

# ROSS PARK

A TEXTBOOK UNIVERSITY COMMUNITY • LONDON ONT.

**ROSS PARK**

A TEXTBOOK UNIVERSITY COMMUNITY • LONDON ONT.

IT'S ACADEMIC

**TEXTBOOK**  
STUDENT SUITES INC.

416-477-7744

[info@textbooksuites.com](mailto:info@textbooksuites.com)

[textbooksuites.com](http://textbooksuites.com)

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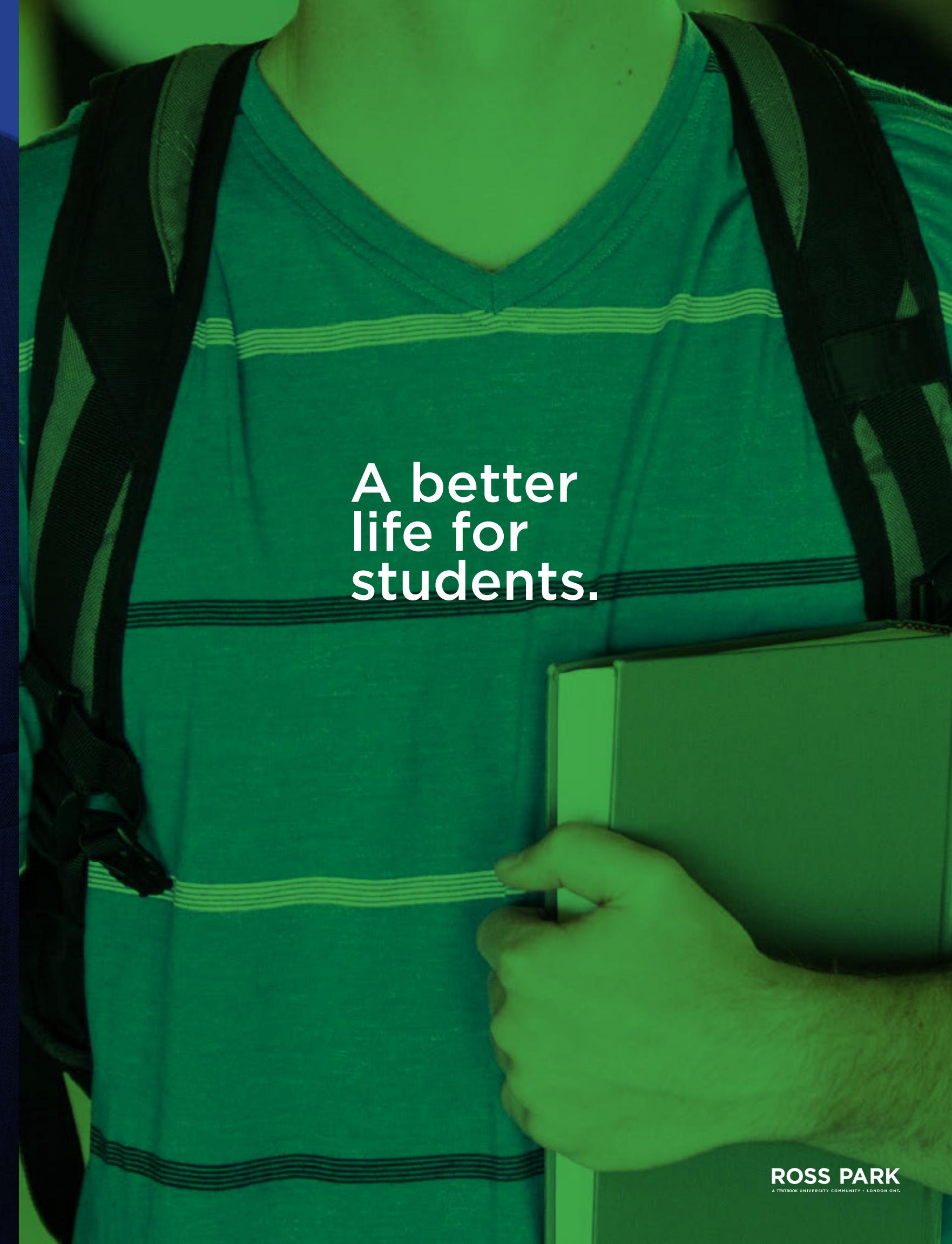


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A close-up photograph of a man's torso and neck. He is wearing a dark blue suit jacket over a light blue dress shirt and a dark blue tie with a subtle diamond pattern.

A unique  
opportunity  
for investors.

A close-up photograph of a person's torso and hands. They are wearing a bright green t-shirt with horizontal stripes across the chest. They are holding a black pen and writing in a small, open notebook.

A better  
life for  
students.



# It's time to re-write the book on student housing in Canada.

For decades, moving off-campus meant living in often run-down, sometimes exorbitantly-priced apartments or houses. Students settled for poor housing conditions at high prices because it was seen as a veritable post-secondary rite of passage. Going to college or university meant paying a fortune to live in a dump—simple as that.

We figured it was time for a change, but couldn't find a better option. That's when we decided to build one ourselves.

Enter Textbook Student Suites, a new concept in high quality, affordable, off-campus student living that delivers a great lifestyle experience for students, while offering peace of mind to parents and a lucrative return on investment for buyers.



# The Time Is Right! The Time Is Now!

Why now? Simply put, demand for purpose-built student housing is growing at a fast pace and shows no sign of easing.

That's because Canada is in the throes of a student housing crisis thanks to factors such as **population growth**, a **difficult job market** that's prompting many graduates to pursue second degrees, and a sharp **increase in the number of international students**. According to analyst estimates, the country's post-secondary institutions will play host to more than **1 million students by 2021**, but will fall **425,000 beds short** of accommodating them. Worse, only 25,000 university beds have been added across the country over the past five years, with 15,000 of them located in Waterloo, Ont. **This lack of investment has resulted in huge supply shortages across some of Canada's fastest-growing campuses.**



## Investments Made Simple

We're filling the gap by leveraging the experience and expertise of our dedicated team of seasoned real estate professionals and property managers to construct purpose-built student housing so governments and universities don't have to.

Let's just say this isn't your typical rental-income opportunity. Textbook's professionally-managed units and rental guarantees ensure immediate and secure cash flow for investors that, at today's interest rates, offer superior annual returns and return on investment. Best of all, parents serve as our primary leaseholders to help mitigate risk and boost tenant accountability. With prime locations close to campus, transit and other amenities Textbook Student Suites presents an investment opportunity that any business professor would love.

And this is just the beginning. Our team is in the process of developing Textbook communities at colleges and universities across the country, providing students with a better standard of living and investors with profitable rental-income prospects, along the way.

Call it a Textbook approach to solving Canada's student housing challenges.



# London Notes

Population of Approximately 400,000

Home of Western University and  
Fanshawe College

A Hub of Economic Activity:

- Education
- Medical Research
- Information Technology

## Advantage London

AAA Credit Rating

\$1 Billion In New Area Investment

\$1.5 Billion Carried In Trade Everyday

150 Million Consumer Access Within 1  
Day Drive

Only 2.5 Hours from Toronto

\$100 Million Province of Ontario  
Commitment To Highway Interchange



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# In An Ivy League Of Its Own

Founded in 1878, The University of Western Ontario is a public research University offering a wide variety of academic programs and is home to three affiliate colleges. UWO is also home to the Ivey School of Business, which is ranked as one of Canada's top business schools.

**Home To 37,488 Students**

**Home To Top Ranked Ivey School Of Business**

**Consistently Ranks In The Top 10 In The Global Student Barometer Index. Top 2 In Ontario**

**Enrollment Is Expected To Increase By 6% In 5 Years**

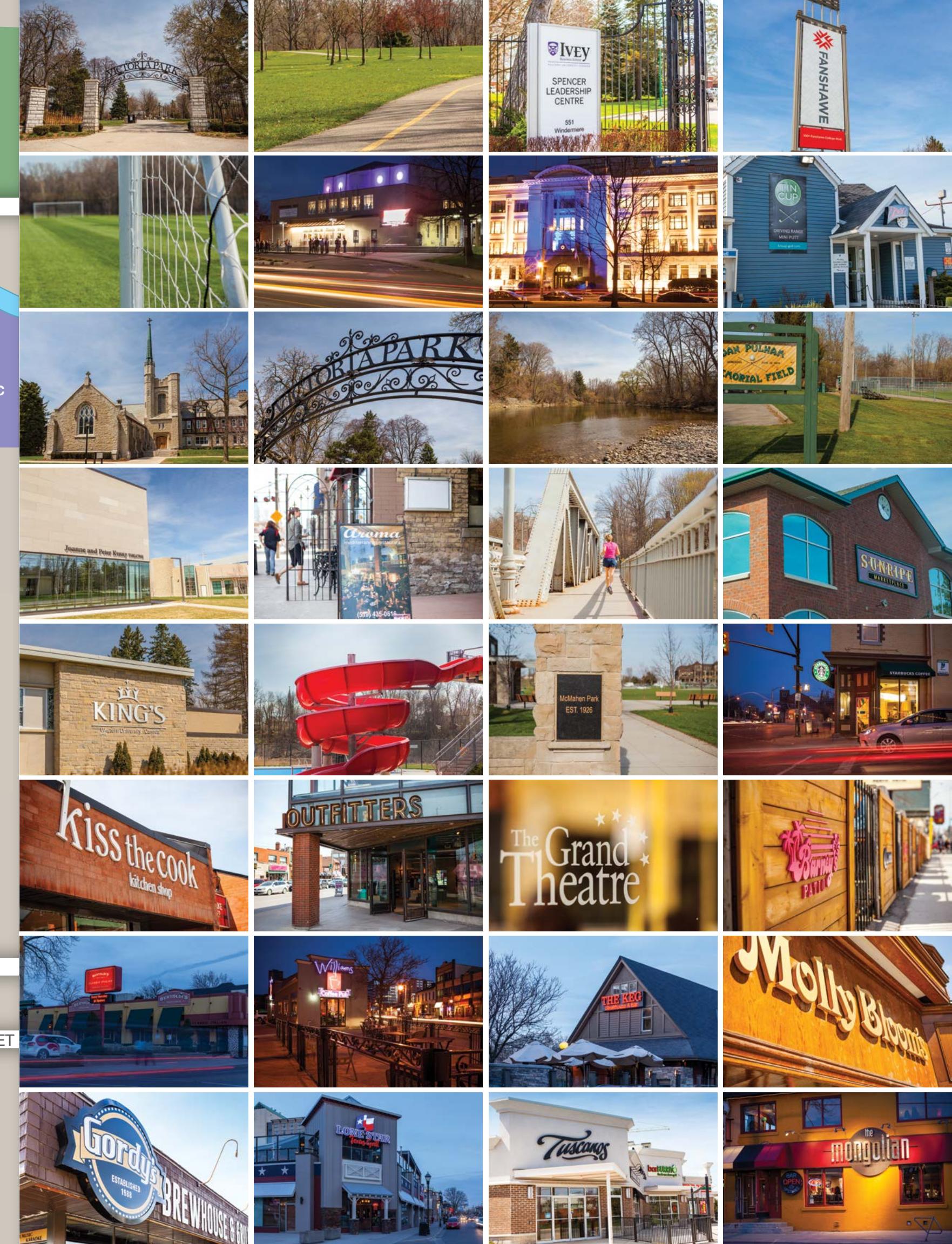




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LOCATED  
**500 METRES**  
FROM  
**WESTERN**  
**UNIVERSITY**



# Modern Student Residence

Ross Park will accommodate 400 students in an 18-storey condominium tower that will be equipped with a full size gym, games room, movie room, party and lounge rooms.

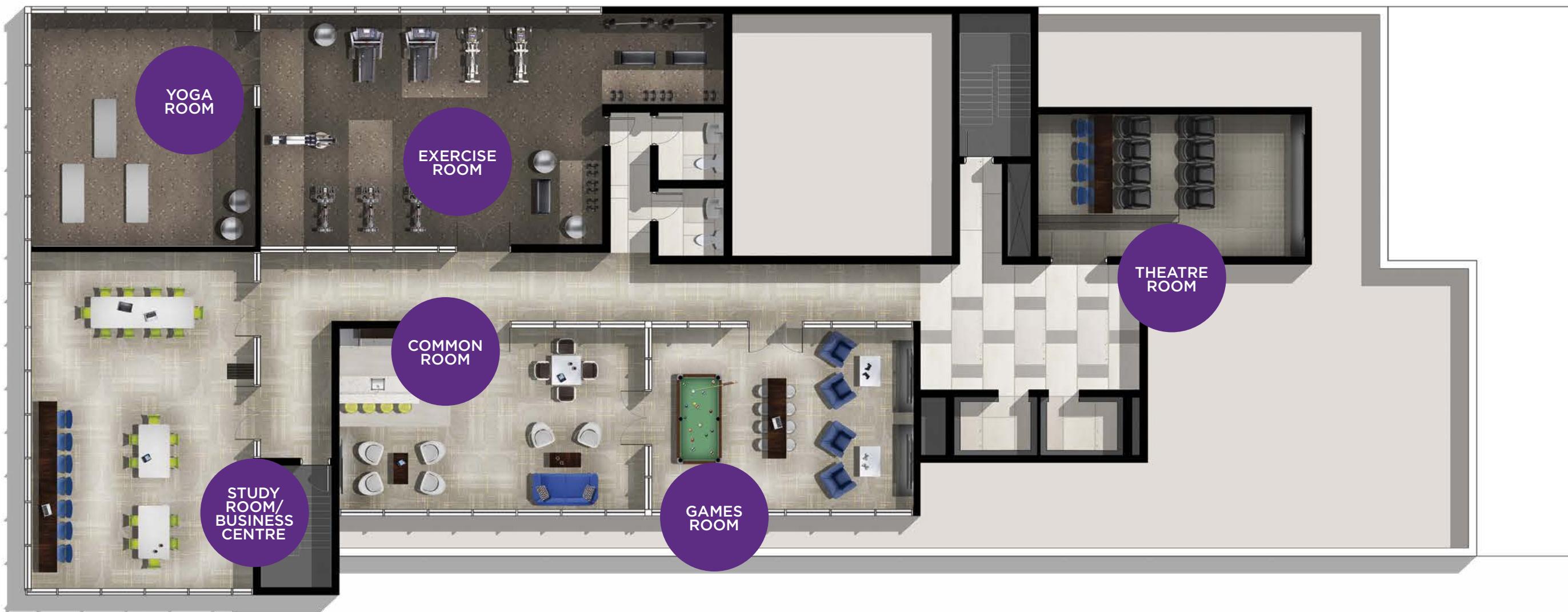
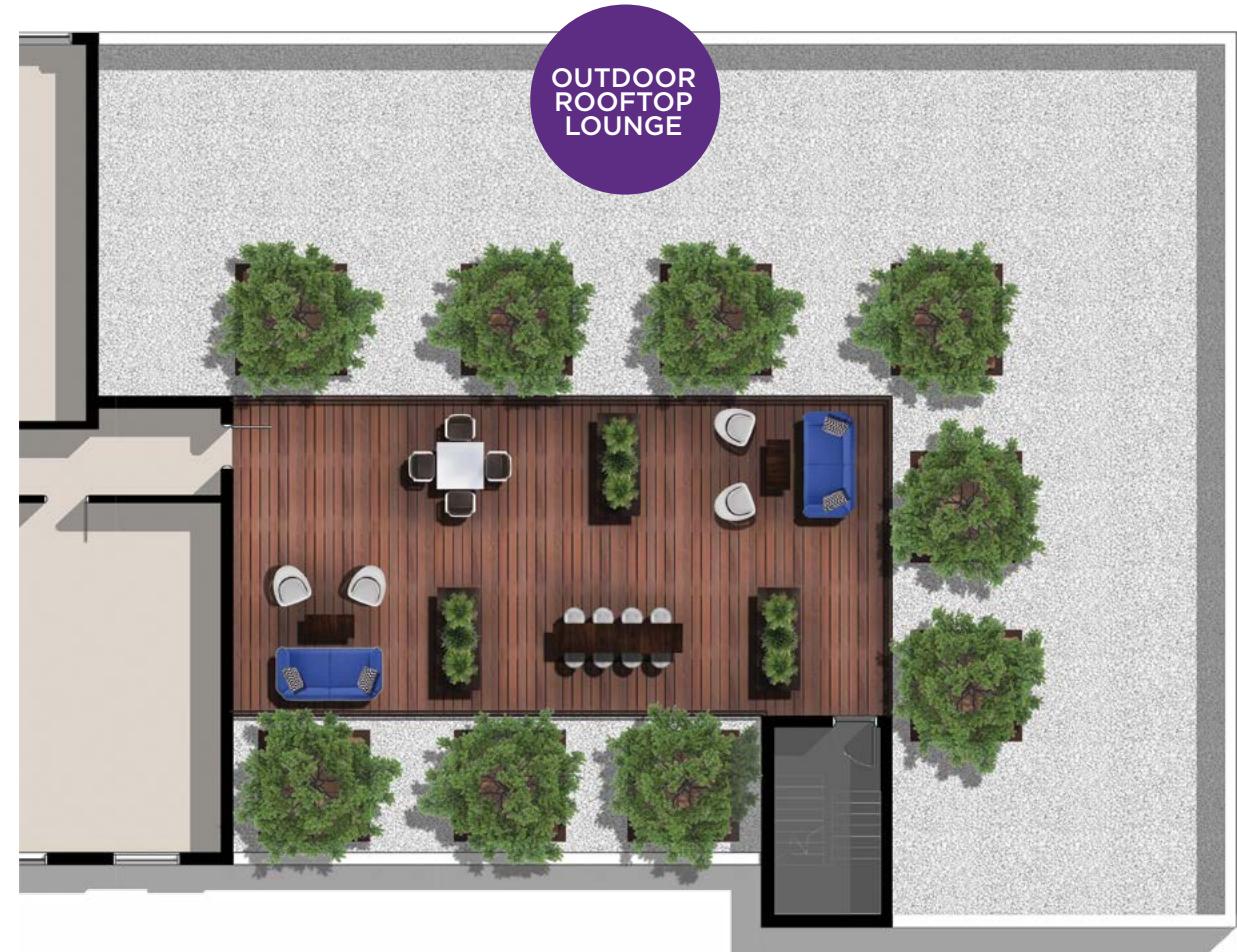
**Only A 5 Minute Walk To The University Of Western Ontario**

**Adjacent To Parks, Minutes To Convenient Shops And Grocery Stores**

**Student Focused Amenities**

**Secure Building With Complimentary Student Services**

**Will Command Top Rental Prices Due To Its Proximity To Campus And Its Modern Student Lifestyle Amenities**





GAMES  
ROOM

COMMON  
ROOM

# Development

## TEXTBOOK STUDENT SUITES INC. DEVELOPERS

TEXTBOOK Student Suites Inc. portfolio extends across the GTA. The principals of Textbook have over 30 years experience in the acquisition, financing, design, development and construction of real estate development projects across North America, including well-anchored strip centres, retail power centres, seniors' housing, and commercial office, recreation and high-rise residential developments.

The development team has significant experience conceiving and successfully executing a wide spectrum of real estate projects resulting in substantial financial returns by implementing innovative design, engineering, construction and marketing strategies. They have developed and built over \$1 billion of real estate assets for their own account and in joint venture partnerships with some of Canada's largest development firms. Projects they have been involved in have won numerous Urban Development, Design and Sustainable Architecture awards, including a Governor General's Award for Design in 1991.

Co-founders John E. Davies and Walter Thompson have spent the past three decades integrating the same philosophy into all its planning, management, development and building ventures. Attention to detail in how people live is the most important element of design.

Headquartered in Vaughan Ontario, Textbook's development team will continue working with accomplished design professionals whose diverse talents are bringing exceptional communities with enduring value.

[textbooksuites.com](http://textbooksuites.com)



# Team

## SRM ARCHITECTS INC. ARCHITECTS

Since 1961, SRM Architects Inc. has been committed to building confidence. We give our clients confidence in our ability to produce buildings of quality and value. Our firm has a cohesive and productive team providing our clients with the best possible project delivery system.

The firm has received many awards for building excellence, merit, creative design options, and outstanding site development. We specialize in office, multi-residential and multi-use buildings and have experience with new construction, additions and adaptive re-use.

[srmarchitects.ca](http://srmarchitects.ca)

## THE CONDO STORE BROKERS

The Condo Store Realty Inc. is a leading force in the sale of condominiums throughout the Greater Toronto Area and beyond, with vast marketing support, technological tools and programs and real estate/property management services. The company brings an unrivaled level of expertise and service to every project.

Principals of the firm have been responsible for upwards of 70,000 pre-construction new home and condominium sales in many of the GTA's most significant communities.

[condostorecanada.com](http://condostorecanada.com)

## DOMUS STUDENT HOUSING INC. PROPERTY MANAGERS

At Domus, our job is to co-ordinate a great leasing & living experience between the tenants & their landlords. We are here to help you narrow down your rental search. We are here to answer your questions about your lease & to help you complete your lease package in the 5-day deadline. We are here to listen if something breaks or you need a parking pass. We're still here if your rent cheque bounced and you need to make a new payment.

Choose your place. Make your mark. Live your life.

[domushousing.com](http://domushousing.com)

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