2.6%; older apartments were greatly affected by the newer condominiums that are being offered.

With the lowest rate in the Kitchener Central (Zone 2) at 1%. This area is popular with both students attending university in downtown Kitchener and young adults working in the downtown core of Kitchener. Buildings built in the 1990 or later recorded the lowest vacancy (Fall 2011) at 0.4%. Despite these buildings having the highest average rents, renters were willing to pay more for units in newer buildings which have more amenities.

With renters searching for quality suites in new buildings, your rental suite at Victoria Common will be in demand, offering an excellent return on investment.

Before investing, you are encouraged to consult with your Financial and/or Legal Advisor.

*Mortgage figures in accordance with our Royal Bank of Canada current rate of 2.69%, 25 year amortization, and on a monthly payment schedule.

Pricing and figures are estimates only and are subject to change without notice E.&O.E.

**Leasing guarantee only available to purchasers who opt into it at time of purchase as per Schedule "L" of the Agreement of Purchase and Sale. Free maintenance pertains to the monthly condo fees plus fees for parking maintenance.

*** All figures and returns are estimated projections only and are NOT intended to be relied on, nor induce or mislead an Purchaser, Offeror, or Buyer. Such figures in no way comprise any part of the Condominium Disclosure pursuant to the Condominium Act, 1998, nor shall any information contained herein form part of any warranty or representation by the Company, Vendor, its agents, employees, sales representatives, or assigns. Vendor reserves the right to make changes or corrections without prior notice E.&O.E.

****Statistics in rental market may be found in the Rental Market Report - Kitchener and Guelph CMAs - Fall 2011 and 2012. Projections were based on historical figures and past performance and does not indicate or forecast future appreciation.



victoriacommon.com

VICTORIA COMMON PRESENTATION CENTRE
310 LOUISA ST., KITCHENER, ON. N2H 5N2

