

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 |
|------------------|------------|--------------------------|---------------|--------------|------------|------------|----------------|-----------|
| 30701731 | 12/02/2018 | 690 King Street #413 | Condominium | 1,115 | 2 | 2.0 | \$1,899 | 40 |
| 30705556 | 01/10/2019 | 85 Duke Street #404 | Condominium | 858 | 2 | 2.0 | \$1,975 | 1 |
| 30704555 | 01/02/2019 | 100 Victoria Street #802 | Condominium | 937 | 2 | 1.0 | \$2,100 | 9 |
| 30704242 | 01/02/2019 | 85 Duke Street #1604 | Condominium | 840 | 2 | 2.0 | \$2,100 | 9 |
| 30695348 | 10/31/2018 | 188 King Street #603 | Condominium | 1,250 | 2 | 2.0 | \$2,200 | 72 |
| 30705246 | 01/07/2019 | 55 Wood Street #302 | Condominium | 1,309 | 2 | 2.0 | \$2,395 | 4 |
| Averages: | | | | 1,052 | 2.0 | 1.8 | \$2,112 | 23 |

Status: Sold Closed

| MLS® # | Sale Date | Address | Prop Sub Type | SqFt | Bds | Bth | L/S Price | DOM |
|------------------|------------|-------------------------|---------------|--------------|------------|------------|----------------|-----------|
| 30693298 | 11/12/2018 | 85 DUKE Street #105 | Condominium | 885 | 2 | 2.0 | \$1,850 | 34 |
| 30685368 | 10/26/2018 | 690 KING Street #317 | Condominium | 877 | 2 | 1.0 | \$1,900 | 50 |
| 30677069 | 08/09/2018 | 144 PARK Street #609 | Condominium | 1,034 | 2 | 2.0 | \$1,900 | 7 |
| 30694881 | 11/05/2018 | 188 King Street #314 | Condominium | 1,151 | 2 | 2.0 | \$2,100 | 13 |
| 30652887 | 07/06/2018 | 85 DUKE Street #1010 | Condominium | 985 | 2 | 2.0 | \$2,100 | 67 |
| 30656797 | 07/05/2018 | 85 DUKE Street #1008 | Condominium | 1,070 | 2 | 2.0 | \$2,135 | 56 |
| 30686234 | 10/13/2018 | 1 VICTORIA Street #1602 | Condominium | 1,166 | 2 | 2.0 | \$2,200 | 27 |
| 30675767 | 11/06/2018 | 1 VICTORIA Street #1111 | Condominium | 1,089 | 2 | 2.0 | \$2,400 | 102 |
| 30648947 | 06/11/2018 | 144 PARK Street #PH3 | Condominium | 1,282 | 2 | 2.0 | \$2,650 | 65 |
| 30681618 | 08/28/2018 | 223 Erb Street #603 | Condominium | 1,647 | 2 | 2.0 | \$2,750 | 2 |
| Averages: | | | | 1,119 | 2.0 | 1.9 | \$2,199 | 42 |

Summary

| Status | Total | Avg Price | Avg \$ Per SqFt | Median | Low | High | Avg DOM |
|--------------|-----------|----------------|-----------------|----------------|----------------|----------------|-----------|
| Active | 6 | \$2,112 | \$2.06 | \$2,100 | \$1,899 | \$2,395 | 23 |
| Sold Closed | 10 | \$2,199 | \$1.99 | \$2,118 | \$1,850 | \$2,750 | 42 |
| Total | 16 | \$2,166 | \$2.01 | \$2,100 | \$1,850 | \$2,750 | 35 |

Researched and prepared by HUMBERTO PEREIRA,

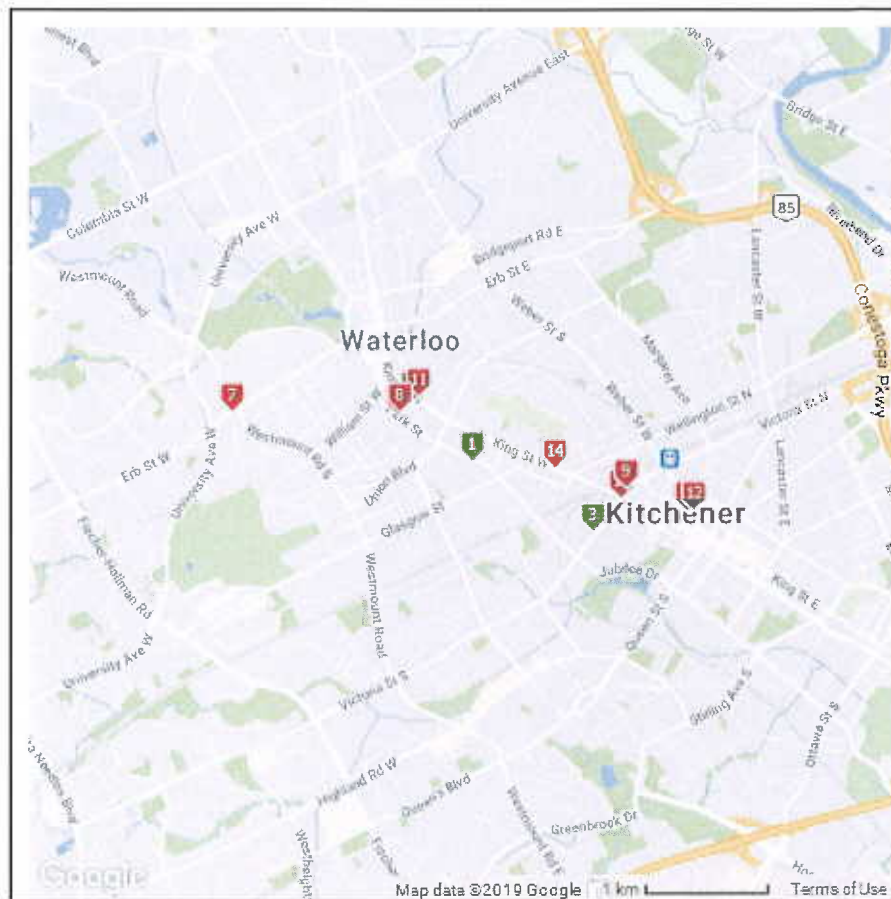
Rego Realty Inc.

Salesperson

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CMA Map Layout

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



- 1 55 Wood Street #302, Waterloo
- 2 188 King Street #603, Waterloo
- 3 100 Victoria Street #802, Kitchener
- 4 85 Duke Street #1604, Kitchener
- 5 85 Duke Street #404, Kitchener
- 6 690 King Street #413, Kitchener
- 7 223 Erb Street #603, Waterloo
- 8 144 PARK Street #PH3, Waterloo
- 9 1 VICTORIA Street #1111, Kitchener
- 10 1 VICTORIA Street #1602, Kitchener
- 11 188 King Street #314, Waterloo
- 12 85 DUKE Street #1010, Kitchener
- 13 85 DUKE Street #1008, Kitchener
- 14 690 KING Street #317, Kitchener
- 15 85 DUKE Street #105, Kitchener
- 16 144 PARK Street #609, Waterloo



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 |
|-------------------------------------|----------------|------------|------------|------------|--------------|---------------|-----------|------------|
| 690 King Street #413, Kitchener | \$1,899 | | 2 | 2 | 1,115 | \$1.70 | 40 | 12/02/2018 |
| 85 Duke Street #404, Kitchener | \$1,975 | | 2 | 2 | 858 | \$2.30 | 1 | 01/10/2019 |
| 100 Victoria Street #802, Kitchener | \$2,100 | | 2 | 1 | 937 | \$2.24 | 9 | 01/02/2019 |
| 85 Duke Street #1604, Kitchener | \$2,100 | | 2 | 2 | 840 | \$2.50 | 9 | 01/02/2019 |
| 188 King Street #603, Waterloo | \$2,200 | | 2 | 2 | 1,250 | \$1.76 | 72 | 10/31/2018 |
| 55 Wood Street #302, Waterloo | \$2,395 | | 2 | 2 | 1,309 | \$1.83 | 4 | 01/07/2019 |
| Averages: | \$2,112 | | 2.0 | 1.8 | 1,052 | \$2.06 | 23 | |

Sold Closed Listings

| Address | List Price | Sale Price | Beds | Bath | SqFt | \$/SqFt | DOM | Sale Date |
|------------------------------------|----------------|----------------|------------|------------|--------------|---------------|-----------|------------|
| 85 DUKE Street #105, Kitchener | \$1,900 | \$1,850 | 2 | 2 | 885 | \$2.09 | 34 | 11/12/2018 |
| 690 KING Street #317, Kitchener | \$1,950 | \$1,900 | 2 | 1 | 877 | \$2.17 | 50 | 10/26/2018 |
| 144 PARK Street #609, Waterloo | \$1,900 | \$1,900 | 2 | 2 | 1,034 | \$1.84 | 7 | 08/09/2018 |
| 188 King Street #314, Waterloo | \$2,200 | \$2,100 | 2 | 2 | 1,151 | \$1.82 | 13 | 11/05/2018 |
| 85 DUKE Street #1010, Kitchener | \$2,200 | \$2,100 | 2 | 2 | 985 | \$2.13 | 67 | 07/06/2018 |
| 85 DUKE Street #1008, Kitchener | \$2,135 | \$2,135 | 2 | 2 | 1,070 | \$2.00 | 56 | 07/05/2018 |
| 1 VICTORIA Street #1602, Kitchener | \$2,300 | \$2,200 | 2 | 2 | 1,166 | \$1.89 | 27 | 10/13/2018 |
| 1 VICTORIA Street #1111, Kitchener | \$2,400 | \$2,400 | 2 | 2 | 1,089 | \$2.20 | 102 | 11/06/2018 |
| 144 PARK Street #PH3, Waterloo | \$2,650 | \$2,650 | 2 | 2 | 1,282 | \$2.07 | 65 | 06/11/2018 |
| 223 Erb Street #603, Waterloo | \$2,750 | \$2,750 | 2 | 2 | 1,647 | \$1.67 | 2 | 08/28/2018 |
| Averages: | \$2,239 | \$2,199 | 2.0 | 1.9 | 1,119 | \$1.99 | 42 | |

| | Low | Median | Average | High | Count |
|----------------------------------|---------|---------|---------|---------|-------|
| Comparable Price | \$1,850 | \$2,100 | \$2,166 | \$2,750 | 16 |
| Adjusted Comparable Price | \$1,850 | \$2,100 | \$2,166 | \$2,750 | 16 |

Researched and prepared by HUMBERTO PEREIRA,
Salesperson

Rego Realty Inc.

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Comparative Market Analysis

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CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

690 King Street #413, Kitchener, ON N2G 0B9



MLS® #: 30701731 **Status:** A **Beds:** 2 (2 / 0) **L Price:** \$1,899
Munic/Area: 4 - Waterloo West **Baths:** 2.0
Type: RES/Condominium **SqFt:** 1,115
Style: 1 Storey/Apt **DOM:** 40
Lot Size: -/- **Taxes:** \$0

Rmks: Brand new never lived two bedroom, two washroom, 1115 sqft open concept filled with light and large windows. Kitchen features quartz counter tops, upgrade cabinets, back splash and stainless steel appliances. Laminate floors throughout, one parking space included. Amenities included Fitness room, party room, out door terrace, steps to LRT. Quick walks to the google office and school of pharmacy. Tenants to purchase tenant content insurance. No smoking and no pets.

85 Duke Street #404, Kitchener, ON N2H 0B7



MLS® #: 30705556 **Status:** A **Beds:** 2 (2 / 0) **L Price:** \$1,975
Munic/Area: 2 - Kitchener East **Baths:** 2.0
Type: RES/Condominium **SqFt:** 858
Style: 1 Storey/Apt **DOM:** 1
Lot Size: -/- **Taxes:** \$0

Rmks: Welcome to Unit 404 at City Centre. Enjoy the amazing downtown location with restaurants, shops, parks, and Transit right outside your door. Freshly painted open-concept, two-bedroom, two-bathroom, carpet free condo offers; Stainless-steel appliances, granite counter tops, and floor-to-ceiling windows bursting with natural light! Master Bed includes a 4pc ensuite, and both bedrooms have a great view! Laundry is also conveniently located in-suite. Beautiful outdoor space and party room are also available for residents to enjoy, as well as underground parking and 24/hr concierge service. Do not miss this great opportunity!

100 Victoria Street #802, Kitchener, ON N2B 2G3



MLS® #: 30704555 **Status:** A **Beds:** 2 (2 / 0) **L Price:** \$2,100
Munic/Area: 3 - Kitchener West **Baths:** 1.0
Type: RES/Condominium **SqFt:** 937
Style: 1 Storey/Apt **DOM:** 9
Lot Size: -/- **Taxes:** \$0

Rmks: Be the first to live in this unit featuring many upgrades. Two bedroom including large walk in closet, great eat in kitchen, large dedicated balcony, parking and in-suite storage. Living area is 822 square feet with an extra 115 feet on the balcony. Available any time after March 1st. Wonderful finishes and amenities including car share, fitness room, roof top lounge with BBQ's, theatre room bike parking and party lounge. Steps to Victoria Park and downtown Kitchener. Perfect for the professional working nearby who enjoys the downtown lifestyle including great restaurants, cafes, festivals and much more.

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Active Properties

85 Duke Street #1604, Kitchener, ON N2G1A6



MLS® #: 30704242 **Status:** A
Munic/Area: 2 - Kitchener East
Type: RES/Condominium
Style: 1 Storey/Apt
Lot Size: -/-

Beds: 2 (2 / 0) **L Price:** \$2,100
Baths: 2.0
SqFt: 840
DOM: 9
Taxes: \$3,101

Rmks: It is ready for you to move in and live in Suite 1604 within the brand new City Centre Condo of Downtown Kitchener. Spacious 2 bedrooms, 2 baths and features 840 interior square feet and 340 square feet Balcony, perfect for professionals! This sophisticated residence offers spectacular views, spacious suites. City Centre is walking distance to restaurants, shops, Kitchener Market, parks, schools, City Hall, and transit. Not included with the rent: hydro, tenant insurance, cable/internet. Amenities featuring: front desk concierge service, furnished outdoor patio with BBQ, party room with kitchen, media area with TV, game console and DVD player, WiFi and a bicycle storage.

188 King Street #603, Waterloo, ON N2J 0C6



MLS® #: 30695348 **Status:** A
Munic/Area: 4 - Waterloo West
Type: RES/Condominium
Style: 1 Storey/Apt
Lot Size: 0.00 Ft/0.00 Ft

Beds: 2 (2 / 0) **L Price:** \$2,200
Baths: 2.0
SqFt: 1,250
DOM: 72
Taxes: \$4,492

Rmks: Executive opportunity to own a one of a kind Penthouse in Waterloo's RED Condominium building. This unit boasts two private balconies to allow you to take advantage of the beautiful streetscape of Uptown Waterloo. This model comes complete with two spacious bedrooms, two luxury spa-like 4-piece bathrooms and convenient en-suite laundry. The master bedroom also has a huge walk in closet. This high caliber unit is presented to you in finishes that won't disappoint. Ceiling height windows span the full width of the condo, bringing optimal natural light into the space. The modern kitchen, with beautiful cream cabinetry is topped by polished granite counters, flowing upwards to complete the backsplash and accentuated with chic pendant lights. The kitchen is fully equipped with stainless steel appliances and a casual breakfast bar. The living room balcony is even equipped with natural gas hookup for easy BBQ's with friends. Condo fees include underground parking, building insurance, central a/c, heat, exterior maintenance and water. Embrace the urban lifestyle with the ability to walk to all Uptown amenities, which include Vincenzo's, The Bauer Kitchen, bakeries, specialty shops and much more, complete with a LRT transportation stop steps from the building.



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CMA Pro Report

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Active Properties

55 Wood Street #302, Waterloo, ON N2G 1N5



MLS® #: 30705246

Status: A

Beds: 2 (2 / 0)

L Price: \$2,395

Munic/Area: 4 - Waterloo West

Baths: 2.0

Type: RES/Condominium

SqFt: 1,309

Style: 2 Storey

DOM: 4

Lot Size: 201.77 Ft/0.00 Ft

Taxes:

Rmks: Newly constructed luxury rental suites with contemporary finishes. 1309 sq ft, two bedroom, two story suite. Bright, spacious, open concept with vaulted ceilings on the upper level. Carpet free, stainless steel appliances, in-suite laundry. Both bedrooms provide walk-in closets, cheater en-suite in bedrooms. Juliette balcony on first floor, and over-sized private terrace on upper level. 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.

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Sold Closed Properties

85 DUKE Street #105, Kitchener, ON N2H 0B7



| | | | |
|---------------------------------------|------------------|------------------------|----------------------------|
| MLS® #: 30693298 | Status: S | Beds: 2 (2 / 0) | L Price: \$1,900 |
| Munic/Area: 2 - Kitchener East | | Baths: 2.0 | |
| Type: RES/Condominium | | SqFt: 885 | S Price: \$1,850.00 |
| Style: Multi-Level | | DOM: 34 | S Date: 11/12/2018 |
| Lot Size: -/- | | Taxes: | |

Rmks: Wonderful Layout In This Corner Unit Condo With Wrap Around Balcony On The Main Floor In The City Center! 2 Bedrooms And 2 Bathrooms. Offers Spectacular Views. Corner Of Duke/Young. Spacious Suites And First Rate Amenities Including A Full Time Concierge. Destined To Be A Landmark Address, City Centre Is Walking Distance To Restaurants, Shops, Kitchener Market, Parks, Schools, City Hall And Transit, Walking Distance To Google Office & Manulife.

690 KING Street #317, Kitchener, ON N2G 0B9



| | | | |
|---------------------------------------|------------------|------------------------|----------------------------|
| MLS® #: 30685368 | Status: S | Beds: 2 (2 / 0) | L Price: \$1,950 |
| Munic/Area: 3 - Kitchener West | | Baths: 1.0 | |
| Type: RES/Condominium | | SqFt: 877 | S Price: \$1,900.00 |
| Style: 1 Storey/Apt | | DOM: 50 | S Date: 10/26/2018 |
| Lot Size: -/- | | Taxes: | |

Rmks: Suite 317 is a 2 Bedroom corner suite that features 877 square feet of functional interior space. The kitchen features white quartz countertops, upgraded white cabinetry with raised uppers to the ceiling, a large kitchen island, and stainless steel appliances. The kitchen opens up to the living area with ample windows - providing a great space for entertaining. The master bedroom features a walk-in-closet and a cheater ensuite with a glass shower. The second bedroom also features a walk-in closet. The entire suite is tied together seamlessly with laminate flooring throughout.

Additional suite highlights include under-cabinet lighting in the kitchen and potlights throughout.

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

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CMA Pro Report

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Sold Closed Properties

144 PARK Street #609, Waterloo, ON N2L 0B6



MLS® #: 30677069 **Status:** S
Munic/Area: 4 - Waterloo West
Type: RES/Condominium
Style: 1 Storey/Apt
Lot Size: -/-
Beds: 2 (2 / 0) **L Price:** \$1,900
Baths: 2.0
SqFt: 1,034 **S Price:** \$1,900.00
DOM: 7 **S Date:** 8/9/2018
Taxes:

Rmks: Suite: 609 / Square Footage: 1034 Interior + 155 Exterior / Available: September 1st / Luxury condominium available for rent at the popular 144 Park Street Condominiums in the Bauer District of Uptown Waterloo. This 6th floor, 2 bedroom plus den unit features hardwood flooring, granite countertops, Master Bedroom walk in closet with closet built-ins as well as in-suite laundry. All utilities are included with the exception of electricity. The unit is located in Waterloo's most desirable urban area. Vincenzo's and many other shops, restaurants and cafe's are at your doorstep. Enjoy the best Waterloo has to offer. Suite 609 does not come with parking, if needed please enquire directly.

188 King Street #314, Waterloo, ON N2J 0C6



MLS® #: 30694881 **Status:** S
Munic/Area: 4 - Waterloo West
Type: RES/Condominium
Style: Multi-Level
Lot Size: -/-
Beds: 2 (2 / 0) **L Price:** \$2,200
Baths: 2.0
SqFt: 1,151 **S Price:** \$2,100.00
DOM: 13 **S Date:** 11/5/2018
Taxes:

Rmks: Uptown Waterloo- Red Condo! FULLY FURNISHED Spacious 2 Bed 2 Bath Corner Unit Offers 974 sq ft of Living Space plus 177 sq ft Balcony. This Unit Includes Parking For 1 Car and Storage Locker And Offers Everything You Need- Simply Move In And Enjoy! Steps to everything including LRT Transit, Vincenzo's Market, The Bauer Kitchen and Local Shopping. Amenities Include Fitness Centre, Roof Top Patio with BBQ Centre And Party Room.

85 DUKE Street #1010, Kitchener, ON N2H 4Y7



MLS® #: 30652887 **Status:** S
Munic/Area: 2 - Kitchener East
Type: RES/Condominium
Style: 1 Storey/Apt
Lot Size: -/-
Beds: 2 (2 / 0) **L Price:** \$2,200
Baths: 2.0
SqFt: 985 **S Price:** \$2,100.00
DOM: 67 **S Date:** 7/6/2018
Taxes:

Rmks: 2 PARKING SPACES INCLUDED Suite: 1010 Square Footage: 985 Interior + 110 Exterior Available: July 1st - Now available for rent, suite 1010 of the popular City Centre Condominiums of Downtown Kitchener. Suite 1010 boasts an open concept, corner layout with wall to wall windows The unit includes two bedrooms, TWO PARKING SPACES, upgraded light fixtures, and windows galore giving you natural light throughout the day. The unit also includes: The unit also includes: - Stainless Steel Fridge, Stove, OTR Microwave, Dishwasher, Washer & Dryer - Two Parking Spaces & Storage Locker - Heat, A/C Source, Water, Use of Building Amenities Listed Below - Durable Wide Plank Laminate Flooring, No Carpet, Granite Countertops - Four Piece Bathroom, Large Energy Efficient Windows - Custom Window Coverings in Bedroom. Call L/A for a private tour today!

Researched and prepared by HUMBERTO PEREIRA,

Rego Realty Inc.

Salesperson

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Sold Closed Properties

85 DUKE Street #1008, Kitchener, ON N2H 0B7



MLS® #: 30656797 **Status:** S
Munic/Area: 2 - Kitchener East
Type: RES/Condominium
Style: Bungalow
Lot Size: 0.00 Ft/0.00 Ft

Beds: 2 (2 / 0) **L Price:** \$2,135
Baths: 2.0
SqFt: 1,070 **S Price:** \$2,135.00
DOM: 56 **S Date:** 7/5/2018
Taxes: \$3,556

Rmks: Wonderful layout in this 1070 Square foot corner unit condo plus a 145 sq. ft balcony on the 10th floor in the City Center! Largest unit in the building with 2 bedrooms and 2 bathrooms including floor to ceiling windows throughout. In the heart of downtown Kitchener this unit overlooks downtown and Victoria Park. Spacious entrance with an additional den space that is perfect for a desk/ media area. The open kitchen, living room and dining area includes a gorgeous kitchen with Island, granite countertops, backsplash, stainless steel appliances including, fridge, stove, dishwasher and above the range microwave. The unit includes in-suite laundry, 1 underground parking space and a spacious locker. The building amenities include a roof top patio, party room, 24 hour security, & secured entry. All utilities are included in the rental along with the parking and locker.

1 VICTORIA Street #1602, Kitchener, ON N2G 0B5



MLS® #: 30686234 **Status:** S
Munic/Area: 3 - Kitchener West
Type: RES/Condominium
Style: 1 Storey/Apt
Lot Size: 0.00 Ft/0.00 Ft

Beds: 2 (2 / 0) **L Price:** \$2,300
Baths: 2.0
SqFt: 1,166 **S Price:** \$2,200.00
DOM: 27 **S Date:** 10/13/2018
Taxes:

Rmks: Welcome to 1 Victoria Street South, located in the heart of the "innovation" district. This trendy building includes state of the art amenities such as an outdoor terrace, entertainment room with kitchen, fitness room, theater room, and underground parking. Unit 1602 is a rare corner unit with wrap around balcony giving you stunning views of the city. 987 sq ft interior and 179sqft balcony. It offers 2 bedrooms, with master en-suite and full 4-pc main bath. 1 parking spot and 1 locker included. Upgrades include, granite counter-tops with under-mount sinks, glass shower doors and shelving in master en-suite shower, back splash in kitchen, extra thick granite and breakfast bar, cabinet crown extending to ceiling, stainless steel appliances, custom made walnut table and shelf, and wall unit for extra storage. The large windows throughout make the unit bright and sunny. 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. Looking for a minimum 1 year lease term.

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Sold Closed Properties

1 VICTORIA Street #1111, Kitchener, ON N2G 0B5



MLS® #: 30675767 **Status:** S
Munic/Area: 3 - Kitchener West
Type: RES/Condominium
Style: 1 Storey/Apt
Lot Size: -/-

Beds: 2 (2 / 0) **L Price:** \$2,400
Baths: 2.0
SqFt: 1,089 **S Price:** \$2,400.00
DOM: 102 **S Date:** 11/6/2018
Taxes:

Rmks: Available: November 1st / Become only the 2nd resident of the beautiful, spacious, and bright suite 1111 of the popular One Victoria Condominiums of Downtown Kitchener. Suite 1111 boasts an open concept, two bedroom plus den layout with floor to ceiling windows. The unit includes two bedrooms, one den, 2 four piece bathrooms, one with a double wide granite vanity, upgraded light fixtures, and windows galore giving you natural light throughout the day. 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 - 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 / 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

144 PARK Street #PH3, Waterloo, ON N2L 0B6



MLS® #: 30648947 **Status:** S
Munic/Area: 4 - Waterloo West
Type: RES/Condominium
Style: 1 Storey/Apt
Lot Size: -/-

Beds: 2 (2 / 0) **L Price:** \$2,650
Baths: 2.0
SqFt: 1,282 **S Price:** \$2,650.00
DOM: 65 **S Date:** 6/11/2018
Taxes:

Rmks: FOR LEASE @ \$2650/MTH

223 Erb Street #603, Waterloo, ON N2L 0B3



MLS® #: 30681618 **Status:** S
Munic/Area: 4 - Waterloo West
Type: RES/Condominium
Style: 1 Storey/Apt
Lot Size: -/-

Beds: 2 (2 / 0) **L Price:** \$2,750
Baths: 2.0
SqFt: 1,647 **S Price:** \$2,750.00
DOM: 2 **S Date:** 8/28/2018
Taxes: \$4,659

Rmks: It is ready for you to move in and live in one of Waterloo's most prestigious condo community! 2 bedrooms and 2 baths unit features 1674 interior square feet and 187 square feet balcony, perfect for professionals. Large island kitchen, luxurious master bedroom with ensuite bathroom and walk-in closet. All appliances are included, washer/dryer i suite laundry. Prime location in the heart of Uptown Waterloo and all amenities-restaurants, shopping, close to University of Waterloo, Waterloo Park and Westmount Golf Club. Amenities featuring: Rooftop patio, exercise room, spa and library. 2 exclusive underground parking space and a locker. PLEASE Note: minimum 1 year lease. Tenants to provide credit check, letter of employment and pay stubs. No smoking and pets.

Researched and prepared by HUMBERTO PEREIRA,
Salesperson

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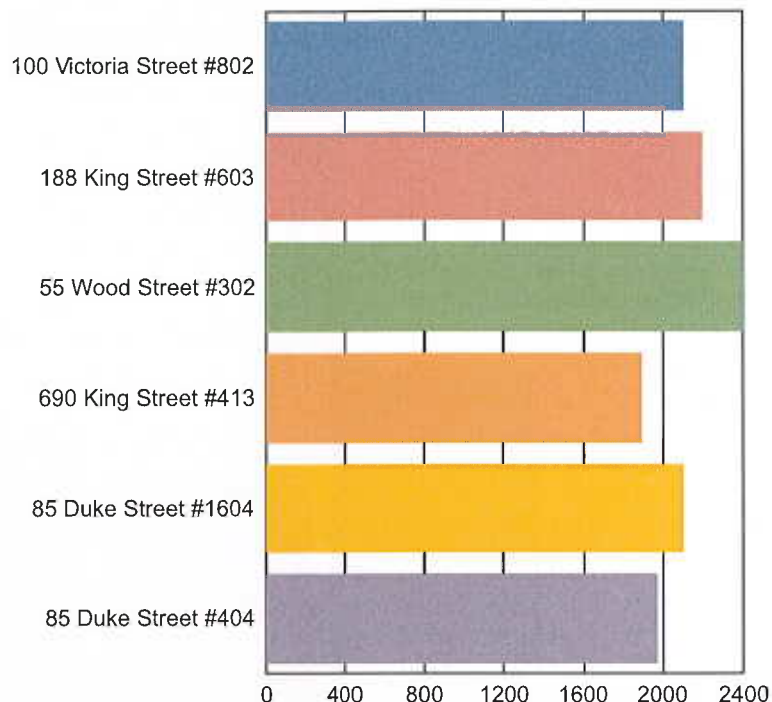
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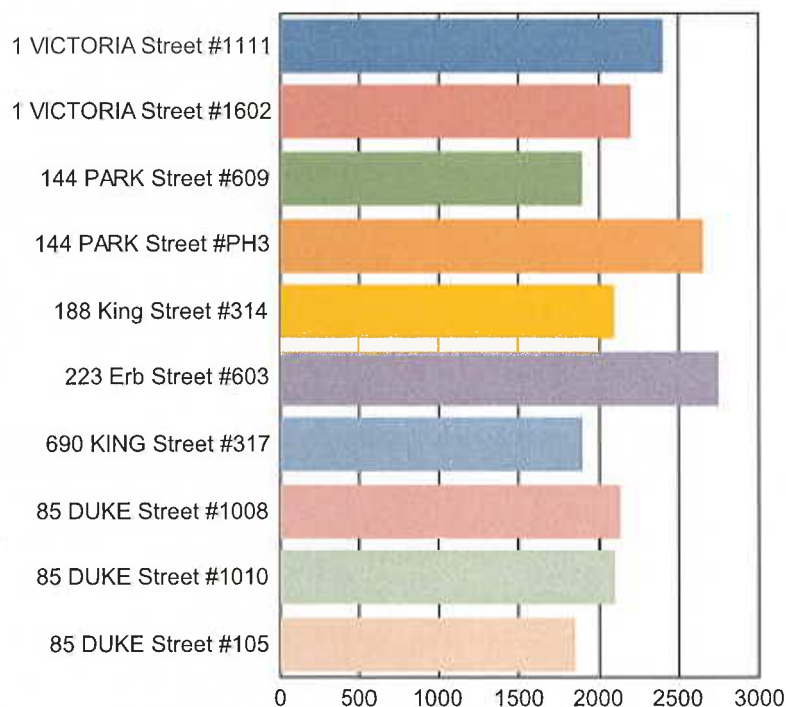
Active Properties

| | |
|---------------------|----------------|
| Total # of Listings | 6 |
| Lowest Price | \$1,899 |
| Highest Price | \$2,395 |
| Average Price | \$2,112 |
| Avg. Price/SqFt | \$2.06 |
| Avg DOM | 23 |



Sold Closed Properties

| | |
|---------------------|----------------|
| Total # of Listings | 10 |
| Lowest Price | \$1,850 |
| Highest Price | \$2,750 |
| Average Price | \$2,199 |
| Avg. Price/SqFt | \$1.99 |
| Avg DOM | 42 |



Comparative Market Analysis

Friday, January 11, 2019

CMA Pro Report

These pages give a general overview of the selected properties.

| | | | | | |
|-------------------------------|----------------|----------------|--------------|---------------|---------------|
| 223 Erb Street #603, Waterloo | \$2,750 | \$2,750 | 2 | %100.00 | \$1.67 |
| Total Averages | \$2,239 | \$2,199 | 42.30 | %98.14 | \$1.99 |

Property Summary

| S | Street Address | Bds | Bth | Sqft | List Price | Sale Price | Sale Date | DOM |
|--------------------|--------------------------|-----|-----|-------|------------|------------|------------|-----|
| Active | | | | | | | | |
| A | 690 King Street #413 | 2 | 2.0 | 1,115 | \$1,899 | | | 40 |
| A | 85 Duke Street #404 | 2 | 2.0 | 858 | \$1,975 | | | 1 |
| A | 100 Victoria Street #802 | 2 | 1.0 | 937 | \$2,100 | | | 9 |
| A | 85 Duke Street #1604 | 2 | 2.0 | 840 | \$2,100 | | | 9 |
| A | 188 King Street #603 | 2 | 2.0 | 1,250 | \$2,200 | | | 72 |
| A | 55 Wood Street #302 | 2 | 2.0 | 1,309 | \$2,395 | | | 4 |
| Sold Closed | | | | | | | | |
| S | 85 DUKE Street #105 | 2 | 2.0 | 885 | \$1,900 | \$1,850.00 | 11/12/2018 | 34 |
| S | 690 KING Street #317 | 2 | 1.0 | 877 | \$1,950 | \$1,900.00 | 10/26/2018 | 50 |
| S | 144 PARK Street #609 | 2 | 2.0 | 1,034 | \$1,900 | \$1,900.00 | 08/09/2018 | 7 |
| S | 188 King Street #314 | 2 | 2.0 | 1,151 | \$2,200 | \$2,100.00 | 11/05/2018 | 13 |
| S | 85 DUKE Street #1010 | 2 | 2.0 | 985 | \$2,200 | \$2,100.00 | 07/06/2018 | 67 |
| S | 85 DUKE Street #1008 | 2 | 2.0 | 1,070 | \$2,135 | \$2,135.00 | 07/05/2018 | 56 |
| S | 1 VICTORIA Street #1602 | 2 | 2.0 | 1,166 | \$2,300 | \$2,200.00 | 10/13/2018 | 27 |
| S | 1 VICTORIA Street #1111 | 2 | 2.0 | 1,089 | \$2,400 | \$2,400.00 | 11/06/2018 | 102 |
| S | 144 PARK Street #PH3 | 2 | 2.0 | 1,282 | \$2,650 | \$2,650.00 | 06/11/2018 | 65 |
| S | 223 Erb Street #603 | 2 | 2.0 | 1,647 | \$2,750 | \$2,750.00 | 08/28/2018 | 2 |

Researched and prepared by HUMBERTO PEREIRA,
Salesperson

Rego Realty Inc.

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