



REIGN
— CONDO —



WHY GUELPH?

- Guelph is continually ranked as one of Canada's best places to live and work
- Guelph has a vacancy rate of 1.4%!
(National Average is 2.4%)
- Guelph's Capital Appreciation is 5%
Year over Year (2018 to 2019)
- Guelph has 4 World Class
University/Colleges within 25 km



CANADIAN CORPORATE HEADQUARTERS IN GUELPH



SKYLINE

nutrasource
Pharmaceutical and Nutraceutical Services



LINAMAR
Power to Perform



CENTRAL
Life Sciences



- Canadian Solar
- CGL Manufacturing
- Linamar Corporation
- Nutrasource Diagnostics Inc
- RWDI
- Skyline Group of Companies
- Synexis Canada
- The Co-operators
- Wellmark International /
- Central Life Sciences
- Wurth Canada



PRE-CON IN GUELPH



Avg Low-Rise Price

\$950,000

Avg High-Rise Price

\$695,000

Guelph has less than 89 active condo units in their pre-construction inventory!





28,687
STUDENTS
ONLY 5,000
ON CAMPUS BEDS

- Students pay **\$3,000 per semester to live on campus** which does **NOT** include food and is typically a shared bathroom and rooming accommodations
- University of Guelph employs over 5,300 academic and administrative professionals





Existing Residential

Existing Residential

Lowes Road Wst

Private Driveway



REIGN CONDOMINIUM

Lowes Road Wst

Gordon Street

CONDO
LIVING
IN THE
ROYAL
CITY.



1	UNIVERSITY of GUELPH	4 mins
2	Downtown Guelph	10 mins
3	Guelph	10 mins
4	Restaurants / Shopping	1 min
5	Preservation Park	5 mins





Units **86**
Storeys **6**
Parking **Included**

Maintenance Fee **\$0.40**
Size Range **588 – 959 sqft**
Occupancy **September 2022**





LOBBY RENDERING



PARTY ROOM RENDERING



PARTY ROOM RENDERING



KITCHEN / DINING / LOUNGE RENDERING



UPGRADED KITCHEN RENDERING



BEDROOM RENDERING

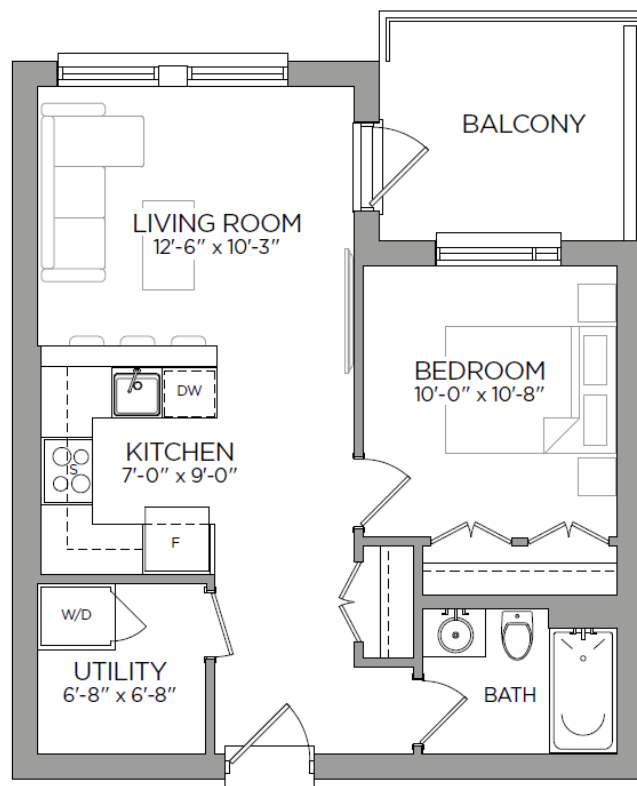
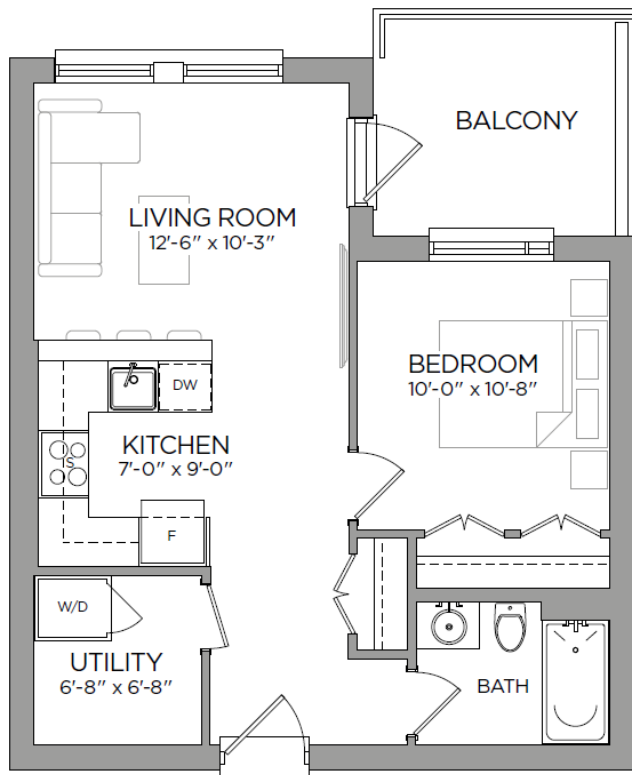
ONE BEDROOM PLANS



SUITE
C
588
SQ. FT.

1
BEDROOM

THE YORK - A



SUITE
C
609
SQ. FT.

1
BEDROOM

THE YORK - B

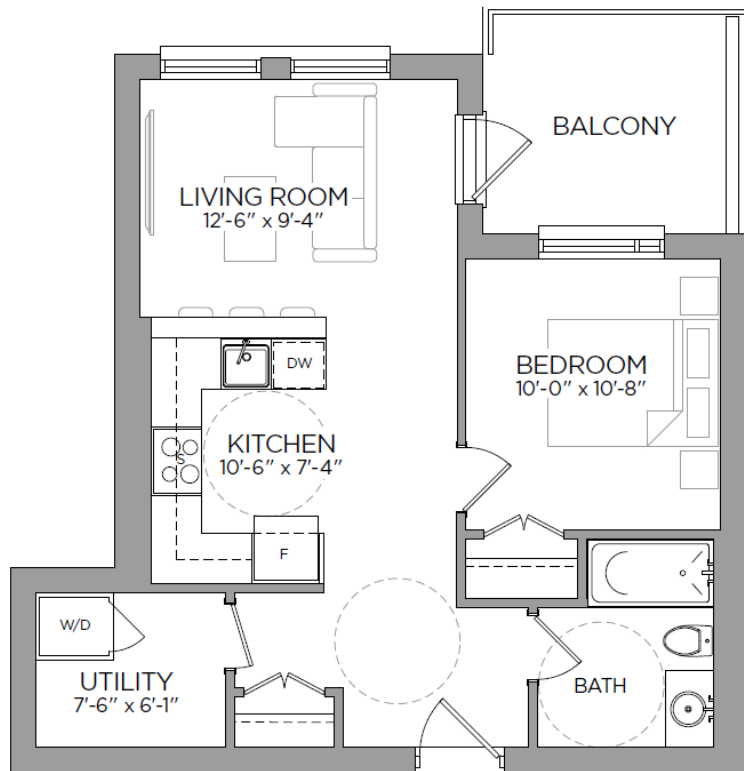


SUITE
G

617
SQ. FT.

1
BEDROOM

THE MARLOW

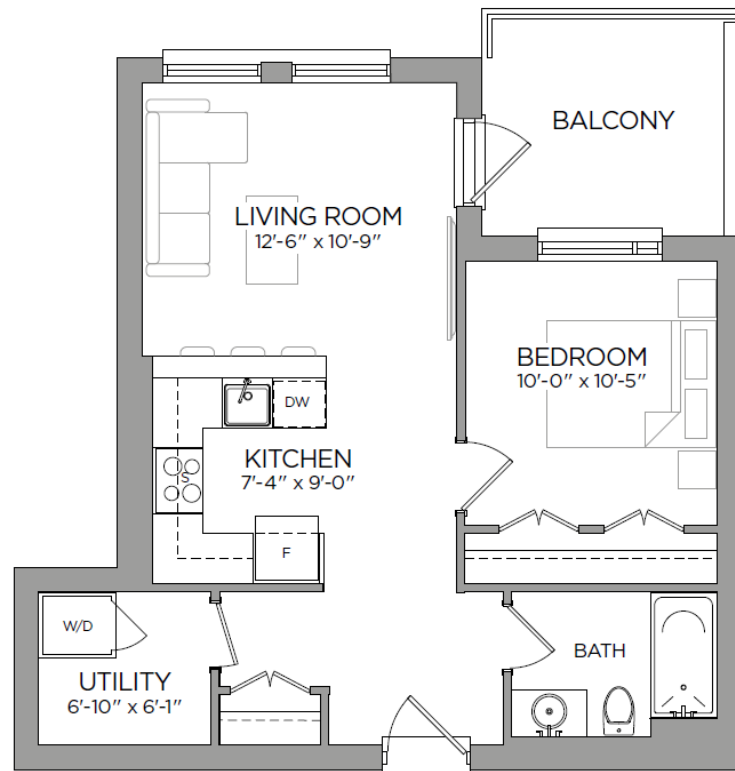


SUITE
A

617
SQ. FT.

1
BEDROOM

THE WELLINGTON



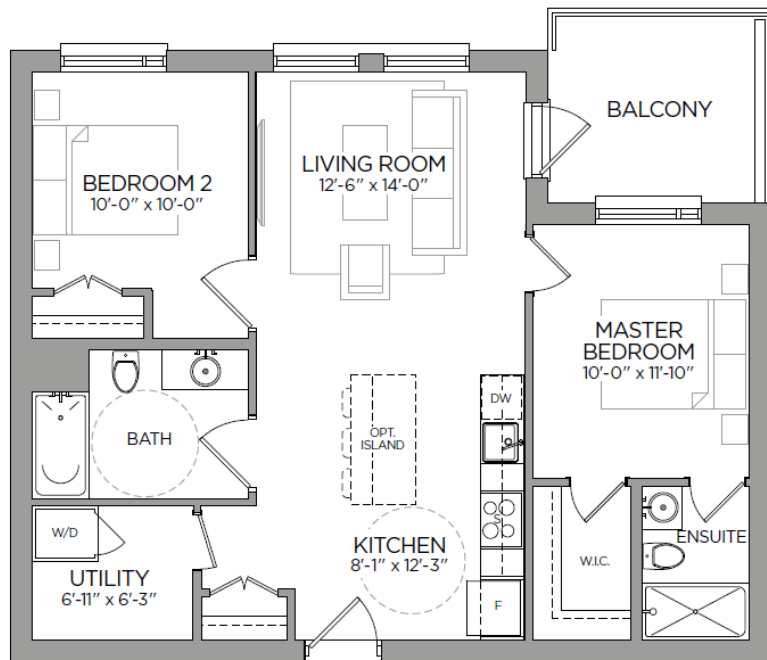
TWO BEDROOM PLANS



SUITE
H
889
SQ. FT.

2
BEDROOM

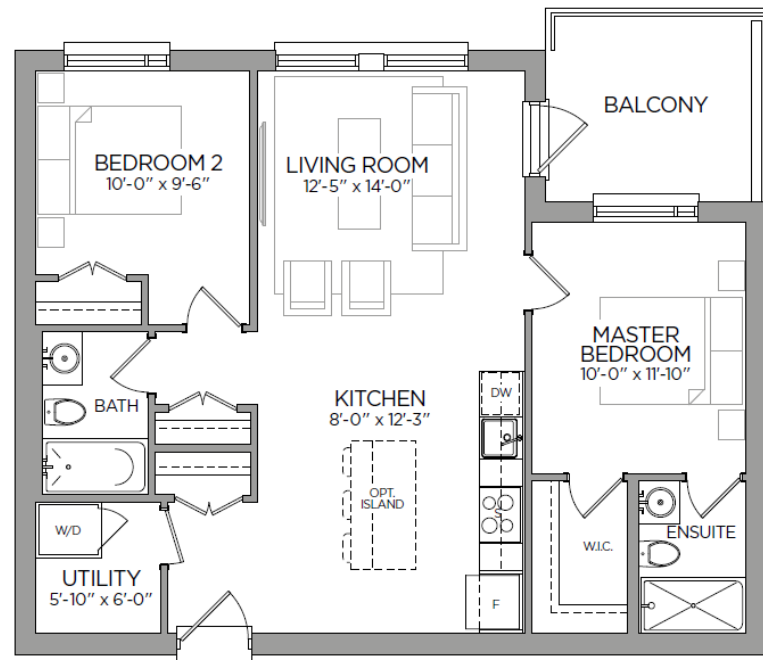
THE HARTWELL



SUITE
B
889
SQ. FT.

2
BEDROOM

THE ALBION

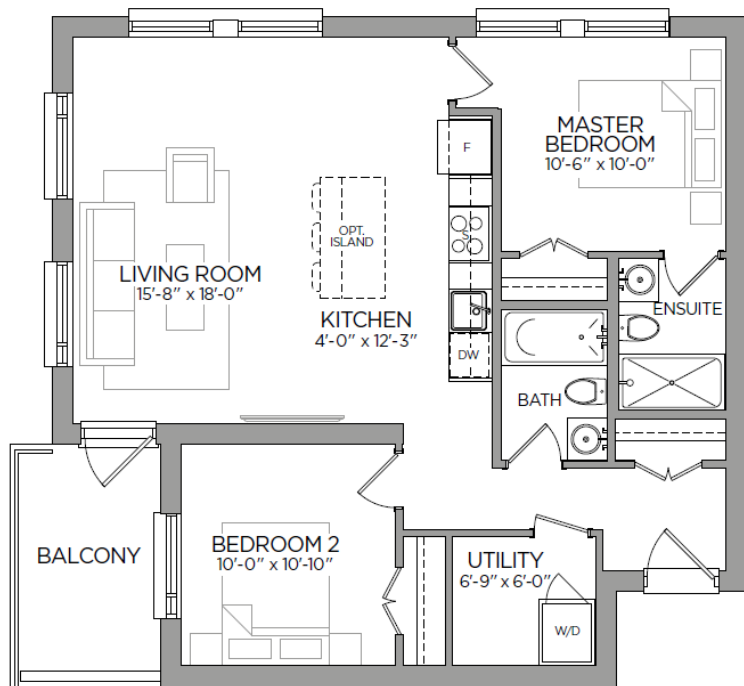


SUITE
D

913
SQ. FT.

2
BEDROOM

THE OXFORD

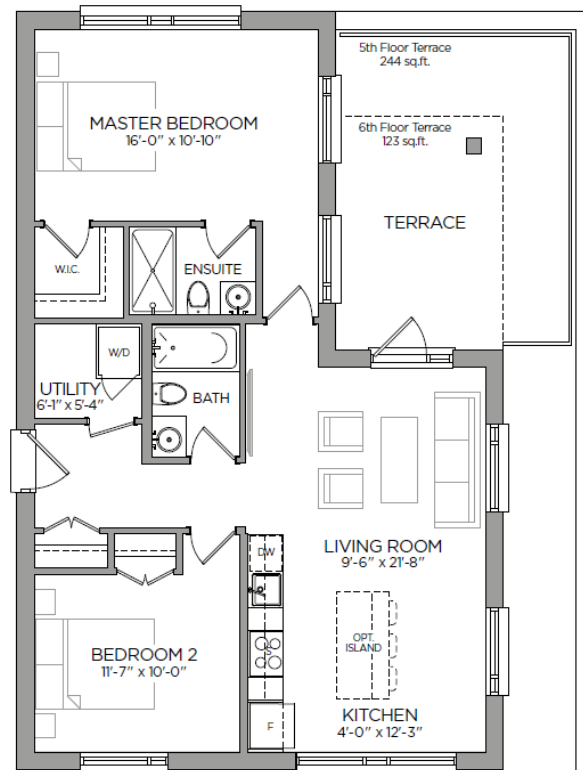


SUITE
E

959
SQ. FT.

2
BEDROOM

THE NORFOLK





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PRICE LIST



PRICELIST

Model	Beds	Sq. Ft.	Starting Floor	Starting Price
The York-A	1 Bed	588	2	\$351,900
The York-B	1 Bed	609	2	\$364,900
The Wellington	1 Bed	617	2	\$369,900
The Marlow	1 Bed	617	1	\$367,900
The Albion	2 Bed	889	1	\$449,900
The Hartwell	2 Bed	889	2	\$451,900
The Oxford	2 Bed	913	1	\$470,900
The Norfolk	2 Bed	959	5	\$499,900

*Prices are subject to change without notice, E&OE. Floor premiums apply.



PRICELIST - PATIO COLLECTION

Model	Beds	Sq. Ft.	Unit	Patio Space	Starting Price
The Albion	2 Bed	889	103	112 Sq Ft	\$459,900
The Albion	2 Bed	889	108	130 Sq Ft	\$459,900
The Albion	2 Bed	889	110	130 Sq Ft	\$459,900
The Hartwell	2 Bed	889	104	130 Sq Ft	\$459,900
The Hartwell	2 Bed	889	106	130 Sq Ft	\$459,900

*Prices are subject to change without notice, E&OE. Floor premiums apply.



TAXES

Estimated at approximately
1.1% of purchase price

MAINTENANCE FEE

\$0.40 / sq ft

PARKING

\$23.85 / month

OCCUPANCY

September 2022

*Prices are subject to change without notice, E&OE. Floor premiums apply.





DEPOSIT

\$5000 WITH AGREEMENT
balance to 5% in 30 days

2.5% in 90 days

2.5% in 180 days



* Incentives are for a limited time only and may change without notice.
E.&O.E. Please see sales representative for details.





FOR YOUR CLIENT

10% DEPOSIT

**1 year FREE
MAINTENANCE**



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