

# Comparative Market Analysis

Friday, January 11, 2019

## Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

### Status: Active

MLS® #	List Date	Address	Prop Sub Type	SqFt	Bds	Bth	L/S Price	DOM
30705255	01/07/2019	55 Wood Street #201	Condominium	653	1	1.0	\$1,595	4
30705250	01/07/2019	55 Wood Street #102	Condominium	742	1	1.0	\$1,595	4
30698610	11/13/2018	1 Victoria Street #1510	Condominium	680	1	1.0	\$1,650	59
30704862	01/03/2019	1 VICTORIA Street #1605	Condominium	700	1	1.0	\$1,750	8
30701794	12/03/2018	690 KING Street #621	Condominium	945	1	1.0	\$1,750	39
30704530	01/02/2019	1 Victoria Street #1507	Condominium	756	1	1.0	\$1,795	9
30704872	01/03/2019	1 VICTORIA Street #906	Condominium	624	1	1.0	\$1,800	8
30703653	12/17/2018	100 victoria Street #506	Condominium	760	1	1.0	\$1,800	25

**Averages:** 733 1.0 1.0 \$1,717 20

### Status: Sold Pending

MLS® #	Sale Date	Address	Prop Sub Type	SqFt	Bds	Bth	L/S Price	DOM
30698375	01/10/2019	1 VICTORIA Street #609	Condominium	700	1	1.0	\$1,725	63

**Averages:** 700 1.0 1.0 \$1,725 63

### Status: Sold Closed

MLS® #	Sale Date	Address	Prop Sub Type	SqFt	Bds	Bth	L/S Price	DOM
30676081	08/09/2018	1 VICTORIA Street #402	Condominium	579	1	1.0	\$1,450	15
30661577	07/22/2018	690 King Street #103	Condominium	751	1	1.0	\$1,575	58
XH4038596	10/15/2018	85 DUKE Street #310	Condominium	625	1	1.0	\$1,600	16
30667056	07/19/2018	85 Duke Street #711	Condominium	660	1	1.0	\$1,650	34
30698392	12/07/2018	1 VICTORIA Street #1103	Condominium	700	1	1.0	\$1,650	28
30674036	08/23/2018	1 Victoria Street #1308	Condominium	678	1	1.0	\$1,650	41
30683649	09/11/2018	85 Duke Street #1412	Condominium	625	1	1.0	\$1,650	8
30693113	11/10/2018	144 PARK Street #806	Condominium	712	1	1.0	\$1,700	26
30678905	08/13/2018	144 PARK Street #1303	Condominium	690	1	1.0	\$1,700	
30659813	08/01/2018	1 VICTORIA Street #204	Condominium	602	1	1.0	\$1,700	68
30657072	07/23/2018	1 Victoria Street #906	Condominium	624	1	1.0	\$1,700	73
30680676	08/30/2018	1 Victoria Street #1303	Condominium	756	1	1.0	\$1,705	10
30699298	12/18/2018	690 KING Street #522	Condominium	947	1	1.0	\$1,750	33
30675640	08/30/2018	188 KING Street #512	Condominium	818	1	1.0	\$1,900	38

**Averages:** 698 1.0 1.0 \$1,670 34

## Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
Active	8	\$1,717	\$2.37	\$1,750	\$1,595	\$1,800	20
Sold Closed	14	\$1,670	\$2.42	\$1,675	\$1,450	\$1,900	34
Sold Pending	1	\$1,725	\$2.46	\$1,725	\$1,725	\$1,725	63
<b>Total</b>	<b>23</b>	<b>\$1,689</b>	<b>\$2.41</b>	<b>\$1,700</b>	<b>\$1,450</b>	<b>\$1,900</b>	<b>30</b>

Researched and prepared by HUMBERTO PEREIRA,

Rego Realty Inc.

Salesperson

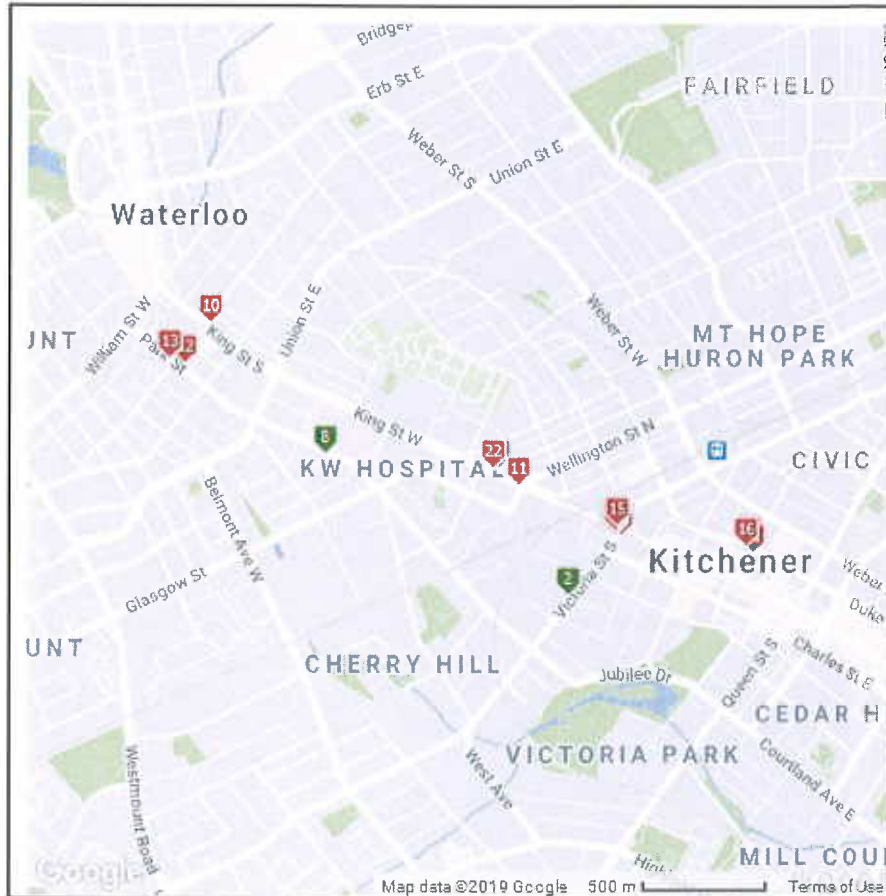
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# Comparative Market Analysis

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## CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 1 VICTORIA Street #906, Kitchener
- 2 100 victoria Street #506, Kitchener
- 3 1 Victoria Street #1507, Kitchener
- 4 1 VICTORIA Street #1605, Kitchener
- 5 690 KING Street #621, Kitchener
- 6 1 Victoria Street #1510, Kitchener
- 7 55 Wood Street #201, Waterloo
- 8 55 Wood Street #102, Waterloo
- 9 1 VICTORIA Street #609, Kitchener
- 10 188 KING Street #512, Waterloo
- 11 690 KING Street #522, Kitchener
- 12 144 PARK Street #806, Waterloo
- 13 144 PARK Street #1303, Waterloo
- 14 1 VICTORIA Street #204, Kitchener
- 15 1 Victoria Street #906, Kitchener
- 16 85 Duke Street #711, Kitchener
- 17 1 VICTORIA Street #1103, Kitchener
- 18 1 Victoria Street #1303, Kitchener
- 19 1 Victoria Street #1308, Kitchener
- 20 85 DUKE Street #310, Kitchener
- 21 85 Duke Street #1412, Kitchener
- 22 690 King Street #103, Kitchener
- 23 1 VICTORIA Street #402, Kitchener

Researched and prepared by HUMBERTO PEREIRA,  
Salesperson

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# Comparative Market Analysis

Friday, January 11, 2019

## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

### Active Listings

Address	List Price	Sale Price	Beds	Bath	SqFt	\$/SqFt	DOM	List Date
55 Wood Street #201, Waterloo	\$1,595		1	1	653	\$2.44	4	01/07/2019
55 Wood Street #102, Waterloo	\$1,595		1	1	742	\$2.15	4	01/07/2019
1 Victoria Street #1510, Kitchener	\$1,650		1	1	680	\$2.43	59	11/13/2018
1 VICTORIA Street #1605, Kitchener	\$1,750		1	1	700	\$2.50	8	01/03/2019
690 KING Street #621, Kitchener	\$1,750		1	1	945	\$1.85	39	12/03/2018
1 Victoria Street #1507, Kitchener	\$1,795		1	1	756	\$2.37	9	01/02/2019
1 VICTORIA Street #906, Kitchener	\$1,800		1	1	624	\$2.88	8	01/03/2019
100 victoria Street #506, Kitchener	\$1,800		1	1	760	\$2.37	25	12/17/2018
<b>Averages:</b>	<b>\$1,717</b>		<b>1.0</b>	<b>1.0</b>	<b>733</b>	<b>\$2.37</b>	<b>20</b>	

### Sold Pending Listings

Address	List Price	Sale Price	Beds	Bath	SqFt	\$/SqFt	DOM	Sale Date
1 VICTORIA Street #609, Kitchener	\$1,725	\$1,725	1	1	700	\$2.46	63	01/10/2019
<b>Averages:</b>	<b>\$1,725</b>	<b>\$1,725</b>	<b>1.0</b>	<b>1.0</b>	<b>700</b>	<b>\$2.46</b>	<b>63</b>	

### Sold Closed Listings

Address	List Price	Sale Price	Beds	Bath	SqFt	\$/SqFt	DOM	Sale Date
1 VICTORIA Street #402, Kitchener	\$1,450	\$1,450	1	1	579	\$2.50	15	08/09/2018
690 King Street #103, Kitchener	\$1,575	\$1,575	1	1	751	\$2.10	58	07/22/2018
85 DUKE Street #310, Kitchener	\$1,600	\$1,600	1	1	625	\$2.56	16	10/15/2018
85 Duke Street #711, Kitchener	\$1,695	\$1,650	1	1	660	\$2.50	34	07/19/2018
1 VICTORIA Street #1103, Kitchener	\$1,650	\$1,650	1	1	700	\$2.36	28	12/07/2018
1 Victoria Street #1308, Kitchener	\$1,650	\$1,650	1	1	678	\$2.43	41	08/23/2018
85 Duke Street #1412, Kitchener	\$1,600	\$1,650	1	1	625	\$2.64	8	09/11/2018
144 PARK Street #806, Waterloo	\$1,700	\$1,700	1	1	712	\$2.39	26	11/10/2018
144 PARK Street #1303, Waterloo	\$1,700	\$1,700	1	1	690	\$2.46		08/13/2018
1 VICTORIA Street #204, Kitchener	\$1,700	\$1,700	1	1	602	\$2.82	68	08/01/2018
1 Victoria Street #906, Kitchener	\$1,700	\$1,700	1	1	624	\$2.72	73	07/23/2018
1 Victoria Street #1303, Kitchener	\$1,650	\$1,705	1	1	756	\$2.26	10	08/30/2018
690 KING Street #522, Kitchener	\$1,750	\$1,750	1	1	947	\$1.85	33	12/18/2018
188 KING Street #512, Waterloo	\$1,900	\$1,900	1	1	818	\$2.32	38	08/30/2018
<b>Averages:</b>	<b>\$1,666</b>	<b>\$1,670</b>	<b>1.0</b>	<b>1.0</b>	<b>698</b>	<b>\$2.42</b>	<b>34</b>	

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$1,450	\$1,700	\$1,689	\$1,900	23
<b>Adjusted Comparable Price</b>	\$1,450	\$1,700	\$1,689	\$1,900	23

Researched and prepared by HUMBERTO PEREIRA,  
Salesperson

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 55 Wood Street #201, Waterloo, ON N2G 1N5



**MLS® #:** 30705255      **Status:** A      **Beds:** 1 (1 / 0)      **L Price:** \$1,595  
**Munic/Area:** 4 - Waterloo West      **Baths:** 1.0  
**Type:** RES/Condominium      **SqFt:** 653  
**Style:** 1 Storey/Apt      **DOM:** 4  
**Lot Size:** -/0.00 Ft      **Taxes:**

**Rmks:** Newly constructed luxury rental suites with contemporary finishes. 653 sq ft, one bedroom suite. Bright, spacious, open concept with 9' ceilings. Carpet free, stainless steel appliances, in-suite laundry. Private outdoor balcony. Monitored security system. On-site garbage, recycling and postal box. Ideal location bordering on Uptown Waterloo & Downtown Kitchener. Directly behind KW Hospital and walking distance to Belmont Village and Uptown Waterloo offering unique shopping and wide variety of restaurants. Directly located on a major public transit route and just steps from the new LRT system. March 1, 2019 occupancy. For further details contact the listing representative.

#### 55 Wood Street #102, Waterloo, ON N2G 1N5



**MLS® #:** 30705250      **Status:** A      **Beds:** 1 (1 / 0)      **L Price:** \$1,595  
**Munic/Area:** 4 - Waterloo West      **Baths:** 1.0  
**Type:** RES/Condominium      **SqFt:** 742  
**Style:** 1 Storey/Apt      **DOM:** 4  
**Lot Size:** 201.77 Ft/0.00 Ft      **Taxes:**

**Rmks:** Newly constructed luxury rental suites with contemporary finishes. 742 sq ft, one bedroom suite. Bright, spacious, open concept with 9' ceilings. Carpet free, stainless steel appliances, in-suite laundry. Private outdoor patio. Monitored security system. On-site garbage, recycling and postal box. Ideal location bordering on Uptown Waterloo & Downtown Kitchener. Directly behind KW Hospital and walking distance to Belmont Village and Uptown Waterloo offering unique shopping and wide variety of restaurants. Directly located on a major public transit route and just steps from the new LRT system. March 1, 2019 occupancy. For further details contact the listing representative.

#### 1 Victoria Street #1510, Kitchener, ON N2G 0B5



**MLS® #:** 30698610      **Status:** A      **Beds:** 1 (1 / 0)      **L Price:** \$1,650  
**Munic/Area:** 3 - Kitchener West      **Baths:** 1.0  
**Type:** RES/Condominium      **SqFt:** 680  
**Style:** 1 Storey/Apt      **DOM:** 59  
**Lot Size:** 0.00 Ft/0.00 Ft      **Taxes:** \$2,502

**Rmks:** Executive Condo at OneVic in the heart of the Innovation District in Downtown Kitchener. This 1-Bedroom condo on the fifteenth floor of the trendy One Victoria Building has modern bright kitchen with stone counters & stainless steel appliances, in-suite laundry and breathtaking views of the city! 1 Parking Spot. The buildings amenities include an outdoor terrace, fitness room, theatre/media room and a entertainment room w/ kitchen. Central to the LRT, Victoria Park, the Google Building, The Tannery, UW School of Pharmacy, McMaster School of Medicine and numerous restaurants and coffee shops.

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 1 VICTORIA Street #1605, Kitchener, ON N2G 0B5



**MLS® #:** 30704862      **Status:** A  
**Munic/Area:** 3 - Kitchener West  
**Type:** RES/Condominium  
**Style:** 1 Storey/Apt  
**Lot Size:** -/-

**Beds:** 1 (1 / 0)      **L Price:** \$1,750  
**Baths:** 1.0  
**SqFt:** 700  
**DOM:** 8  
**Taxes:**

**Rmks:** Available: March 1st 2019 / Unit Size: Interior 700 Sqft. + 56 Sqft. Balcony. Now Available for rent, the beautiful, spacious, and bright suite 1605 of the popular One Victoria Condominiums of Downtown Kitchener. Suite 1605 boasts an extensive array of premium upgrades and finishes. Extended upper cabinets, Granite Countertops & Backsplash, Under and Over Cabinet lighting, and upgraded appliances compliment this beautiful Kitchen. Your bathroom features upgraded fixtures, lights, and luxury barn board flooring within the main living areas. The unit also includes: Stainless Steel Fridge, Stove, OTR Microwave, Dishwasher, Washer & Dryer - Parking Space - Heat, A/C Source, Water, Use of Building Amenities Listed Below, WIFI INCLUDED - Not Included within the Rent: Hydro, Tenant Insurance, TV Service, WIFI / One Victoria will feature an extensive list of amenities including: - State of the Art Fitness Centre - Theatre / Media Room - Furnished Rooftop Patio with BBQ Terrace - Expressive entertainment room with demonstration kitchen - Secure Indoor, Covered Parking, and Bicycle Storages & Secured Entry.

#### 690 KING Street #621, Kitchener, ON N2H 5L8



**MLS® #:** 30701794      **Status:** A  
**Munic/Area:** 4 - Waterloo West  
**Type:** RES/Condominium  
**Style:** 1 Storey/Apt  
**Lot Size:** -/-

**Beds:** 1 (1 / 0)      **L Price:** \$1,750  
**Baths:** 1.0  
**SqFt:** 945  
**DOM:** 39  
**Taxes:**

**Rmks:** Enjoy the first two weeks for free at this top floor one custom one bedroom suite at the Midtown Lofts. This plan was configured to provide spectacular open concept living with an enormous kitchen, living and dining room space illuminated by the oversized windows. Sparkling quartz counters, warm toned engineered flooring, bright white cabinets and stainless steel appliances are among the many highlights in this brand new luxury suite. The master bedroom has access to a huge walk-in closet while the ensuite bathroom is home to a large step-in glass shower, sprawling vanity and separate room for the toilet. Building amenities include BBQ terrace with fire pit, fitness centre and resident lounge. The loft is steps to Google, the LRT, Central Fresh Market and countless employers.

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 1 Victoria Street #1507, Kitchener, ON N2G 1G1



**MLS® #:** 30704530      **Status:** A  
**Munic/Area:** 3 - Kitchener West  
**Type:** RES/Condominium  
**Style:** 1 Storey/Apt  
**Lot Size:** -/-  
**Beds:** 1 (1 / 0)      **L Price:** \$1,795  
**Baths:** 1.0  
**SqFt:** 756  
**DOM:** 9  
**Taxes:**

**Rmks:** This one bedroom plus den unit is situated on the 15th floor in the most luxurious condo building in all of Kitchener's innovation district. This trendy building includes state of the art amenities such as an outdoor terrace, entertainment home media/theatre room with kitchen, fitness room, and underground parking. This unit adorns an unobstructed and breathtaking west view from walkout balcony with Driftwood Composite Deck Tiles. The Living Room boasts large windows overlooking Victoria Park. 9ft ceilings, wide plank engineered flooring, open concept with spacious living and kitchen areas, granite counter tops. This unit benefits from generous spacing throughout and the master bedroom with a large window scape, living room, bright kitchen with Woodgrain Chillagoe 40" Upper Cabinets, Clear Glass Mosaic Tile backsplash, full 4pc bathroom, in suite laundry and den all offer plentiful living space. You are steps away from the U of W School of Pharmacy, McMaster School of Medicine, The Tannery, Google, Communitel, Desire 2 Learn, LRT Station, Kitchener Market, shops, and restaurants. EXTRAS: Stainless Steel Appliances, Washer, Dryer, upgraded roller blinds on windows, ELF's, One Parking (unassigned), One Locker for storage. Prefer no pets or smoking. Heat, A/C & Water Included in tenancy, hydro extra, minimum 1 year lease required. 1 Underground Parking & Locker space included. Tenant must provide proof of contents insurance & recent credit report.

#### 1 VICTORIA Street #906, Kitchener, ON N2G 0B5



**MLS® #:** 30704872      **Status:** A  
**Munic/Area:** 3 - Kitchener West  
**Type:** RES/Condominium  
**Style:** 1 Storey/Apt  
**Lot Size:** -/-  
**Beds:** 1 (1 / 0)      **L Price:** \$1,800  
**Baths:** 1.0  
**SqFt:** 624  
**DOM:** 8  
**Taxes:**

**Rmks:** Available: April 1st 2019 / Unit Size: Interior 624 Sqft. + 55 Sqft. Balcony. Fully Furnished, move in ready, this beautiful, spacious, and bright suite 906 of the popular One Victoria Condominiums of Downtown Kitchener showcases everything you need for modern comfort. Suite 906 boasts an open concept, one bedroom layout with floor to ceiling windows. The unit includes one oversized master bedroom, one four piece bathroom, with a large walk in closet. Numerous upgrades have been done including upgraded light fixtures, and windows galore giving you natural light throughout the day. The unit also includes: All Unit Furniture, Stainless Steel Fridge, Stove, OTR Microwave, Dishwasher, Washer & Dryer - Parking Space - Heat, A/C Source, Water, Use of Building Amenities Listed Below - Durable Laminate Flooring, No Carpet, Granite Countertops - Premium Window Blinds, Large Energy Efficient Windows / Not Included within the Rent: Hydro, Tenant Insurance, TV Service, WIFI, Storage / One Victoria will feature an extensive list of amenities including: - State of the Art Fitness Centre - Theatre / Media Room - Furnished Rooftop Patio with BBQ Terrace - Expressive entertainment room with demonstration kitchen - Secure Indoor, Covered Parking, and Bicycle Storages & Secured Entry \*Previous Photos used - New pictures available on request\*



# Comparative Market Analysis

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 100 victoria Street #506, Kitchener, ON N2B 2G3



**MLS® #:** 30703653      **Status:** A  
**Munic/Area:** 3 - Kitchener West  
**Type:** RES/Condominium  
**Style:** 1 Storey/Apt  
**Lot Size:** -/-

**Beds:** 1 (1 / 0)      **L Price:** \$1,800  
**Baths:** 1.0  
**SqFt:** 760  
**DOM:** 25  
**Taxes:**

**Rmks:** Welcome to 100 VICTORIA, the newest condominium in the innovation district of Kitchener. This 760 Square foot, One Bedroom, One Bath, with DEN and Balcony is brand spanking NEW. Never lived in and available for occupancy March 1st 2019. The ultra modern suites at 100 VICTORIA are beautifully appointed and intelligently designed, this unit features a gourmet kitchen with custom designer cabinetry, upgraded quartz counter tops, under mount sink, stainless steel appliances, and engineered flooring for high-end style and sophistication. The building also features top notch amenities that include a party lounge, rooftop Terrance with BBQ'S, theatre room, fitness facility, on site car share program and bicycling parking (This unit included 1 Parking spot) Don't miss out on your opportunity to live in this amazing new condominium!

### Sold Pending Properties

#### 1 VICTORIA Street #609, Kitchener, ON N2G 1G1



**MLS® #:** 30698375      **Status:** P  
**Munic/Area:** 3 - Kitchener West  
**Type:** RES/Condominium  
**Style:** 1 Storey/Apt  
**Lot Size:** -/-

**Beds:** 1 (1 / 0)      **L Price:** \$1,725  
**Baths:** 1.0  
**SqFt:** 700      **S Price:** \$1,725.00  
**DOM:** 63      **S Date:** 1/10/2019  
**Taxes:**

**Rmks:** LISTED AT \$1,725.00.00/MO.

## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Closed Properties

#### 1 VICTORIA Street #402, Kitchener, ON N2G 0B5



**MLS® #:** 30676081 **Status:** S  
**Munic/Area:** 3 - Kitchener West  
**Type:** RES/Condominium  
**Style:** 1 Storey/Apt  
**Lot Size:** -/-  
**Rmks:** LISTED AT \$1,450.00 PER MONTH.

**Beds:** 1 (1 / 0) **L Price:** \$1,450  
**Baths:** 1.0  
**SqFt:** 579 **S Price:** \$1,450.00  
**DOM:** 15 **S Date:** 8/9/2018  
**Taxes:**

#### 690 King Street #103, Kitchener, ON N2H 5L8



**MLS® #:** 30661577 **Status:** S  
**Munic/Area:** 3 - Kitchener West  
**Type:** RES/Condominium  
**Style:** 1 Storey/Apt  
**Lot Size:** -/-  
**Rmks:** \*\*Limited Offer: \$200 cash back for any tenant looking to move-in prior to July 1st\*\*

**Beds:** 1 (1 / 0) **L Price:** \$1,575  
**Baths:** 1.0  
**SqFt:** 751 **S Price:** \$1,575.00  
**DOM:** 58 **S Date:** 7/22/2018  
**Taxes:**

Please note that the Midtown Lofts is still under construction.

Suite 103 is a heavily upgraded 1 Bedroom + Den with 709 square feet of functional interior space. The kitchen features white quartz countertops, oak cabinetry with uppers to the ceiling, a white glossy tile backsplash, and stainless steel appliances. The kitchen opens up to the living area providing a great space for entertaining. A beautiful, private 91 square foot balcony can be accessed directly off of the living area. The spacious bedroom features a walk-in-closet and a cheater en-suite. The entire suite is tied together seamlessly by laminate flooring throughout. The suite can be accessed from street level with a large, walk-up balcony.

Some other suite highlights include designer light fixtures in kitchen, bedroom and bathroom; upgraded bathroom floor and tub wall tile; extended island counter overhang for bar seating; an electrical plug in the island; a barn door entry to an enclosed den and custom window coverings.

This suite includes 1 parking space and 1 storage locker. The tenant will responsible for the additional monthly cost of hydro, tenant insurance, and any Internet/TV services.



# Comparative Market Analysis

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Closed Properties

#### 85 DUKE Street #310, Kitchener, ON N2G 1A6



**MLS® #:** XH4038596      **Status:** S      **Beds:** 1 (1 / 0)      **L Price:** \$1,600  
**Munic/Area:** 2 - Kitchener East      **Baths:** 1.0  
**Type:** RES/Condominium      **SqFt:** 625      **S Price:** \$1,600.00  
**Style:** 1 Storey/Apt      **DOM:** 16      **S Date:** 10/15/2018  
**Lot Size:** -/-      **Taxes:**  
**Rmks:** LUXURY SPACE READY TO MOVE IN. 625 SQ FT INTERIOR & OVER 250 SQ FT EXTERIOR BALCONY/PATIO; SUITE BOASTS AN OPEN CONCEPT LAYOUT, SOUTHERN VIEWS WITH FLOOR TO CEILING WINDOWS. THE UNIT INCLUDES ONE BEDROOM PLUS A SPACIOUS DEN, TRIPLED SIZED BALCONY. RSA. PARKING SPACE # 27 SECOND LEVEL. TENANT PAYS HYDRO ONLY.

#### 85 Duke Street #711, Kitchener, ON N2H 4Y7



**MLS® #:** 30667056      **Status:** S      **Beds:** 1 (1 / 0)      **L Price:** \$1,695  
**Munic/Area:** 2 - Kitchener East      **Baths:** 1.0  
**Type:** RES/Condominium      **SqFt:** 660      **S Price:** \$1,650.00  
**Style:** 1 Storey/Apt      **DOM:** 34      **S Date:** 7/19/2018  
**Lot Size:** -/-      **Taxes:**  
**Rmks:** This bright 1-bedroom plus den condo sits in the heart of the city, offers modern finishes and amenities, and delivers a great view of both the urban and park landscape in Downtown Kitchener. Located in the heart of the city, this condo is a short walk to major employers in downtown including City of Kitchener, Thalmic Labs, Manulife, Vidyad, Sunlife Financial, Google, Grand River Hospital and many more. Explore at lunch time, after work, or on the weekend with cafes, restaurants, pubs, fitness centres, walking or biking trails, squash courts, yoga studios, street festivals, theatre and performing arts, paddle boating and canoeing, outdoor skating rink, art gallery, library, Victoria park and so much more within walking distance. The City Centre Condos building is the only condo building in Downtown Kitchener with full time concierge and security at the main entrance so you can be assured of a safe and enjoyable living environment. This building is also host to underground parking and storage, an outdoor terrace, and a stunning party room. The condo unit itself offers 660 square feet of well designed living space with separate den and closets, impressive kitchen finishes and stainless steel appliances, in suite laundry, 4 piece bathroom, floor to ceiling windows, and a full length balcony. From the 7th floor balcony, the view extends over the vendors on King St. and into beautiful Victoria Park, and past City Hall on Duke St. where the LRT will run. See it today!

#### 1 VICTORIA Street #1103, Kitchener, ON N2G 1G1



**MLS® #:** 30698392      **Status:** S      **Beds:** 1 (1 / 0)      **L Price:** \$1,650  
**Munic/Area:** 3 - Kitchener West      **Baths:** 1.0  
**Type:** RES/Condominium      **SqFt:** 700      **S Price:** \$1,650.00  
**Style:** 1 Storey/Apt      **DOM:** 28      **S Date:** 12/7/2018  
**Lot Size:** -/-      **Taxes:**  
**Rmks:** LISTED AT \$1,650.00/MO.

Researched and prepared by HUMBERTO PEREIRA,  
Salesperson

Rego Realty Inc.

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Closed Properties

#### 1 Victoria Street #1308, Kitchener, ON N2G 0B5



**MLS® #:** 30674036      **Status:** S  
**Munic/Area:** 3 - Kitchener West  
**Type:** RES/Condominium  
**Style:** 1 Storey/Apt  
**Lot Size:** -/-  
**Beds:** 1 (1 / 0)      **L Price:** \$1,650  
**Baths:** 1.0  
**SqFt:** 678      **S Price:** \$1,650.00  
**DOM:** 41      **S Date:** 8/23/2018  
**Taxes:**

**Rmks:** Suite: 1308 Square Footage: 678 Interior + 55 Exterior Available: October 1st. Become only the 2nd resident of Suite 1306 within the popular One Victoria Condos. 1308 is a beautifully finished, one bedroom plus den unit with eastern views of Kitchener-Waterloo towards the historic Kaufman Lofts and anticipated Google Development. This unit includes everything you need as is located in the core of the Innovation District. This unit also includes: - Premium Wide Plank Hard Surface Floors - In Suite Stacked & Full Size Washer & Dryer - One Indoor Floating Parking Space - One Large Size Storage Locker - A/C & Heat Source, Water, Use of Building Amenities Listed Below - Large Energy Efficient Windows, Custom Window Coverings Tenant is responsible for hydro, tenant insurance and setting up TV & WiFi services

#### 85 Duke Street #1412, Kitchener, ON N2G 1A6



**MLS® #:** 30683649      **Status:** S  
**Munic/Area:** 2 - Kitchener East  
**Type:** RES/Condominium  
**Style:** 1 Storey/Apt  
**Lot Size:** -/-  
**Beds:** 1 (1 / 0)      **L Price:** \$1,600  
**Baths:** 1.0  
**SqFt:** 625      **S Price:** \$1,650.00  
**DOM:** 8      **S Date:** 9/11/2018  
**Taxes:**

**Rmks:** Welcome to 85 Duke Street West! In this condo you will have the opportunity to live in the heart of downtown Kitchener. This one bedroom + den with 10' ceilings, 625 sq. ft. condo is bright and spacious! This sophisticated residence offers a full time concierge, spectacular views of the downtown, and a spacious open concept living room and kitchen for hosting friends. The City Centre is walking distance to restaurants, shops, Kitchener Market, parks, schools, City Hall and several major employers. Located on a major transit line you'll have no shortage of options for getting around Kitchener Waterloo.

## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Closed Properties

#### 144 PARK Street #806, Waterloo, ON N2L 0B6



**MLS® #:** 30693113      **Status:** S  
**Munic/Area:** 4 - Waterloo West  
**Type:** RES/Condominium  
**Style:** 1 Storey/Apt  
**Lot Size:** 0.00 Ft/0.00 Ft  
**Beds:** 1 (1 / 0)      **L Price:** \$1,700  
**Baths:** 1.0  
**SqFt:** 712      **S Price:** \$1,700.00  
**DOM:** 26      **S Date:** 11/10/2018  
**Taxes:** \$2,681

**Rmks:** Enjoy the convenience of uptown living and an urban lifestyle in this 1 bedroom plus den unit. The kitchen is fully equipped with a S/S fridge, stove, dishwasher, & B/I microwave for all your cooking and baking needs. Laundry is a breeze with the convenience of your own washer & dryer. Enjoy a morning coffee on your balcony with clear views of uptown Waterloo. Store all your seasonal belongings in your secure storage locker & never worry about shoveling snow off your car as you will have the luxury of underground parking. Say goodbye to your gym membership & take advantage of the state of the art gym onsite. Other building amenities include a party room with a kitchen & library & an expansive outdoor patio for relaxing & grilling on the BBQ. Be entertained with a theatre room & take advantage of a dedicated concierge 7 days a week. In the heart of uptown, the Bauer district, & on the LRT, this is a lifestyle to be envied by many. Call now to book your private viewing.

#### 144 PARK Street #1303, Waterloo, ON N2L 0B6



**MLS® #:** 30678905      **Status:** S  
**Munic/Area:** 4 - Waterloo West  
**Type:** RES/Condominium  
**Style:** 1 Storey/Apt  
**Lot Size:** 0.00 Ft/0.00 Ft  
**Beds:** 1 (1 / 0)      **L Price:** \$1,700  
**Baths:** 1.0  
**SqFt:** 690      **S Price:** \$1,700.00  
**DOM:**      **S Date:** 8/13/2018  
**Taxes:**

**Rmks:** LISTED @ \$1700/MTH

#### 1 VICTORIA Street #204, Kitchener, ON N2G 0B5



**MLS® #:** 30659813      **Status:** S  
**Munic/Area:** 3 - Kitchener West  
**Type:** RES/Condominium  
**Style:** 1 Storey/Apt  
**Lot Size:** -/-  
**Beds:** 1 (1 / 0)      **L Price:** \$1,700  
**Baths:** 1.0  
**SqFt:** 602      **S Price:** \$1,700.00  
**DOM:** 68      **S Date:** 8/1/2018  
**Taxes:**

**Rmks:** Suite: 204 Square Footage: 602 Interior + 55 Exterior Available: Immediately. Fully Furnished Suite 204 within the popular One Victoria Condos is a beautifully finished, fully furnished unit with eastern views of Kitchener-Waterloo towards the historic Kaufman Lofts and anticipated Google Development. This unit includes everything you need: high efficiency washer and dryer in unit, Premium Living Room Furniture, Closet System in Bedroom, and endless upgrades within every room of this space. This unit also includes: - All Unit Furniture As Seen In Photos - Premium Wide Plank Hard Surface Floors - Loft Style Celings - In Suite Stacked & Full Size Washer & Dryer - A/C & Heat Source, Water, Use of Building Amenities Listed Below - Large Energy Efficient Windows, Custom Window Coverings Tenant is responsible for- Parking, Storage Locker, hydro, tenant insurance and setting up TV & WiFi services



## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Closed Properties

#### 1 Victoria Street #906, Kitchener, ON N2G 1C2



**MLS® #:** 30657072      **Status:** S  
**Munic/Area:** 3 - Kitchener West  
**Type:** RES/Condominium  
**Style:** 1 Storey/Apt  
**Lot Size:** -/-  
**Beds:** 1 (1 / 0)      **L Price:** \$1,700  
**Baths:** 1.0  
**SqFt:** 624      **S Price:** \$1,700.00  
**DOM:** 73      **S Date:** 7/23/2018  
**Taxes:**

**Rmks:** Suite: 906 Square Footage: 624 Interior + 56 Exterior Available: July 1st. Fully Furnished Suite 906 within the popular One Victoria Condos is a beautifully finished, fully furnished unit with eastern views of Kitchener-Waterloo towards the historic Kaufman Lofts and anticipated Google Development. This unit includes everything you need: high efficiency washer and dryer in unit, Living Room TV & Mount System, Closet System in Bedroom, and endless upgrades within every room of this space. This unit also includes: - All Unit Furniture As Seen In Photos - Premium Wide Plank Hard Surface Floors - Recessed Pot Lighting Throughout Suite - In Suite Stacked & Full Size Washer & Dryer - One Indoor Floating Parking Space - One Large Size Storage Locker - A/C & Heat Source, Water, Use of Building Amenities Listed Below - Large Energy Efficient Windows, Custom Window Coverings Tenant is responsible for hydro, tenant insurance and setting up TV & WiFi services

#### 1 Victoria Street #1303, Kitchener, ON N2G 1G1



**MLS® #:** 30680676      **Status:** S  
**Munic/Area:** 3 - Kitchener West  
**Type:** RES/Condominium  
**Style:** Bungalow  
**Lot Size:** -/-  
**Beds:** 1 (1 / 0)      **L Price:** \$1,650  
**Baths:** 1.0  
**SqFt:** 756      **S Price:** \$1,705.00  
**DOM:** 10      **S Date:** 8/30/2018  
**Taxes:** \$2,613

**Rmks:** This one bedroom plus den unit is the largest one bedroom unit in the building with lots of upgrades and an amazing view over the city. Perfect for the young professional working at many of the tech companies in the area. The upgrades include tall upper cabinets in the kitchen with nice hardware for extra storage needs. The kitchen also has beautiful granite counter tops and upgraded lighting package including pot lights and some elegant hanging lights over the breakfast bar! Beautiful upgraded Engineered wide plank Hardwood really completes the unit. The kitchen and living room area flow together to create a big bright space to entertain and relax with large windows. The bedroom offers a large enough space for all your needs including a huge walk-in closet. Enjoy stunning city views from any room, or relax on your balcony and watch the city below. One Victoria offers luxury living in the heart of Kitchener's growing Innovation District. Walk to some of the many restaurants and bars in the area, stroll to the park or take a ride on the LRT opening later this year. Building amenities include landscaped outdoor BBQ terrace, party room with full kitchen, full fitness facility, movie theatre and resident meeting room. Additional bonus is the availability of flat fee, ultra high speed internet at a very low monthly rate.

# Comparative Market Analysis

Friday, January 11, 2019

## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Closed Properties

#### **690 KING Street #522, Kitchener, ON N2G 1C4**



**MLS® #:** 30699298      **Status:** S  
**Munic/Area:** 4 - Waterloo West  
**Type:** RES/Condominium  
**Style:** 1 Storey/Apt  
**Lot Size:** -/-  
**Rmks:** LISTED AT \$1,750.00/MONTH.

**Beds:** 1 (1 / 0)      **L Price:** \$1,750  
**Baths:** 1.0  
**SqFt:** 947      **S Price:** \$1,750.00  
**DOM:** 33      **S Date:** 12/18/2018  
**Taxes:**

#### **188 KING Street #512, Waterloo, ON N2J 0C6**



**MLS® #:** 30675640      **Status:** S  
**Munic/Area:** 4 - Waterloo West  
**Type:** RES/Condominium  
**Style:** 1 Storey/Apt  
**Lot Size:** -/-  
**Rmks:** FOR LEASE @ \$1900.00/MTH

**Beds:** 1 (1 / 0)      **L Price:** \$1,900  
**Baths:** 1.0  
**SqFt:** 818      **S Price:** \$1,900.00  
**DOM:** 38      **S Date:** 8/30/2018  
**Taxes:**

# Comparative Market Analysis

Friday, January 11, 2019

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

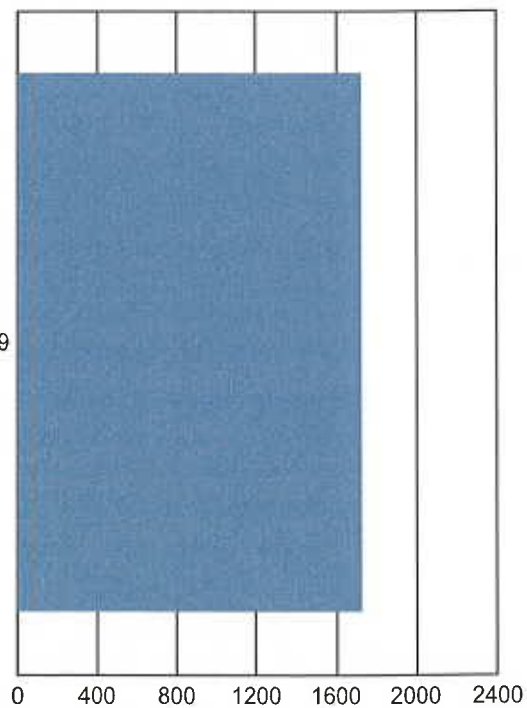
Total # of Listings	<b>8</b>
Lowest Price	<b>\$1,595</b>
Highest Price	<b>\$1,800</b>
Average Price	<b>\$1,717</b>
Avg. Price/SqFt	<b>\$2.37</b>
Avg DOM	<b>20</b>



### Sold Pending Properties

Total # of Listings	<b>1</b>
Lowest Price	<b>\$1,725</b>
Highest Price	<b>\$1,725</b>
Average Price	<b>\$1,725</b>
Avg. Price/SqFt	<b>\$2.46</b>
Avg DOM	<b>63</b>

1 VICTORIA Street #609



Researched and prepared by HUMBERTO PEREIRA,  
Salesperson

Rego Realty Inc.

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# Comparative Market Analysis

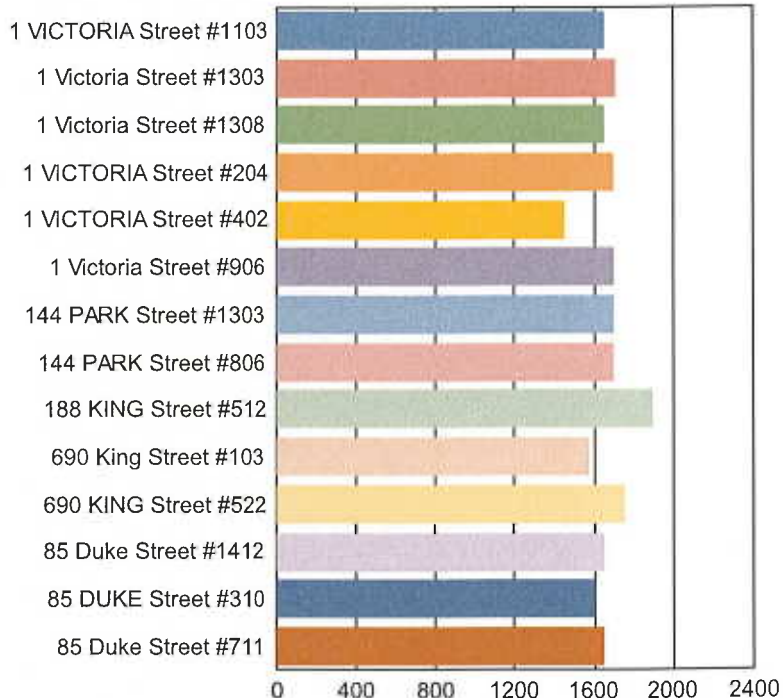
Friday, January 11, 2019

## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Closed Properties

Total # of Listings	<b>14</b>
Lowest Price	<b>\$1,450</b>
Highest Price	<b>\$1,900</b>
Average Price	<b>\$1,670</b>
Avg. Price/SqFt	<b>\$2.42</b>
Avg DOM	<b>34</b>



Researched and prepared by HUMBERTO PEREIRA,  
Salesperson

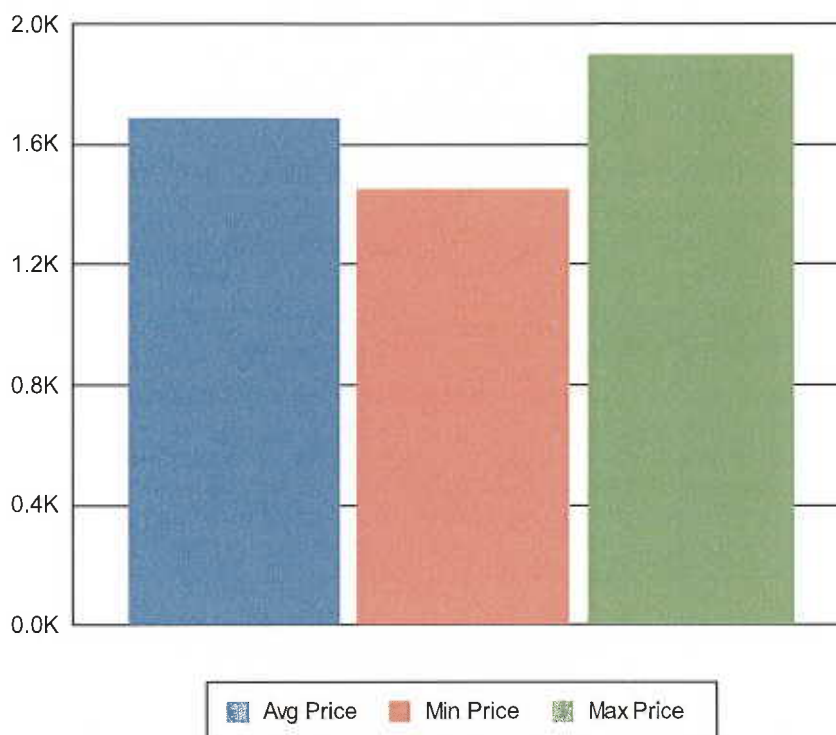
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## CMA Pro Report

These pages give a general overview of the selected properties.

### Summary Graph/Analysis



### Cumulative Analysis

Listing Status	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Active	\$1,595	\$1,800	\$1,717	\$2.37
Sold Pending	\$1,725	\$1,725	\$1,725	\$2.46
Sold Closed	\$1,450	\$1,900	\$1,670	\$2.42
<b>Totals / Averages</b>	<b>\$1,450</b>	<b>\$1,900</b>	<b>\$1,689</b>	<b>\$2.41</b>

### Sold Property Analysis

Address	List Price	Sale Price	DOM	%SP/LP	SP/Sqft
1 VICTORIA Street #402, Kitchener	\$1,450	\$1,450	15	%100.00	\$2.50
690 King Street #103, Kitchener	\$1,575	\$1,575	58	%100.00	\$2.10
85 DUKE Street #310, Kitchener	\$1,600	\$1,600	16	%100.00	\$2.56
85 Duke Street #711, Kitchener	\$1,695	\$1,650	34	%97.35	\$2.50
1 VICTORIA Street #1103, Kitchener	\$1,650	\$1,650	28	%100.00	\$2.36
1 Victoria Street #1308, Kitchener	\$1,650	\$1,650	41	%100.00	\$2.43
85 Duke Street #1412, Kitchener	\$1,600	\$1,650	8	%103.13	\$2.64
144 PARK Street #806, Waterloo	\$1,700	\$1,700	26	%100.00	\$2.39
144 PARK Street #1303, Waterloo	\$1,700	\$1,700		%100.00	\$2.46

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# Comparative Market Analysis

Friday, January 11, 2019

## CMA Pro Report

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1 VICTORIA Street #204, Kitchener	\$1,700	\$1,700	68	%100.00	\$2.82
1 Victoria Street #906, Kitchener	\$1,700	\$1,700	73	%100.00	\$2.72
1 Victoria Street #1303, Kitchener	\$1,650	\$1,705	10	%103.33	\$2.26
1 VICTORIA Street #609, Kitchener	\$1,725	\$1,725	63	%100.00	\$2.46
690 KING Street #522, Kitchener	\$1,750	\$1,750	33	%100.00	\$1.85
188 KING Street #512, Waterloo	\$1,900	\$1,900	38	%100.00	\$2.32
<b>Total Averages</b>	<b>\$1,670</b>	<b>\$1,674</b>	<b>36.50</b>	<b>%100.25</b>	<b>\$2.42</b>

## Property Summary

S	Street Address	Bds	Bth	Sqft	List Price	Sale Price	Sale Date	DOM
<b>Active</b>								
A	55 Wood Street #201	1	1.0	653	\$1,595			4
A	55 Wood Street #102	1	1.0	742	\$1,595			4
A	1 Victoria Street #1510	1	1.0	680	\$1,650			59
A	1 VICTORIA Street #1605	1	1.0	700	\$1,750			8
A	690 KING Street #621	1	1.0	945	\$1,750			39
A	1 Victoria Street #1507	1	1.0	756	\$1,795			9
A	1 VICTORIA Street #906	1	1.0	624	\$1,800			8
A	100 victoria Street #506	1	1.0	760	\$1,800			25
<b>Sold Pending</b>								
P	1 VICTORIA Street #609	1	1.0	700	\$1,725	\$1,725.00	01/10/2019	63
<b>Sold Closed</b>								
S	1 VICTORIA Street #402	1	1.0	579	\$1,450	\$1,450.00	08/09/2018	15
S	690 King Street #103	1	1.0	751	\$1,575	\$1,575.00	07/22/2018	58
S	85 DUKE Street #310	1	1.0	625	\$1,600	\$1,600.00	10/15/2018	16
S	85 Duke Street #711	1	1.0	660	\$1,695	\$1,650.00	07/19/2018	34
S	1 VICTORIA Street #1103	1	1.0	700	\$1,650	\$1,650.00	12/07/2018	28
S	1 Victoria Street #1308	1	1.0	678	\$1,650	\$1,650.00	08/23/2018	41
S	85 Duke Street #1412	1	1.0	625	\$1,600	\$1,650.00	09/11/2018	8
S	144 PARK Street #806	1	1.0	712	\$1,700	\$1,700.00	11/10/2018	26
S	144 PARK Street #1303	1	1.0	690	\$1,700	\$1,700.00	08/13/2018	
S	1 VICTORIA Street #204	1	1.0	602	\$1,700	\$1,700.00	08/01/2018	68
S	1 Victoria Street #906	1	1.0	624	\$1,700	\$1,700.00	07/23/2018	73
S	1 Victoria Street #1303	1	1.0	756	\$1,650	\$1,705.00	08/30/2018	10
S	690 KING Street #522	1	1.0	947	\$1,750	\$1,750.00	12/18/2018	33
S	188 KING Street #512	1	1.0	818	\$1,900	\$1,900.00	08/30/2018	38

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