

SOCIETY™
STUDENT CONDO RESIDENCES



THE ULTIMATE REAL ESTATE OPPORTUNITY

HIGHER
LEARNING
MEANS
HIGHER
EARNING
FOR SMART
INVESTORS

SOCIETY™
STUDENT CONDO RESIDENCES



A SOCIETY CONDOS EXCLUSIVE OFFER

UP TO
\$75,000
INSURED RENTAL
INCOME*

Suites at Luxe London include a
2 Year Rental Assurance Program
backed by one of Canada's top Insurance companies
Aviva Insurance Company of Canada ("AVIVA")



*Rental Assurance is offered by Abode Student Life Inc. to owners of units at Society Condos, and Aviva Insurance Company of Canada provides them coverage pursuant to an insurance policy for which the insurance broker of record is RDA Inc. The information contained in this document is only an outline of coverages available and is not intended to be a legally binding agreement. The exact term, conditions, limitations, deductibles, exclusions and extensions are contained in the Certificate. This offering is available to residents of Ontario only. Rental income example based solely on \$3,280/month for a 4 occupant suite. Rental assurance program is subject to change without notice and are available for a limited time only. See Sales Representative for details. E. & O.E.

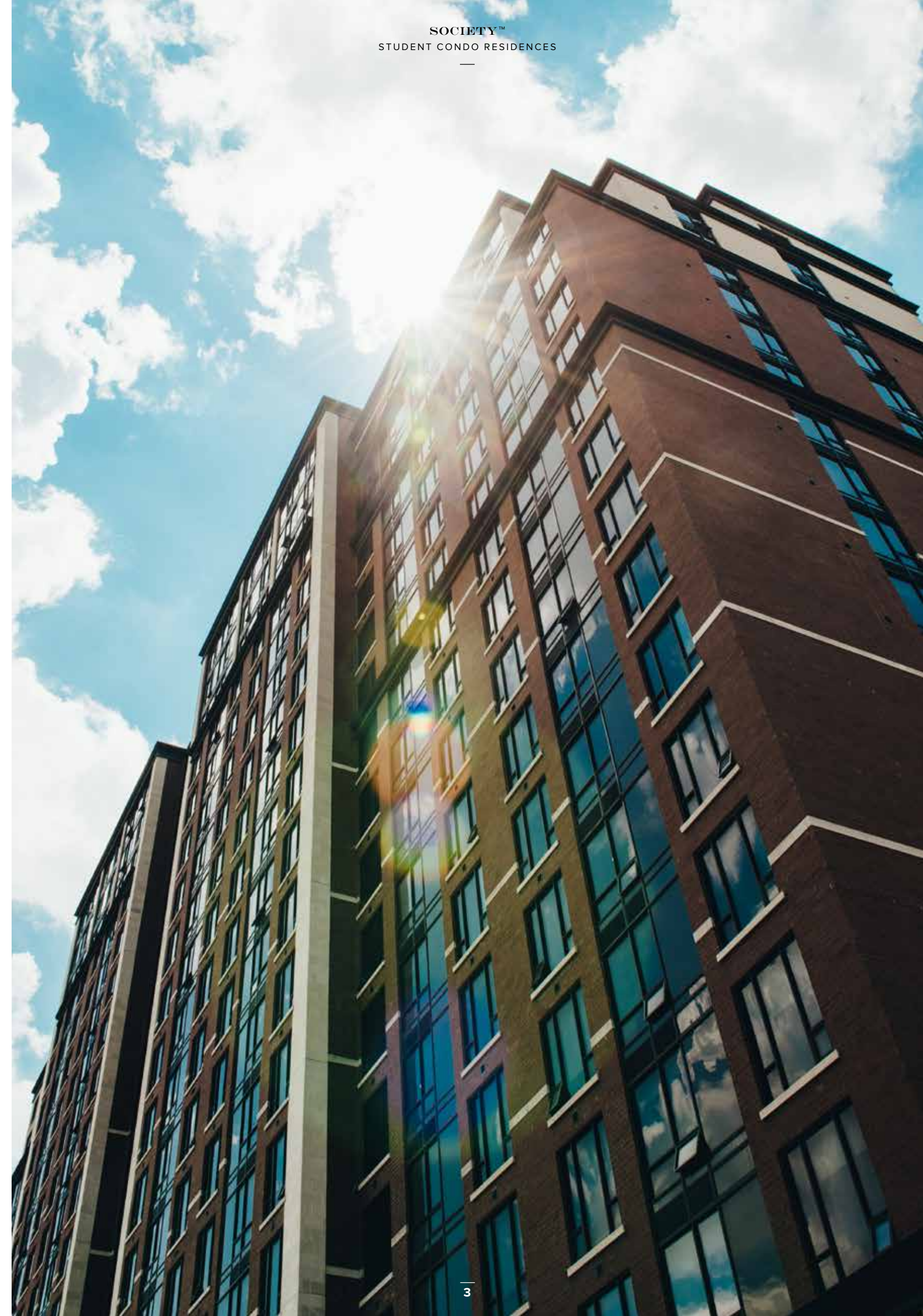


INTRODUCING LUXE LONDON

Perfectly located outside the gates to Western University, and down the street from both the entertainment district and the largest shopping centre in London, is Luxe, the #1 location for students and young professionals to call home. The now iconic building features over 300 fully furnished suites and world class amenities, which include the signature 40 seater movie theatre, and a rooftop terrace with an unprecedented panoramic view of London. Each designer suite at Luxe London is outfitted with a custom furniture and finishing package, is expertly managed by Abode Student Life, and comes complete with a 2 year rental assurance program.

BUILDING FACTS

# of Storeys	19
Residential Units	311
Parking	85 Covered Parking Units 81 Uncovered Parking Units
Features	3 Elevators 24/7 High Definition Security Cameras Shuttle Service Keyless entry to suites and amenities
Amenities:	<ul style="list-style-type: none">• 24/7 State of the art Fitness Centre• Change Rooms with Cedar Sauna• Yoga Studio• Spa Lounge with Private Tanning Studios• Movie Theatre• Study Lounge with Private Board Rooms• Café Lounge with TV and Fireplace• Games Room• Video Game Centre• Billiards• Laundry Room• 2 Storey Lobby• Convenience Room with Vending, ATM and Complimentary Ice machine• Rooftop terrace with lounge seating and stone fire place





TOP 5 REASONS THE SOCIETY ADVANTAGE

01

02

03

04

05

#1 LOCATION IN LONDON

Luxe London is the perfect location for students and young professionals to call home. Located just 450m from the front gates of Western University, and with almost 30,000 students located within a 1.5km radius of the building, the demand for suites at Luxe London continues to exceed supply. Due to demand, Luxe has been fully occupied since opening in 2014, and maintains a wait list year over year.

2 YEAR RENTAL ASSURANCE*

Experience the benefit of an insurance policy from AVIVA providing vacancy and rental income loss coverages for 2 years - a value of up to \$75,000*

CANADA'S STUDENT HOUSING MARKET

Student enrollments have increased 53% over the past 15 years, including a 300,000 increase during the recession in 2008-2009. Continued enrollments has created high demand for purpose built student housing across the country and supports a stable environment for real estate growth in this sector.

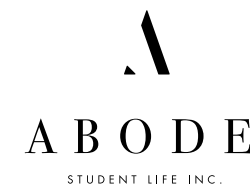
EXPERT PROPERTY MANAGEMENT

Society Buildings are exclusively managed by Abode Student Life Inc: the student housing experts with over 25+ years of experience in property management and hospitality.

In addition to the first class service Abode brings to the table, you'll also receive the benefit of having the first year of rental management FREE of charge.

BEST IN CLASS AMENITIES

Society buildings feature a superior level of building amenities geared toward the wants and needs of a student's lifestyle. Amenities include a state-of-the-art fitness centre, studying lounges, rooftop patio, games room and so much more.



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LONDON

GROWTH, INNOVATION, EDUCATION

Located 2hrs from Toronto and referred to as an economic engine for southwestern Ontario, London is one of Canada's largest hubs for food processing, manufacturing, life sciences, and more recently, digital creative services.

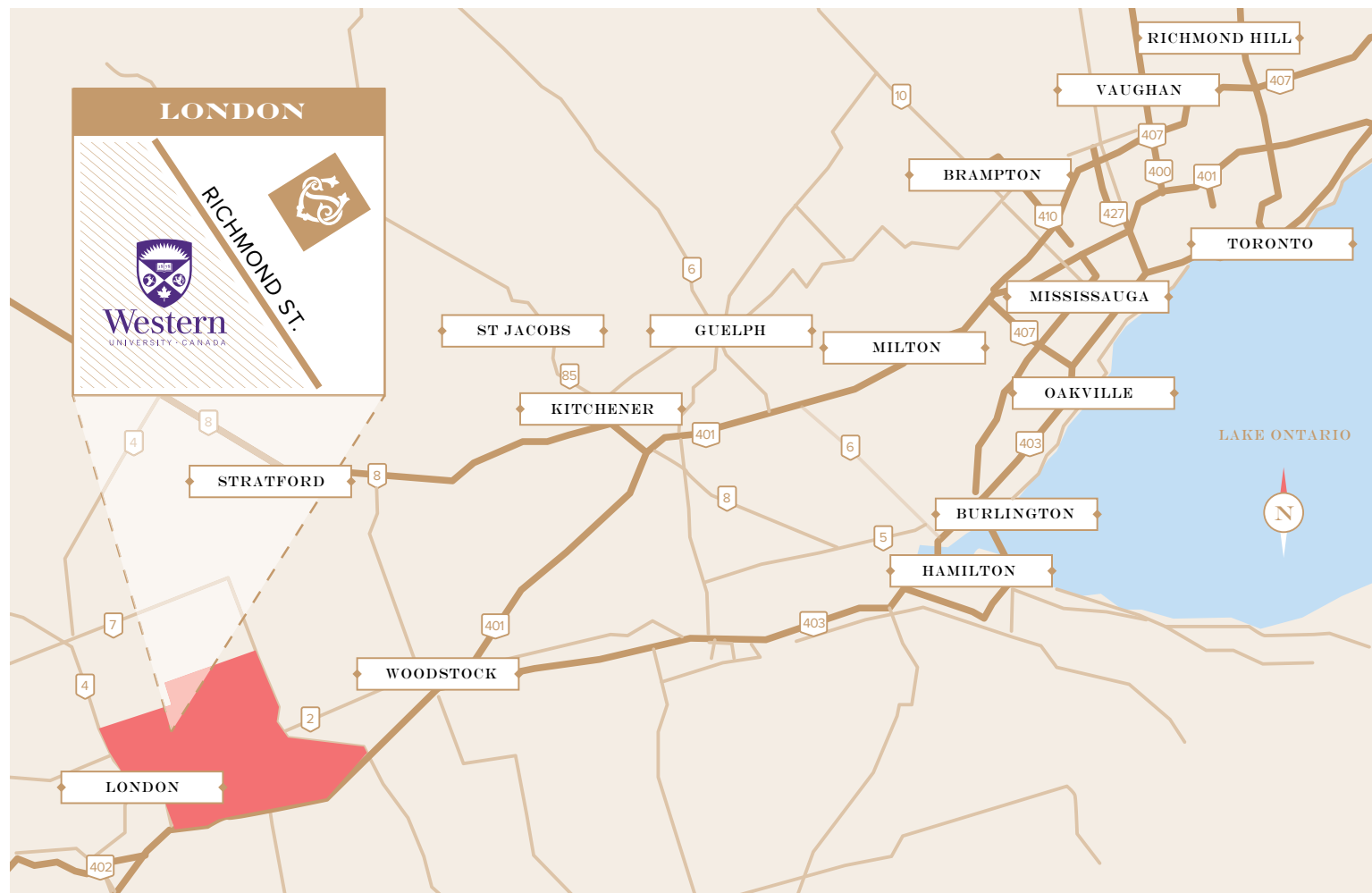
London's geographic position has made it a preferred location for manufacturing due to its vast supply of raw materials located in the surrounding area, and easy access to the 401. Many multinational companies, such as 3M, have leveraged this advantage and chosen to base their Canadian headquarters here.

The city is also home to world class research and health science facilities, which collectively employ over 15,000 people. The most notable facility is the London Health Science Centre (LHSC) – one of Canada's largest acute care teaching hospitals.

Leading post-secondary institutions, Western University and Fanshawe college, also play an important role in the local economy. With over 20,000 people working between both schools, it is a dependable anchor for employment in the city.

The Future is Bright

The City of London has established a 5 Year economic action plan known as London's Community Economic Roadmap, which sets out the frame work for building support services for businesses, retaining and further attracting a skilled work force, becoming a national centre for excellence in medical innovation, establishing a rapid transit system, and creating a city ideal for entrepreneurs to call home.



498,600
PEOPLE
in London, Ontario



11TH
LARGEST
Community in Canada



\$560,000,000 +
RAPID TRANSIT SYSTEM
(Expected completion
2020-2028
www.shiftlondon.ca)



TOP 20
CANADIAN CITY TO BUY
REAL ESTATE—
Money Sense Magazine

**HEADQUARTERS
OF**



44,000
NEW JOBS
(Estimated By 2035)



21.4
BILLION GDP
(2017)



2 HR
TO TORONTO
2 HR
TO USA BORDER

HIGHEST RANKING UNIVERSITIES AND COLLEGES



Western University is one of Canada's most prestigious post-secondary institutions. The University is known for its cutting edge research in areas such as neuroscience, environmental sustainability and green energy, as well as the internationally recognized Ivey School of Business. Its world renowned reputation continues to make Western one of the most sought after post-secondary institutions for both Canadians and international students.

"#1 MBA Program in Canada"



"#1 MBA program in Canada"



Full-Time Students: **29,828**
Residence Beds: **5,303**
Affiliated University and College Campuses: **3**
Undergraduate Programs: **90**
Master's Programs: **70+**
Doctoral programs: **50**



Fanshawe College is one of the largest colleges in Ontario and offers students apprenticeship training, academic upgrading, and continuing studies programs. Due to their state of the art learning facilities, Fanshawe is able to provide students with a unique learning experience that has given graduates a competitive edge in the job market and in-turn attracted a growing number of students from across the country.

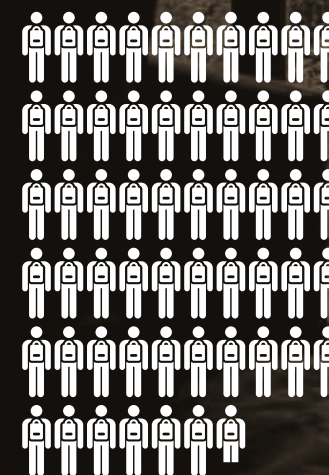
Full-Time Students: **21,000**
International Students: **2,174**
Programs: **200+**
Campuses: **4**

LONDON STUDENT HOUSING DEMAND



85%

15%



50,828

STUDENTS IN
LONDON



ONLY

7,563

BEDS AVAILABLE
ON CAMPUS

LOCATION, LOCATION, LOCATION!

LEARNING:

Western University
Fanshawe College

SHOPPING:

Apple store
Best Buy
Indigo
LCBO
Loblaws
Lululemon
Michaels
Sport Check
Staples
Winners
CF Masonville Place

RESTAURANTS AND CAFES:

Beertown Public House
East Side Mario's
Five Guys Burgers and Fries
Jack Astor's Bar & Grill
Starbucks
Swiss Chalet Rotisserie & Grill
Tony Roma's Restaurant
Wine Rack



DOWNTOWN LONDON

LUXE
LONDON

Western
UNIVERSITY · CANADA

RICHMOND ST. GATES TO WESTERN

UNIVERSITY DRIVE

shift

RAPID TRANSIT LINE

ROSS PARK

N



AT THE CENTRE OF FUN

Movie Theatres, Cafes, Restaurants, Shopping and Nightlife; all located just minutes from Luxe London.

CF Masonville Place

milestones
GRILL + BAR®

Loblaws

SHOPPERS
DRUG MART

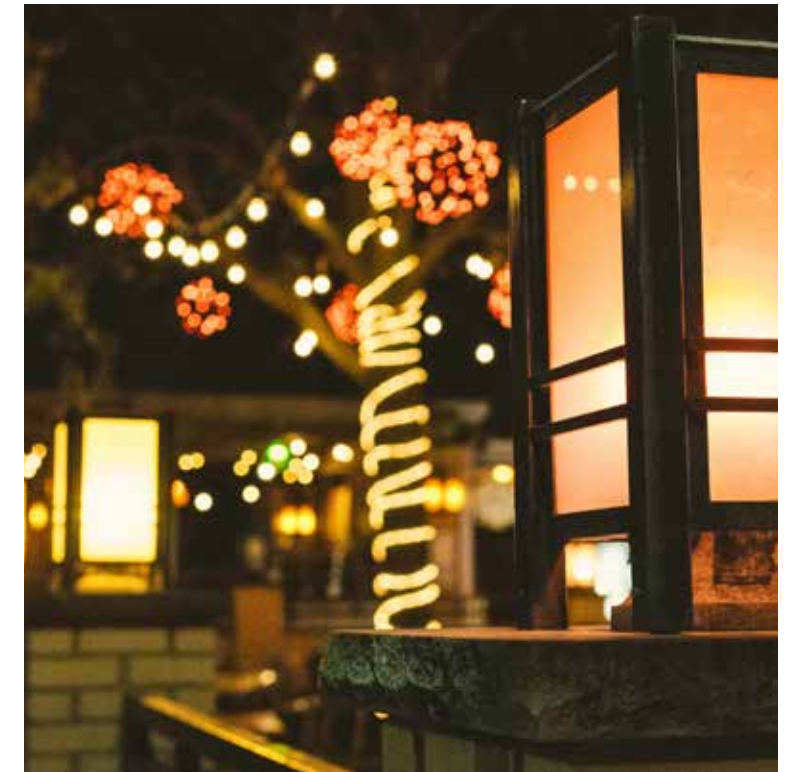
SILVERCITY

Chapters



ENTERTAINMENT

Residents have a wide variety of entertainment options to choose from, all within 10 minutes of Luxe London. Venues include Cineplex Movie Theatre, London Music Hall and Budweiser Gardens.



LONDON NIGHTLIFE

Some of London's best restaurants, bars and other night life are conveniently located up the street from Luxe London along Richmond Row.



THE GREAT OUTDOORS

Just outside the front doors of Luxe London is Ross Park and the Thames River; two iconic green spaces in the city of London.



SHOP 'TIL YOU DROP

Heading up the street from Luxe London towards Fanshawe Parkway, is Cadillac Fairview Masonville Place. The newly renovated Mall offers over 150 stores to shop from and multiple restaurants and cafes.

100% ASSURED RENTAL INCOME.

For the first time in Canada, purchasers can benefit from a 2 year rental protection insurance policy backed by Aviva, covering for **100% occupancy and up to \$75,000* in rental income** - an exclusive to properties managed by Abode Student Life



RENTAL ASSURANCE POLICY BENEFITS

\$0
DEDUCTIBLE

∞
*UNLIMITED
CLAIMS



UP TO \$3,280*
Monthly Rental Income



2 YEAR TERM*
Vacancy Protection – Assured rent payment regardless of your suite being occupied for the full 2 Year term



TRANSFERRABLE
To re-sale unit owners

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CANADA'S STUDENT HOUSING MARKET

The growth in university enrollments is evidence that students are responding to changes in the labour market that have resulted from the increase in demand for post-secondary graduates. Canadian universities, in turn, have responded to students and have more than doubled their capacity in the last 30 years. However, the growth in supply of student housing has not kept pace, and University cities across the country are now in need of purpose built housing solutions for their ever increasing student population.



IN CANADA



2,000,000+
Students Enrolled in
Post-Secondary Institutions
in (Canada)



**53%
INCREASE**
in University Enrollments
over 15 years (Canada)
[1.34M in 2000 and 2.05M in 2015]



40%
Canadian University students
are enrolled in Ontario
Universities

INTERNATIONALLY



200,000
International students currently
enrolled in Canada



**88%
INCREASE**
in International Student
Enrollments between
2005–2015



**\$11.4
BILLION**
International Students
Spent on Housing, School and
Living Expenses (2014)



ABODE

STUDENT LIFE INC.

EXPERTLY MANAGED FROM A TO Z

Abode Student Life offers comprehensive and exceptional service to both owners and tenants. With over 25 years of experience in the student housing and hospitality industry, Abode has a deep rooted understanding of how to foster a safe, fun and welcoming living environment for tenants, while providing owners with first class property management services. With a track record of 0% vacancy and a 60% yearly retention rate, Abode has proven to be the preferred student housing property management company in the industry.

Owner Benefits

- Marketing and Leasing of Suites
- Tenant Screening
- Regular Unit Inspections to ensure your asset is properly maintained
- Rent Collection Management and Accounting including payment collection, processing, and yearly statements of Account
- Move-in/Move out coordination and Management
- On-site repair service responding to tenant calls
- Lease evictions and administration of charge backs for incidentals

Tenant Quotes:

From Abode managed properties.

"The staff and management go above and beyond and have a very special place in my heart. Abode has made my living experience so enjoyable, and I recommend living at any of their managed buildings, especially if you're living away from home for the first time."

Anne Lee

"There is always a great atmosphere in the building. The living experience is great and I highly recommend to any student who is looking for a nice place to live during university/college to consider living at a building managed by Abode"

Jake Rosen

Student Benefits

- Friendly On-site Management 7 Days a Week
- On-site maintenance 7 Days a week
- Free Coffee during Exam Periods
- 24/7 Lock out Service
- Complimentary Yoga & Meditation Classes
- Monthly Events
- Organized non-for-profit community initiatives

0%
Vacancy

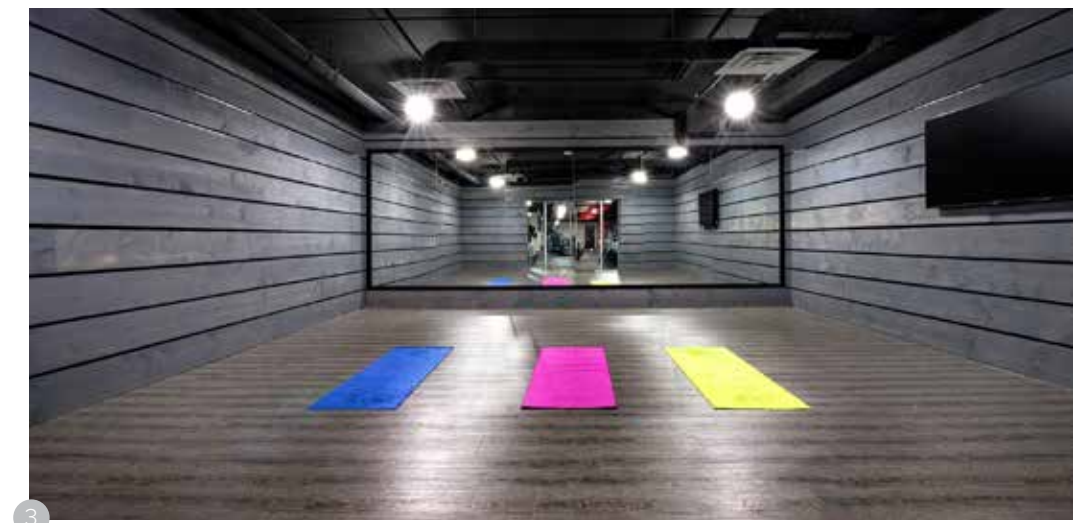
0%
Rental Rate
Deduction

BUILDING AMENITIES
**DESIGNED FOR
STUDENTS**





WELCOME TO LUXE LONDON



1. Fitness Club

The Fitness Centre, open 24/7, allows residents to stay on track with their goals and experience top of the line workouts with state-of-the-art cardio and weight equipment.

2. Theatre

A signature amenity to Luxe London; the movie theatre seats over 40 residents and is equipped with video on demand capabilities featuring over 1000 movies.

3. Yoga Studio

Located inside the Fitness Centre is the glassed in Yoga Studio. Outfitted with complimentary yoga mats and Bosu Balls for residents' convenience, this amenity is the perfect space for students to find their Zen.



A WARM PLACE TO GATHER

Perhaps the most luxurious amenity at Luxe London is the signature Whirlpool Spa - a custom design built with ultimate relaxation in mind.



1



2



3

1. Games Room

Fully outfitted with ping pong and pool tables, multiple TVs and lounge seating, the Games Room is an excellent place to gather with friends to relax and enjoy some time away from the books.

2. Sauna

Residents can enjoy a spa-like experience right at home in the two cedar saunas located in the women's and men's change rooms.

3. Rooftop Patio

Located on the 18th floor and overlooking both Western University and Ross Park, the rooftop patio is a beautiful place for residences to socialize and study on a warm spring day.

FULLY
**FURNISHED
SUITES**





FEATURES

- Energy Star appliances
- LED lighting throughout
- Soft close kitchen drawers
- Granite countertop and backsplash
- Under bed drawer for storage
- Study Desk
- 42" TV with HDMI connection
- Custom Millwork throughout
- Window coverings



1. Living Room

Furnished with comfortable seating, finished with custom millwork, and centred around views of Western University and Ross Park; the fully furnished living rooms at Luxe provide students with a place that truly feels like home away from home.

2. Work Space

Every suite at Luxe provides each resident with a custom built desk, book shelf and desk chair perfect for studying.

3. Bedroom

Luxe suites provide students with beautifully appointed bedrooms outfitted with custom built beds, a walk-in closet and en-suite washroom.

FEATURES AND FINISHES

THAT EARN HIGH MARKS FOR STUDENTS

LIFE IS SUITE AT LUXE

- SPACIOUS BEDROOMS
- WALK-IN CLOSETS OR ARMOIRE
- ENSUITE BATHROOMS
- OPEN CONCEPT KITCHEN/LIVING SPACE
- CALIFORNIA CEILINGS
- INDIVIDUAL HEATING AND COOLING
- HARDWIRED SMOKE DETECTORS
- PRE-WIRED HIGH SPEED INTERNET AND CABLE
- IN-SUITE SPRINKLER SYSTEM

KITCHEN

ALL UPGRADED FINISHES AND FIXTURES
FRONT HALL CLOSET

STONE COUNTERTOPS AND BACKSPLASH IN KITCHEN AND 9" DEEP STAINLESS STEEL SINK

CONTEMPORARY SOLID WOOD KITCHEN CABINETS
WITH SOFT CLOSE FEATURE AND STAINLESS STEEL PULLS

CONTEMPORARY FAUCET
AND FIXTURES

STAINLESS STEEL REFRIGERATOR, STOVE, OVER THE RANGE VENTED MICROWAVE AND DISHWASHER

ENGINEERED LAMINATE FLOORING THROUGHOUT

CUSTOM, HIGH-END LIGHTING THROUGHOUT

BATHROOM

GLASS SHOWER DOOR WITH CHROME FRAME,
ACRYLIC BASE AND STONE TILE DESIGN

CUSTOM VANITY WITH GRANITE COUNTERTOP

PORCELAIN SINK, MEDICINE CABINET WITH STAINLESS STEEL PULLS

CONTEMPORARY CHROME FAUCETS
AND FIXTURES

SOLID WOOD DOORS

LOW FLOW TOILETS

BUILDING FEATURES

24 HOUR MONITORED SECURITY CAMERAS
WI-FI THROUGHOUT
TWO STOREY ATRIUM
ELEVATOR LOBBY
ONSITE PROPERTY MANAGEMENT
SECURED ABOVE GROUND AND COVERED PARKING
STATE OF THE ART FITNESS CENTRE WITH YOGA STUDIO
CHANGE ROOMS WITH CEDAR SAUNA, SHOWERS AND LOCKERS
WHIRLPOOL SPA WITH RAIN SHOWER EFFECT
TANNING LOUNGE
40 SEAT MOVIE THEATRE WITH MOVIES ON DEMAND
CAFÉ LOUNGE WITH FIREPLACE
STUDY LOUNGE, WITH PRIVATE MEETING ROOMS AND BUSINESS CENTRE
GAME ROOMS WITH POOL TABLE, PING PONG AND ARCADE GAMES
LAUNDRY LOUNGE
ROOFTOP PATIO WITH STONE FIREPLACE AND LOUNGE SEATING

GREEN FEATURES

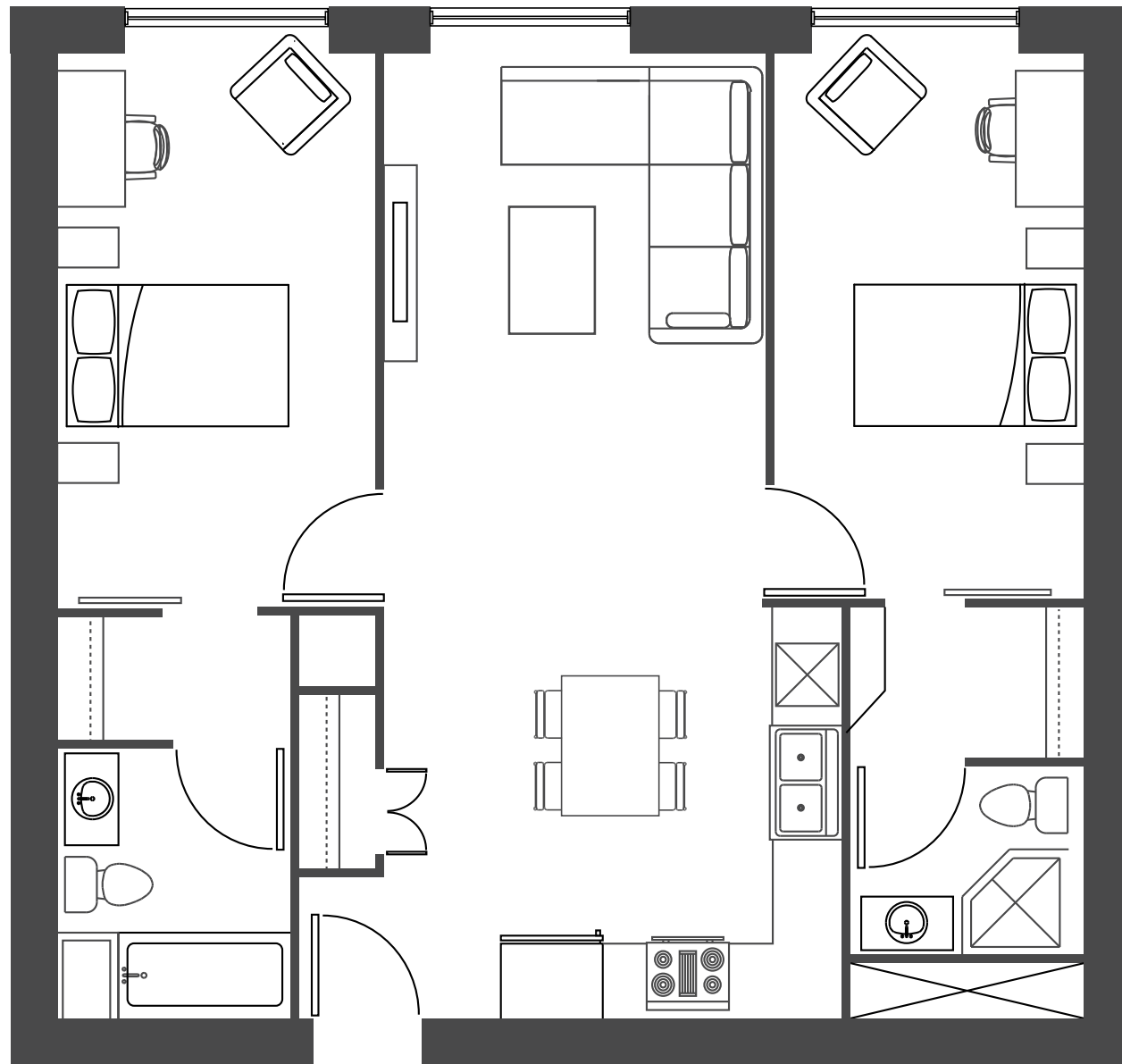
LOW CONSUMPTION WATER CLOSETS AND LOW FLOW LAVATORY FAUCETS TO REDUCE INDOOR POTABLE WATER USAGE
BUILDING ENVELOPE, LIGHTING SYSTEMS AND HVAC SYSTEMS ARE DESIGNED TO REDUCE ENERGY CONSUMPTION
RECYCLED MATERIALS SELECTED THROUGHOUT
ALL MATERIALS WITHIN INDOOR ENVIRONMENTS CONTAIN LOW OR NO VOLATILE ORGANIC COMPOUNDS
HIGH EFFICIENCY AIR HANDLING EQUIPMENT AND ENERGY EFFICIENT APPLIANCES

PLUS OTHER CONVENIENCES

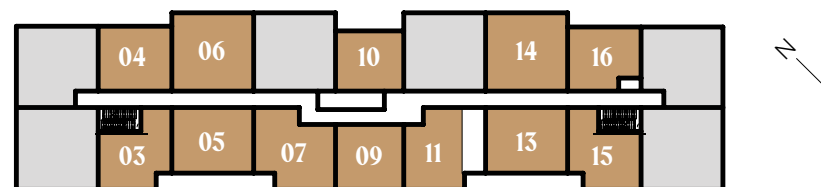
SECURED BIKE STORAGE, VENDING MACHINES, ATM
PUBLIC WASHROOMS AND MORE

FLOOR PLANS

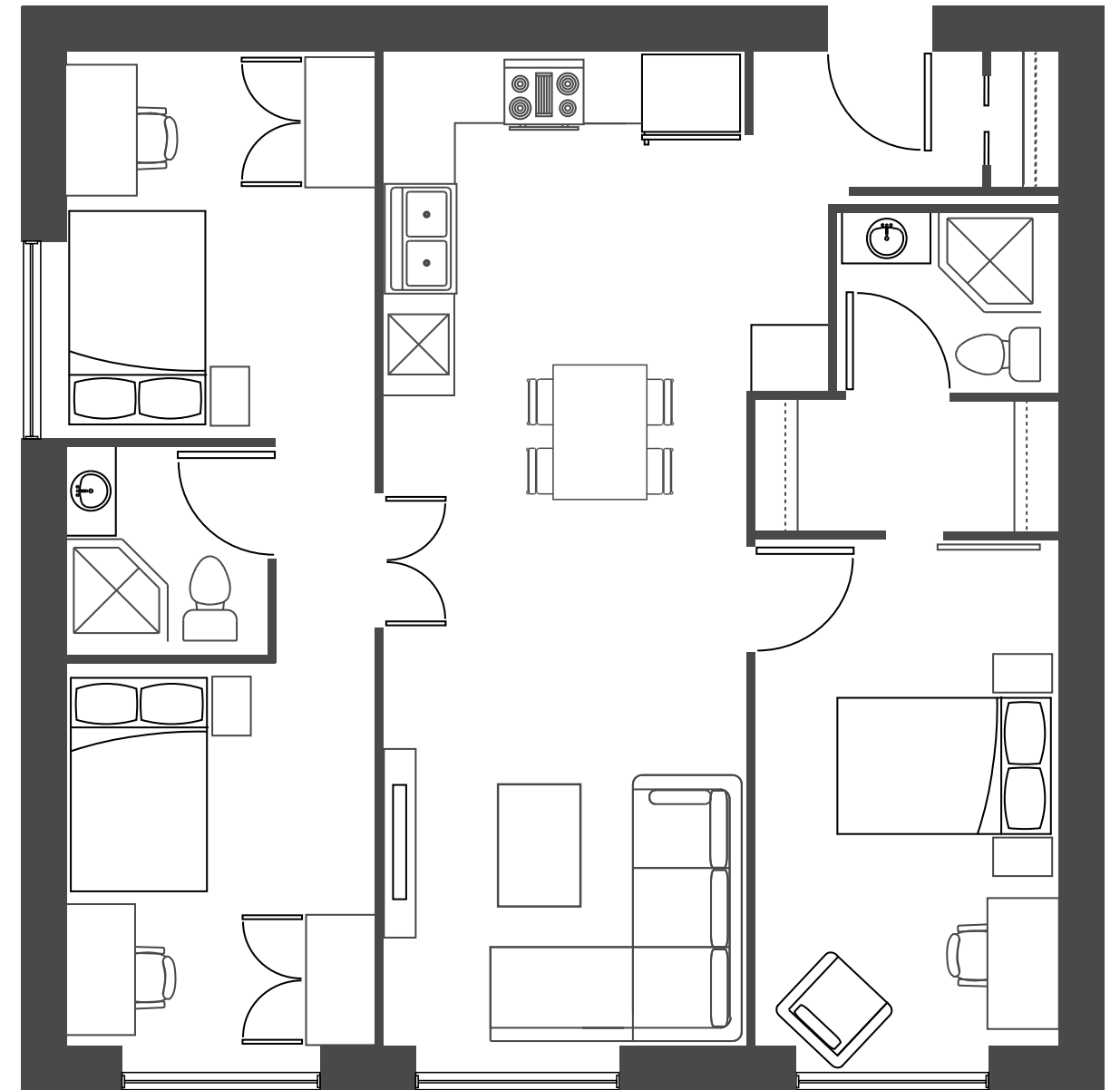
THE ASTON COLLECTION



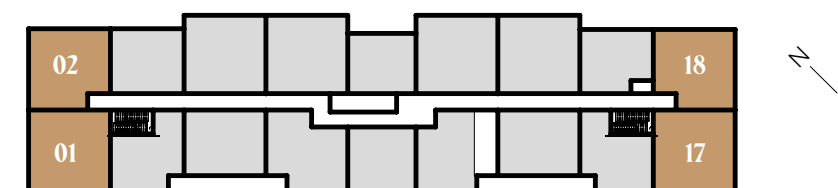
FLOORS 2-17



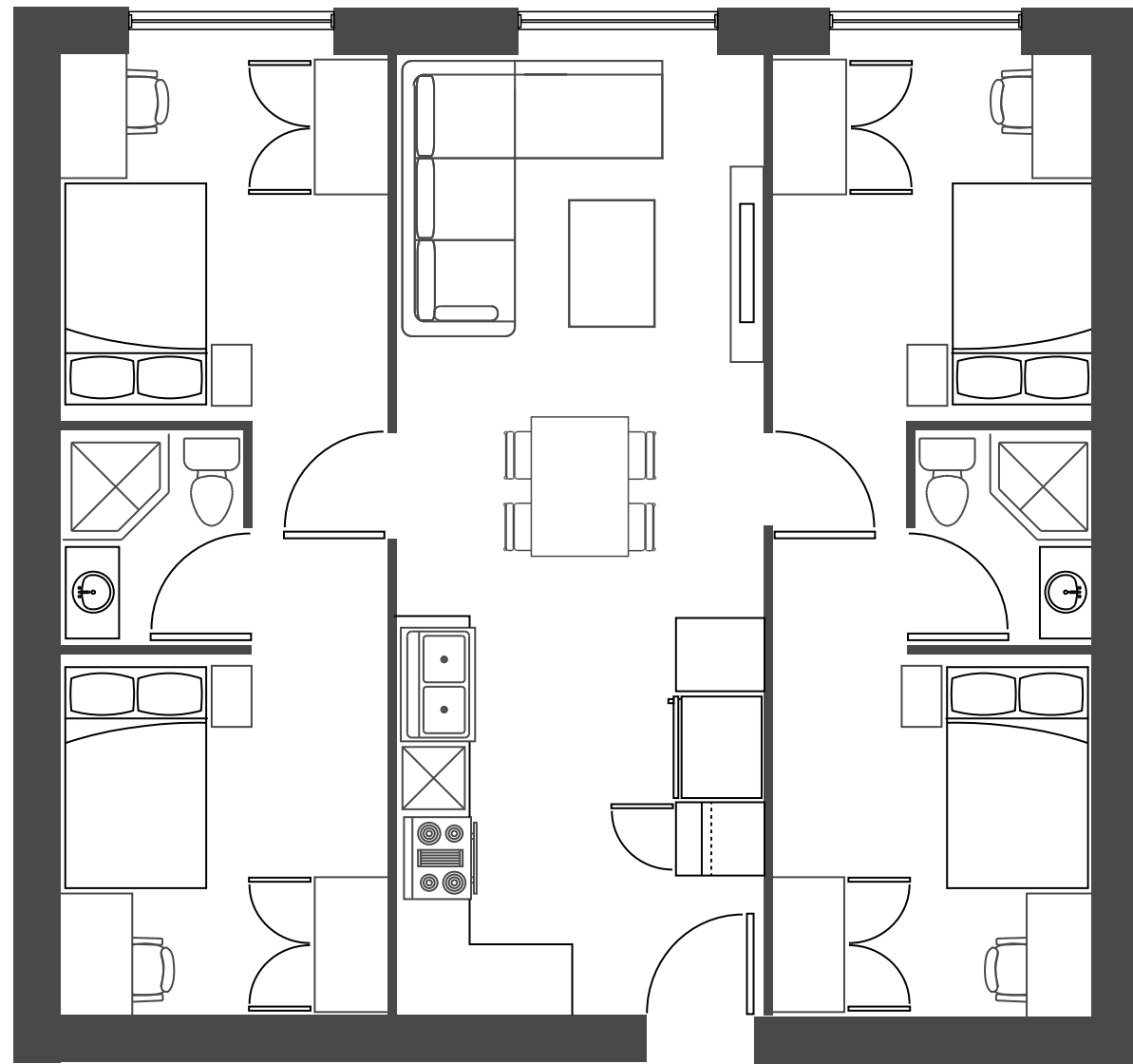
THE CAMBRIDGE COLLECTION



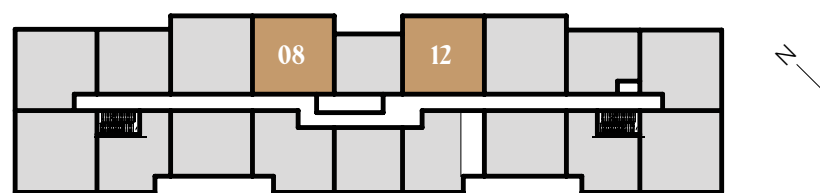
FLOORS 2-17



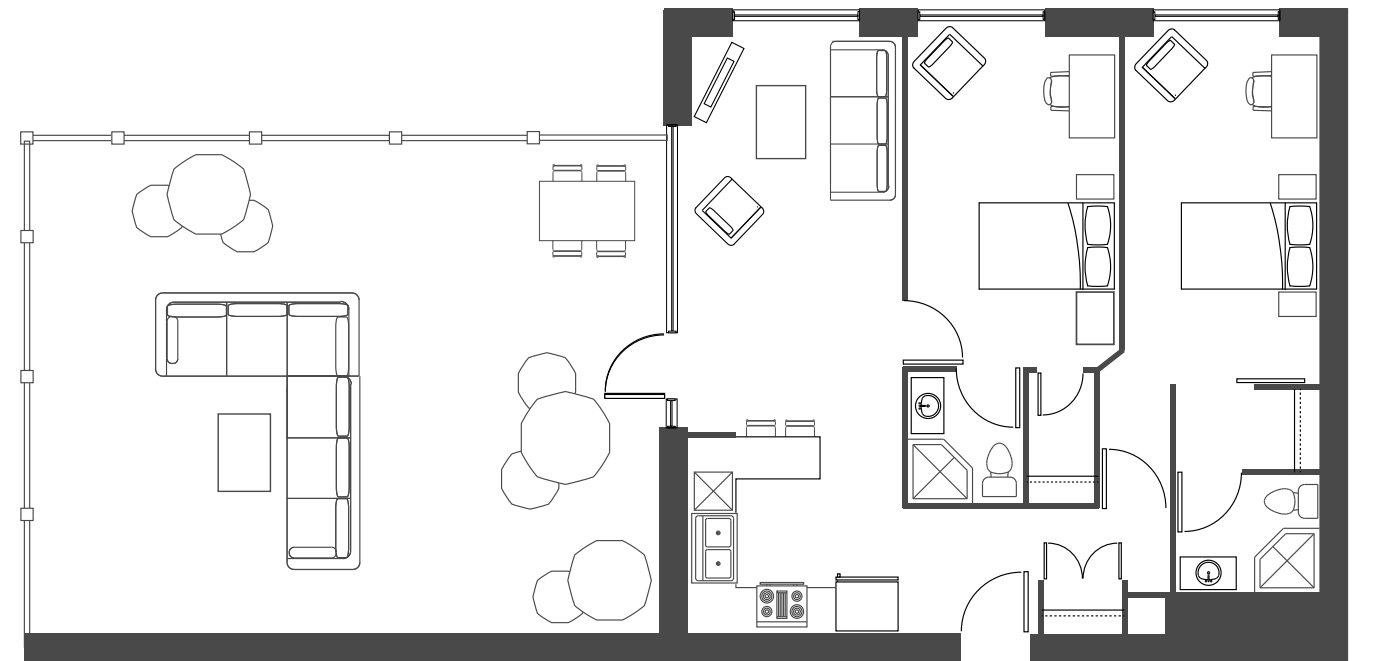
THE OXFORD COLLECTION



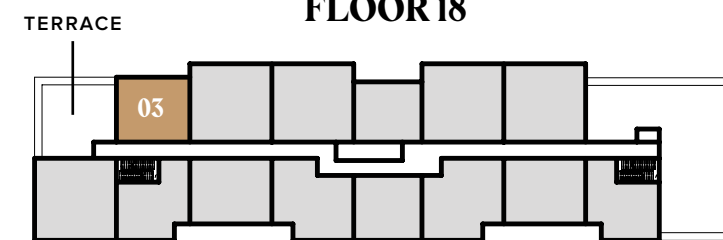
FLOORS 2-17



THE BRISTOL COLLECTION



FLOOR 18



FLOOR 19

