



# SOLA

Calgary's Leading Real Estate  
Investment Opportunity



O C G R O W

OCGROW GROUP OF COMPANIES

# SOLA in Kensington

## SOLA Modern

- ❑ Luxury collection of 172 beautifully designed smart homes, with efficient trendy floorplans.
- ❑ Roof top amenities such as state of the art fitness centre & cool penthouse terrace lounge, a pet spa for all residents, and much more.

## SOLA You

- ❑ SOLA in Kensington will offer leading tech features in Canada for every smart home resident.
- ❑ 1st of its kind in Calgary for any new luxury condo building.
- ❑ Higher level of safety, ease, & comfort.

# Ocgroup Group of Companies

- ❑ For over 30 years, Ocgroup Group has been consistently growing our investment portfolio of real estate assets across Western Canada.
- ❑ Ocgroup Group is a privately held, diversified investment group of companies, involved in all aspects of investment, development & management of real estate.
- ❑ Ocgroup is also involved in venture capital industry for over 25 years, focused on the technology sector and related high growth investment opportunities for its private equity fund.
- ❑ SOLA is Ocgroup's latest visionary project, widely recognized now as Canada's most tech innovative new luxury condo tower.



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207 - 14 St. NW

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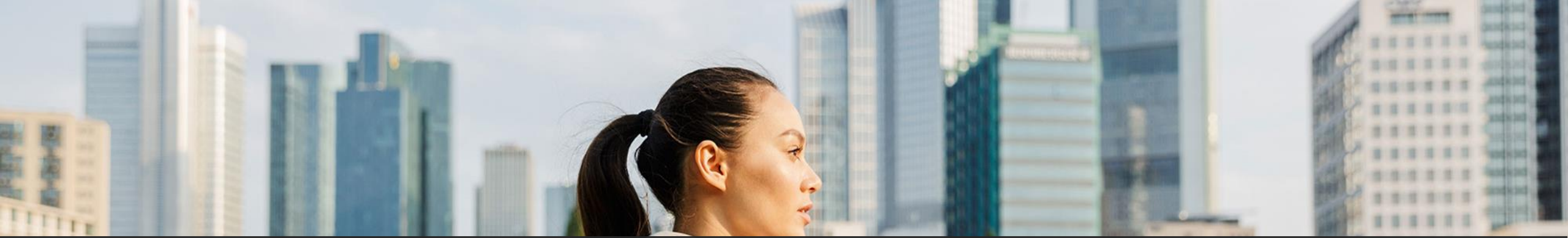
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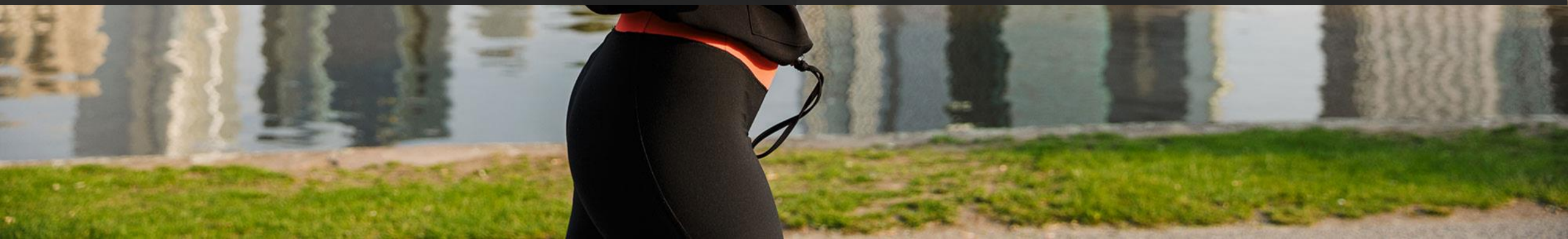
FINANCIAL FREEDOM CENTRE  
MORTGAGE SOLUTIONS

COFFEE



## SOLA Central

SOLA in Kensington lives at the intersection of everything you need; Whether you're headed downtown for work, hopping the train to U of C, studying at SAIT, headed for a run or bike ride along the river, going out for coffee or drinks with friends, you're always just a few short blocks away.



# Why Calgary?

- ❑ Voted #1 most Livable City in Canada and #1 most Livable City in North America
- ❑ Most affordable living costs for any major metropolitan centre in Canada
- ❑ Solid population growth for years ahead, both from interprovincial migration & international immigration into Calgary
- ❑ Pro-business economy & friendly low tax business climate to promote growth
- ❑ Multi-cultural community & youngest demographic population in Canada
- ❑ Huge tech sector growth & new jobs/economic diversification is accelerating
- ❑ Most attractive real estate investment cycle, with low interest rates, lower vacancy rates & rising rents ahead

# Calgary 5<sup>th</sup> Most Livable City in the World

- ❑ Voted 5<sup>th</sup> most Livable City in the World\*
- ❑ Highest head office concentration per capital in Canada
- ❑ For 2<sup>nd</sup> year in a row, Calgary ranked top most Livable City in North America
  
- ❑ \* The Economist Intelligence Unit's Global Livability Index.

# Continued Growth With Diversified Economy

- ❑ Each year, Calgary's economy continues to diversify and expand rapidly beyond its oil & gas industry, into so many high growth sectors:
  - ❑ Technology – Software, IT Services, Interactive Digital Media, etc.
  - ❑ Manufacturing & Distribution
  - ❑ Logistics & Transportation
  - ❑ Financial Services
  - ❑ Renewable Energy

# Alberta has the Lowest Tax Rate in Canada

- ❑ As of July, 2020, Alberta's corporate tax rate is only 8%, the lowest in Canada
- ❑ Alberta has one of the lowest tax rates now in North America
- ❑ Alberta has no provincial sales tax

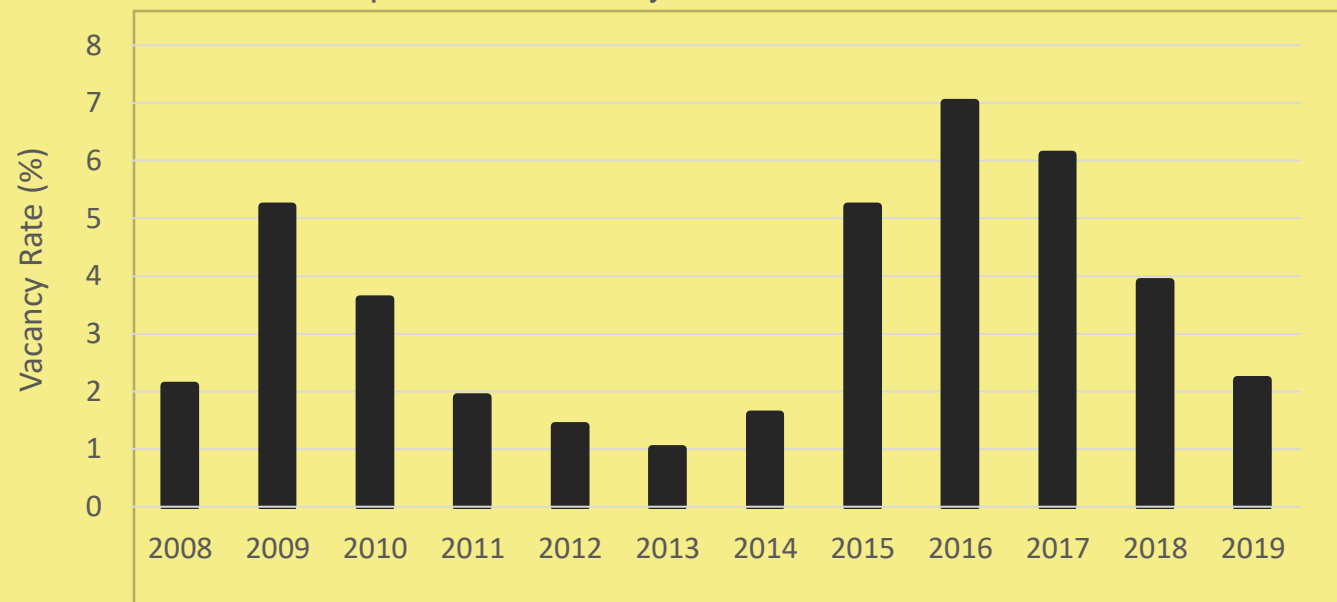
<https://calgaryherald.com/news/local-news/live-kenney-to-detail-albertas-economic-reboot-plan>



# Strong Rental Demand, Lower Vacancy Rates

- ❑ Solid influx of population growth
- ❑ Lower Vacancy Rates for Past Several Years
- ❑ Rising Rents
- ❑ Lower inventory stock of housing leading to rising values over coming years

Apartment Vacancy Rates Continued to Decline



Source: CMHC Rental Market Survey

# Huge Growth in Calgary's Tech Sector

- ❑ Tech sector in Calgary growth is fastest growing job creator, with global investors accelerating tech investments
- ❑ Global software development company ESQ Business Services selected Calgary, as Canadian head office
- ❑ Calgary based Symend raised over \$70 million in 2020, another \$60 million in Jan 2021 already & projected to double its employee headcount soon.
- ❑ Attabotics raised over \$50 million in August, 2020 & expanding rapidly
- ❑ Benevity software headcount over 700 now, recently announced a \$1 Billion valuation, with major growth ahead
- ❑ Shareworks by Morgan Stanley (formerly Solium) continues headcount expansion
- ❑ So many other high growth tech companies, expanding offices into Calgary

# Global Tech Companies Expanding Into Calgary

- ❑ Absorb Software, learning technology firm with global offices, just leased over 80,000 sf in new Telus Sky bldg.
- ❑ Greengate building Canada's largest solar farm near Calgary, with recent \$500 million investment from Denmark based investment group
- ❑ Recent Tech job fair has record turnout with 2000+ jobs currently open, with huge number of new technology companies announcing Calgary expansion plans
- ❑ Blacksquare, a global DTC company expanding into Calgary
- ❑ Kudos, employee recognition software company continues with Calgary expansion
- ❑ Vancouver based mCloud Technologies announced relocating head office to Calgary in Jan, 2021
- ❑ Global tech giant InfoSys expanding into Calgary:  
<https://calgaryherald.com/business/local-business/tech-giant-infosys-to-expand-to-calgary-promising-500-new-jobs-over-3-years>

# Rocky View County's Explosive Growth

- ❑ Rocky View is part of Greater Calgary, & has averaged annual growth rate of 9.5% and expected to continue for years to come
- ❑ Greater Calgary is becoming Western Canada's leading logistics and distribution hub, for all major North American companies expanding.
- ❑ Several major North American companies have expanded into the region including Amazon, Home Depot, CHEP Canada, Lowe's, Sobeys, Smuckers & so many more.
- ❑ Since 2016, the region has attracted over seven million square feet of distribution centre & e-commerce fulfillment centre tenants, and Greater Calgary's growth is accelerating.

# Why SOLA?

- ❑ Most tech innovative new luxury condo tower in Canada
- ❑ Ocgrow recently announced partnership with Amazon in Canada, for SOLA
- ❑ All condo units in SOLA are fully Alexa enabled throughout
- ❑ Outstanding location in trendy Kensington area of NW Calgary
- ❑ Walking distance to all transit, parks, waterfront paths along Bow River, amenities, and closest access to UofC & SAIT, etc.
- ❑ Smaller suite sizes, for affordable condo unit prices for any new Calgary project.
- ❑ 1 year of Free Gigabit Ethernet for all residents, FASTEST Internet in Alberta
- ❑ SOLA smart tech hub built into every single luxury residence, with Canada's 1<sup>st</sup> Amazon Alexa enabled building.
- ❑ Roof top fitness centre, penthouse terrace lounge, cool pet spa in building & so much more!
- ❑ Incredible views from upper floor units
- ❑ Exceptional Investor Program, with full rental management services available.

# Calgary is a Pro-Business Economy

- ❑ Its crystal clear, that Calgary has the lowest tax rate & most pro-business economy, with regards to rental investment property, when compared to Canada's other major markets:

## RENTAL PROPERTY INVESTMENT TAXES

City	Property Tax	Vacancy Tax	Foreign Buyers Tax	Rent Control	Notice of Rent Increase
Vancouver	YES	YES	YES	YES	3 MONTHS
Toronto	YES	ZERO	YES	ZERO	3 MONTHS
Calgary	ZERO	ZERO	ZERO	ZERO	3 MONTHS

# Property Management Program for Investors

- ❑ SOLA has a complete property management for our investor clients
- ❑ Includes full rental management, lease-up to best tenants, complete Landlord/Tenant documentation, monthly reporting & all deposits to owners' accts, etc.
- ❑ Always focused on achieving highest ROI for investors, with peace of mind, professional management
- ❑ Full condo/strata management in place

Welcome to

SOLA



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