OAK AT

Ōku

64|OAK

COMPLETED CONCRETE RESIDENCES

8030 OAK STREET, VANCOUVER

FOR FIRST-TIME BUYERS

WEST SIDE · SOUTH OAK

Buying your first home? Ōku gives you four big breaks.

01 · NO TAX

Save 7%

First-time buyers living in the home pay no GST and no property transfer tax. That is about 7% of the price — tens of thousands — waived.

02 · A LOWER RATE

1.99%

A 3-year fixed mortgage rate, paid for by the developer — far below what banks offer today.

03 · EASIER TO QUALIFY

Borrow 24% more

Payments stretch over 35 years at the 1.99% rate — so the same income carries about 24% more mortgage.

04 · NO WAITING

Move in now

The building is finished. Concrete, inspected, ready — you can be home within weeks, not years.

AND BRING YOUR SAVINGS TAX-FREE

Your **FHSA** savings come out tax-free · Withdraw up to **$60,000** from your RRSP, tax-free · Claim the first-time buyer tax credit — about **$1,500** back

ULMUS DEVELOPMENT

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A REAL EXAMPLE — HOME K103

EVERY NUMBER, PRINTED

Here is what it looks like on a real Ōku home.

K103 One bedroom + flex · 501 sq ft · converts to a two-bedroom + flex · **$588,800**

TAX YOU DON'T PAY

~~$39,216~~

GST ($29,440) and transfer tax ($9,776), both waived when it's your own home.

TO MOVE IN

$119,560

The 20% down payment plus legal fees. That's everything.

EACH MONTH

$1,923

Mortgage, strata and property tax — everything, all in.

AND EVERY MONTH

$784

COMES BACK TO YOU

Of the $1,923 payment, $784 pays down your own mortgage. That isn't spent — it becomes your savings, over **$9,400 in the first year**.

WHO QUALIFIES?

$94,000

That household income qualifies for this home — **even after the bank's 5.25% stress test**.

WHAT WE ASSUMED — EVERY NUMBER, PRINTED

- **1.99%** rate · 3-yr fixed
- **20%** down
- **35 year** amortization
- Strata **$0.53**/sf/mo
- Property tax **0.30%**/yr

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