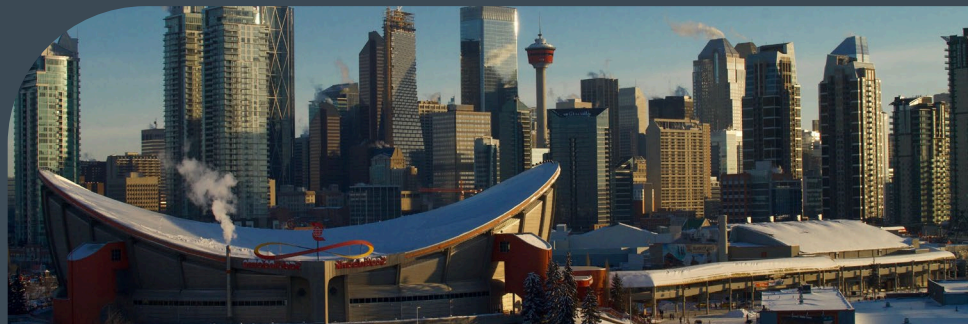


CALGARY

Webinar



C 01



THE HISTORY OF CALGARY'S MARKET

Calgary 2008

- Economy is booming
- 80% of Calgary GDP is energy sector production
- Low vacancy rates of offices and residential properties
- Real Estate prices are almost the same as in Toronto
- Alberta's employment growth rate, the highest in Canada, was 2.8% in 2008. Employment rose by 53,900, bringing the province's total employment to more than 2 million.

(Government of Alberta Employment and Immigration, 2008)



Crisis in Alberta 2009

- 2019

- Price drop of all energy sources
- Increased cost of oil and gas production in Alberta
- High vacancy rate – up to 30% – for residential and office properties
- The unemployment rate jumped to 6.4%, more than double compared to 2008 (Zhang, 2009)
- Net migration both international and interprovincial slows (Zhang, 2009)



(Alberta Finance and Enterprise, 2009)

What did government do?

- Lowered taxes and created various provincial programs
- Made significant changes for students as well as in Immigration System
- Huge transportation changes (Top Level in Canada)
- Created the best conditions for IT companies to grow as well as educated & invited TOP human capital for high tech jobs:
 - Calgary had 604,225 people with a post -secondary degree or other qualification in 2016 (Alberta.ca)
 - Calgary's population is one of the highest educated and youngest in the country



As a Result:

- Created excellent conditions for development in manufacturing and IT Sector
- Highly educated young professionals graduating from the major universities (University of Calgary, Mount Royal University, SAIT University, Ambrose University, St. Mary's University)
- Calgary become the world 3rd and Canada 1st most livable city
- Large number high paying jobs ,at the same time, the lowest unemployment rate in Canada



(Fraser Institute, 2022)



MORE THAN 3,000

ALBERTA NOW HOME TO 3,000 TECH COMPANIES, AS OF TODAY 233% INCREASE

According to the report, the majority (58%) of tech firms in the province are in Calgary. **In Calgary alone over the past two years, there has been a flurry of high -profile activity in the tech sector** — from Benevity Inc. landing a \$1.1 -billion deal to startup fintech company NeoFinancial's \$50-million funding raise.

(Calgary Herald, 2021)

WHERE ALBERTA IS LEADING IN?

Alberta oil production makes up about 80% of Canada's total oil production (CAPP)

Alberta is the largest hydrogen producer in Canada (Brunner, 2022)



Alberta was the leading destination among Canadians moving from other provinces in 2022 Q2 (CBC, 2022)



Alberta is the country's new wind and solar capital (The Editorial Board, 2022)



Alberta gets \$3.7 Billion Investment in Renewables (Business Renewables Canada, 2022)

Calgary depends on oil production only for 20%

- Energy sources prices went up since Alberta's crisis
- All big oil and gas production companies came back making already low vacancy rate of office and residential spaces decrease even more
- Alberta oil production set a new record in the first half of 2022, according to a report by ATB Economics

(Government of Alberta Employment and Immigration, 2008)



C 02



CALGARY TODAY

ONE OF THE BEST CITIES

Calgary was ranked the world's 3rd and
Canada's 1st most livable city by
Economist Intelligence Unit (2022)

(Life in Calgary, 2022)



SOME FACTS:

- Calgary is home to more than 1.4 million people
- Our citizens are young: the median age of Calgarians is only 37.2 years
- Calgary is the 3rd most diverse major city in Canada with more than 120 languages spoken in the city
- Pro-business economy & friendly low tax business climate to promote growth



(Life in Calgary, 2022)

CALGARY TOP HIGHLIGHTS



NO LAND
TRANSFER
TAX



NO H.S.T



ALBERTA FAVOURS
THE LANDLORD AND
THE INVESTOR



POSITIVE NET MIGRATION
Population expected to
significantly increase in future
years



NO RENT CONTROL

20%

RENTAL RATE
INCREASE
2021-2022



HIGHEST WAGES PER
EMPLOYEE IN CANADA
Good tenant profiles;
tenants can afford to
pay rent



AFFORDABILITY
Investors can realize
positive cashflow here

(Truman, 2022)



\$153,000,000

\$153 MILLION AIRPORT TRAIL CONSTRUCTION NOW COMPLETE

Phase 2 of the Airport Trail project began in the fall of 2019, as part of \$153 million in phased upgrades in access to Airport Trail and the Calgary International Airport.

(Toombs, 2022)

BIGGEST IT COMPANIES IN CALGARY

Infosys Company



+ 1,000 jobs
(Klein, 2022)

Sidetrade

+ \$24 million
investment
(Sidetrade, 2022)



Scaleup GAP

Government invests
\$35 million in the
Scaleup GAP program

Scaleup GAP aims to
support the growth of
more early -stage
Alberta tech startups
(Mandel, 2022)

Amazon

+ \$4.3B investment
& 950 jobs
(The Canadian Press, 2021)



Mphasis

+ 1,000 jobs in
a few years
(CBC News, 2022)

C 03



FUTURE OF CALGARY



\$4,900,000,000

THE FUTURE NEW GREEN LINE CALGARY'S LIGHT RAIL TRANSIT (LRT) LINE.

It is also the largest infrastructure investment in our city's history. It comes with \$4.9 billion in commitments from the Government of Canada, the Government of Alberta, and the City of Calgary.

(Green Line LRT, 2022)

Last year, Council approved the funding 4 Priority Capital Projects over the next 10 years

Event Centre

an NHL-level arena

BMO Centre Expansion

The expansion of the venue

Arts Commons Transformation

A new facility and renewal of the existing building

Foothills Fieldhouse

A new multisport fieldhouse

(Big Four Capital Projects, 2019)



Event Centre



**BMO Centre
Expansion**



**Arts Commons
Transformation**



**Foothills
Fieldhouse**



\$491,000,000

CALGARY COUNCIL TO REVIEW \$491M ELECTRIC BUS PROPOSAL

The fleet transition is meant to reduce greenhouse gas emissions and work toward the city's climate change strategy. If approved, the electric buses are projected to reduce Calgary Transit greenhouse gas emissions by 30 per cent between 2023 and 2040.

(Herring, 2022)



“

We think Calgary has a great potential for Real Estate investments for decades

”

C 04



HOUSING MARKET

Toronto VS Calgary

Purchasing Pre -construction

- High prices
 - Usually 20% Deposit
 - Various fees and taxes
 - Complicated Contract
 - \$50-60K closing costs
- Occupation period might take up to several months
- Prices are 2 times less
 - Only 10% deposit
- No land transfer tax, no provincial sales tax, no development charges, no foreign buyer tax
- Simple pre -construction contract without hidden fees
 - Guaranteed Rent
- Minimal closing costs (up to \$2,000)
- Relatively quick occupation period

Toronto VS Calgary

Rent a Property

- Rent control for condos built before November 15, 2018
 - Automatic contract extension
 - Eviction process is time - consuming and difficult
 - Illegally to make a “No Pets” condition
 - Damage Deposit - Illegal
- No rent control
 - No automatic contract extension
 - Easy & quick eviction process
 - Legally to add a “No Pets” condition in the contract
 - Alberta is known to be a Landlord Paradise
 - Damage Deposit - Legal

PRICE INCREASE (SEPTEMBER'22)

COMPARED WITH SEPTEMBER 2021

Detached home's
average price
increased by

10%



Townhouse's average
price increased by

9%



Semi-detached
home's average price
increased by

10%



Condo apartment's
average price
increased by

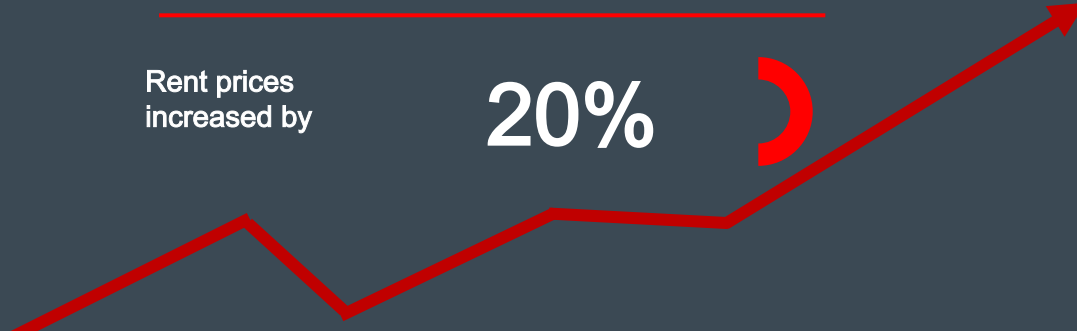
20%



(Calgary Housing Market Report, 2022)

Rent prices
increased by

20%



The Best Strategies

1. Buying on the Pre-Construction Stage and selling when the project is built
2. Buying on the Pre-Construction Stage and rent it out for two years (guaranteed rent program)
3. Buying on the Pre-Construction Stage and rent it out for two years with the return of your deposit on Occupancy
4. Buying on the Pre-Construction Stage and going with a long-term rental

Investment Calculations

1) Sell Of The Property After Closing (4 Year Strategy)

PURCHASE PRICE ~~-\$529,900~~

PRE-CONSTRUCTION DEPOSIT (10%) ~~\$52,900~~

MARKET VALUE ON OCCUPANCY (Jan 2027) – \$670,000
(6% appreciation per year)

PROFIT BEFORE SALE ~~\$140,100~~

COST OF SALE ~~\$18,000~~

PROFIT AFTER SALE ~~\$122,100~~

RETURN OF INVESTMENT - \$231% OR 58% PER YEAR

Investment Calculations

2) Sell Of The Property With 10% Down After 2 Years Guaranteed Rent (6 Year Strategy)

PURCHASE PRICE ~~–~~ \$529,900

PRE-CONSTRUCTION DEPOSIT (10%) ~~–~~ \$52,900

MARKET VALUE ON OCCUPANCY (Jan 2027) – \$670,000
(6% appreciation per year)

CLOSING COST ~~–~~ \$2,000

TOTAL PURCHASE PRICE ~~–~~ \$531,900

MORTGAGE (3%) ~~–~~ \$476,000, MONTHLY PAYMENTS – \$2,000

MAINTANENCE FEE ~~–~~ \$305 PER MONTH

TAXES ~~–~~ \$300 PER MONTH

TOTAL MONTHLY EXPENSES ~~–~~ \$2,605

Investment Calculations

2) Sell Of The Property With 10% Down After 2 Years Guaranteed Rent (6 Year Strategy)

GURANTEED RENT- \$2,670

CASH FLOW IN 2 YEARS- \$1,560

PRINCIPAL PAID BY TENANT- \$20,000

PRICE AFTER 4 YEAR OF CONSTRUCTION AND 2 YEARS
GURANTEED RENT (6% appreciation per year) – \$753,000

PROFIT BEFORE SALE \$245,560

COST OF SALE- \$20,000

PROFIT AFTER SALE \$225,560

RETURN OF INVESTMENT – 426 % OR 71 % PER YEAR

Investment Calculations

3) Sell Of The Property With % Down After 2 Years Guaranteed Rent (6 Year Strategy)

PURCHASE PRICE- \$529,900

PRE-CONSTRUCTION DEPOSIT (10%) \$52,900

MARKET VALUE ON OCCUPANCY (Jan 2027) – \$670,000
(6% appreciation per year)

CLOSING COST- \$2,000

TOTAL PURCHASE PRICE \$531,900

MORTGAGE (3%)– \$531,900, **CASH BACK \$54,900**, MONTHLY PAYMENT \$2,237

MAINTANENCE FEE- \$305 PER MONTH

TAXES– \$300 PER MONTH

TOTAL MONTHLY EXPENSES- \$2,842

Investment Calculations

3) Sell Of The Property With % Down After 2 Years Guaranteed Rent (6 Year Strategy)

~~GURATEED RENT-~~ \$2,670

~~CASH FLOW IN 2 YEARS-~~ (- \$4,128)

~~PRINCIPAL SCENARIO TENANT ONLY \$20,000~~ TO INVEST \$52,900

~~FOR 4 YEARS AND GET BACK YOUR MONEY IN FULL~~

~~4 YEARS, BUT GETTING BEHIND FOR 10 AND 12 YEARS~~

~~GURANTEED RENT (10% Appreciation per year)~~ ANOTHER 2 - \$753,000

~~YEARS OF GUARANTEED RENT~~

~~PROFIT BEFORE SALE~~ \$239,570

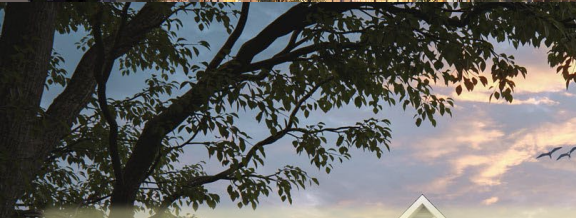
~~COST OF SALE-~~ \$20,000

~~PROFIT AFTER SALE-~~ \$219,570

C 05



PAST PROJECTS



THE BROWARD

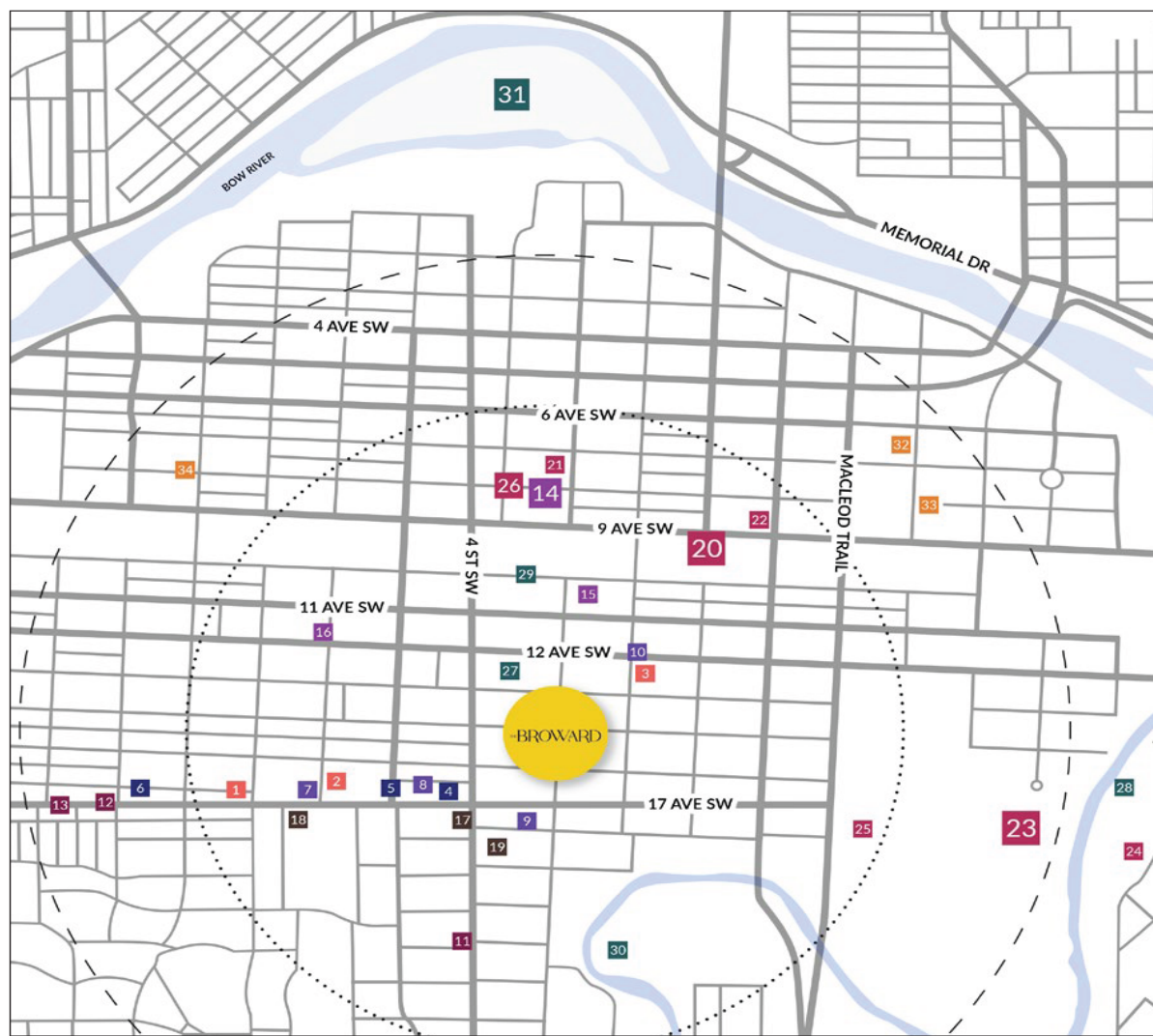


FAST FACTS:

- Located in Downtown Calgary, in one of the most prestigious neighborhoods - **Beltline**
 - A 10-minute walk to main Financial District
 - A 15minute walk to Calgary Tower
 - A 15minute walk to CORE Shopping Centre
 - A 5-minute walk to the best restaurants, bars, stores and more!
 - A 20-minute walk to main University of Calgary campus
- Beltline Neighborhood = West Side of Toronto Downtown
- Built by Truman which is the most trusted and reliable developer in Calgary
- A 10-minute walk to different LRT stations that will transfer you anywhere in Calgary in less than 30 minutes



- | | |
|-------------------------------|---------------------------------|
| MORNING BREW | SWEAT IT OUT |
| 1. Analog Coffee | 17. Rhythm Ride |
| 2. Philostry Coffee | 18. Rumble Boxing Studio |
| 3. Starbucks | 19. Yoga Santosha |
| COCKTAIL HOUR | SIGHTS TO SEE |
| 4. Lulu Bar | 20. Calgary Tower |
| 5. National on 17th | 21. Devonian Gardens |
| 6. Porch | 22. Glenbow Museum |
| WINE & DINE | 28. Scotiabank Saddledome |
| 7. Comery Block | 24. Scotsman's Hill |
| 8. Lonely Mouth | 25. Stampede Park |
| 9. Model Milk | 26. Stephen Avenue |
| 10. Ten Foot Henry | NATURE WALK |
| SWEET TREATS | 27. Central Memorial Park |
| 11. Beebop Doughnut Shop | 28. ENMAX Park |
| 12. D-Spot | 29. High Park |
| 18. Made By Marcus | 30. Lindsay Park |
| RETAIL THERAPY | 31. Prince's Island Park |
| 14. CORE Shopping Center | STUDY SESSION |
| 15. Roche Bobois | 32. Bow Valley College |
| 16. Stuff | 33. Central Library |
| | 34. U. of C. Downtown Campus |
| ---
20 MIN WALK/5MIN DRIVE |
10 MIN WALK/2MIN DRIVE |





An exciting collection of attractions that will spark your imagination or get your heart racing reside within Calgary.

Whether you're adventuring the wild side of the city at the Calgary Zoo, or soaring high in the sky taking in breathtaking views from atop the Calgary Tower, our city has a unique and thrilling assortment of experiences just steps from your front door.

STAMPEDE PARK

650 25TH AVENUE S.E.

Home to many notable venues including BMO Centre, Scotiabank Saddledome, and the 'Greatest Outdoor Show on Earth', the Calgary Stampede.

[14 min walk](#) | [7 min drive](#)

GLENBOW MUSEUM

190 9TH AVENUE S.E.

An exceptional collection of art and historical objects that explore historical and contemporary art, fashion, design and innovation from around the world.

[12 min transit](#) | [5 min drive](#)

DEVONIAN GARDENS

333 7TH AVENUE S.W.

An urban oasis in the heart of Calgary that offers one hectare of botanical gardens including over 500 trees, 50 varieties of plants, a 900 sq. ft. living wall, fountains, fish ponds and a playground to climb and explore.

[10 min transit](#) | [6 min drive](#)



UNIVERSITY OF CALGARY

2500 UNIVERSITY DRIVE N.W.

University of Calgary has been ranked amongst the world's top universities and offers esteemed undergraduate, graduate and continuing education courses. The campus is home to over 250 programs, 33,00 students and boasts an impressive 94% graduate employment rate.

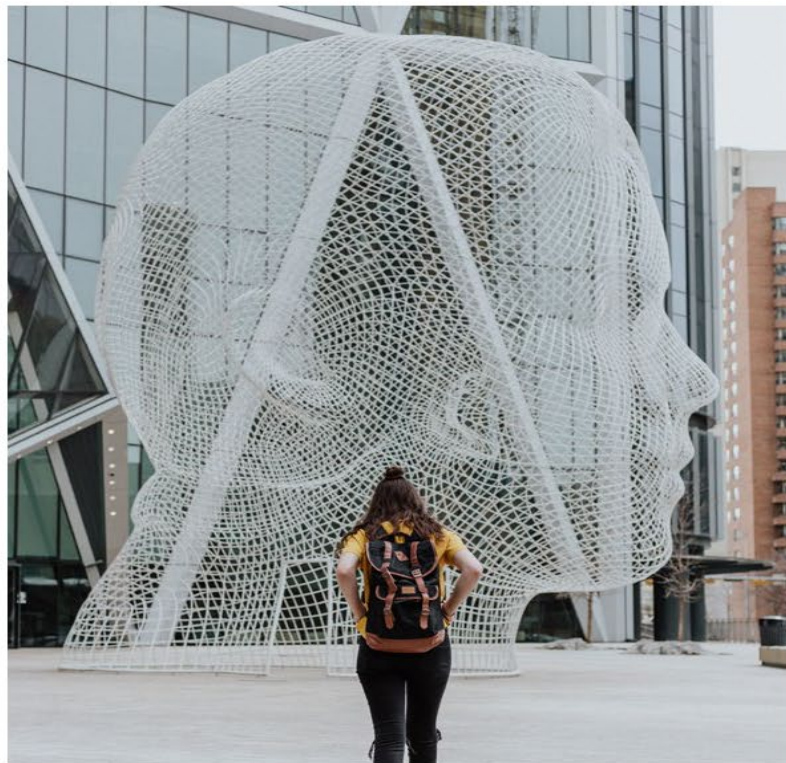
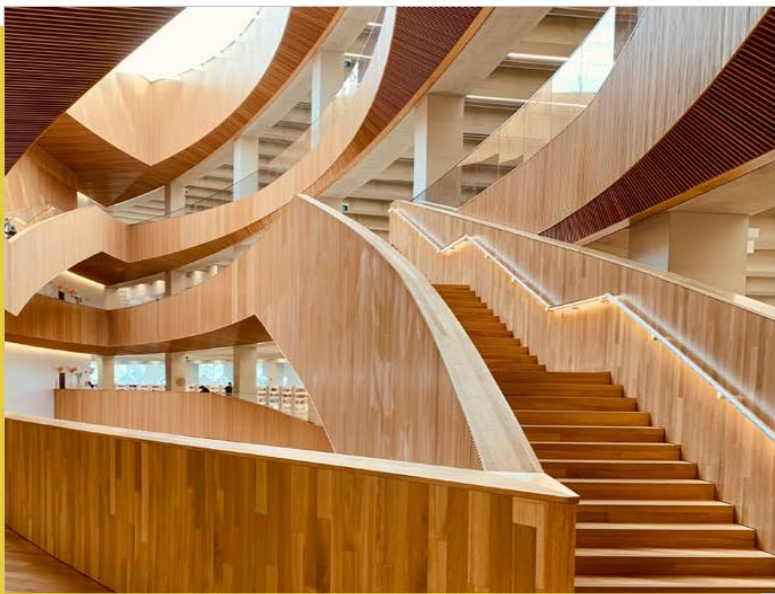
30 min transit | 14 min drive

SAIT

1301 16TH AVENUE N.W.

Located northwest of Downtown Calgary, Southern Alberta Institute of Technology exhibits a beautiful campus, with breathtaking views of the city and the world-famous Rocky Mountains. SAIT hosts nearly 15,000 students across multiple campuses, and offers more than 110 career programs in technology, trades and business. SAIT students can look forward to a 91% employment rate following graduation.

22 min transit | 11 min drive



MOUNT ROYAL UNIVERSITY

4825 MT ROYAL GATE S.W.

Mount Royal University holds a student population of just under 15,000 and offers 12 degrees and 36 majors in sought after areas of study such as nursing, finance and computer science.

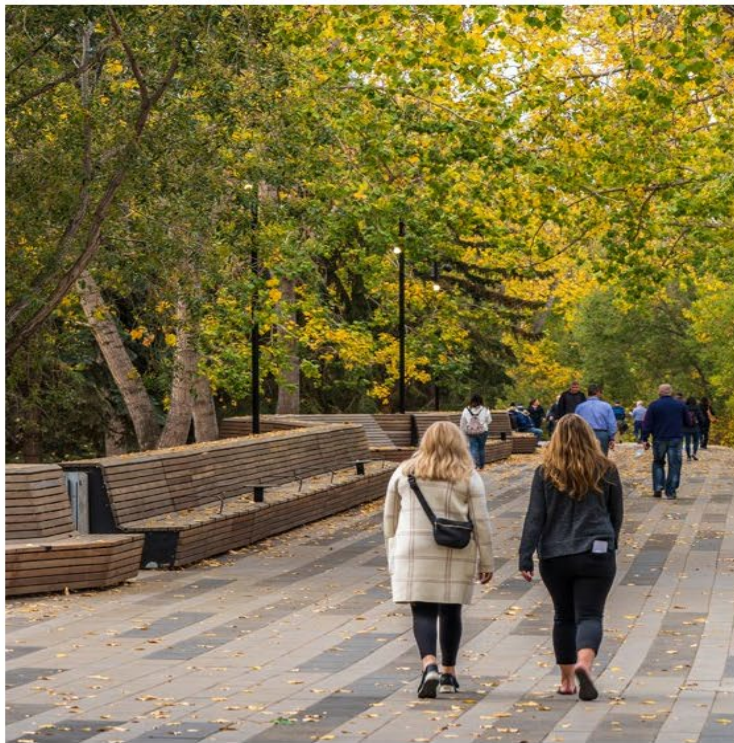
35 min transit | 15 min drive

BOW VALLEY COLLEGE

345 6TH AVENUE S.E.

Bow Valley College Main Campus is ideally located in the heart of Downtown Calgary, a young, vibrant metropolitan centre. The college offers diplomas, certificates and continuing education courses.

30 min transit | 12 min drive



Calgary offers all the energy of a large metropolitan city with the warm and welcoming spirit of a connected community. Among vibrant and diverse neighbourhoods you'll find beautiful parks and well-maintained trails perfect for biking, running or walking alongside the Bow River. Closest to The Broward is The Great Trail by Trans Canada Trail- your gateway to the incredible network of dedicated pedestrian pathways that weave a web of connectivity throughout the great city of Calgary.



HIGH PARK

340 10TH AVENUE S.W.

High Park is a new rooftop public park and event space in the Beltline, serving as an exciting destination for residents and visitors to the city.

8 min walk | 3 min drive



PEARCE ESTATE PARK

1440 17A STREET S.E.

Pearce Estate Park lies in a curve of the Bow River as it flows through the southeast part of Calgary and contains a 15 hectare reconstructed wetland.

30 min transit | 10 min drive



ENMAX PARK

ELBOW RIVER & MACDONALD AVENUE S.E.

A 16-acre green space along the Elbow River, linked to Calgary's 900-kilometre pathway system and the 23,000-kilometre Trans Canada Trail.

20 min walk | 8 min drive

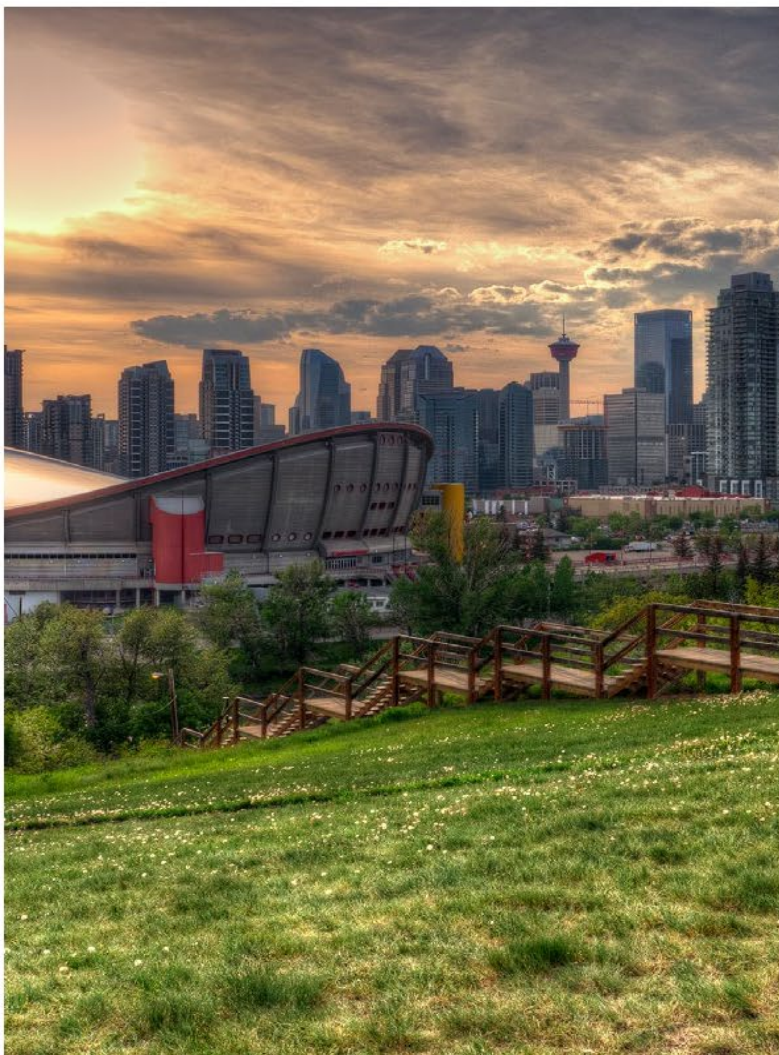


PRINCE'S ISLAND PARK

698 EAU CLAIRE AVENUE S.W.

Prince's Island Park is an urban oasis with over 20 hectares of green space linked by three bridges to Eau Claire, downtown and Memorial Drive.

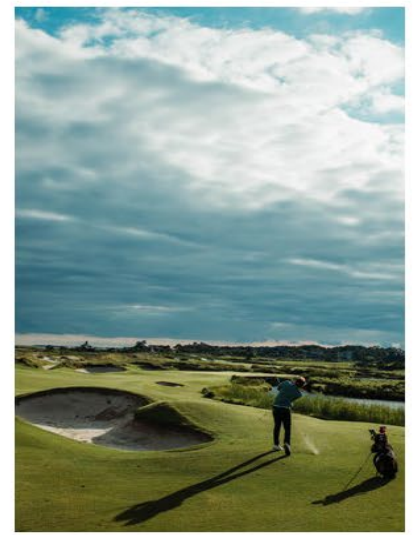
13 min transit | 7 min drive



World class golf courses that appeal to all skill levels can easily be found in and around Calgary. The city is home to a dynamic range of greens, from competitive PGA style courses to public par 3 fairways.

Best of all, Calgary's golf season starts early in the year, with long days of sunshine allowing you to enjoy a quick nine holes or a full round at the top golf links in the city.

The sport doesn't stop at local inner-city courses. Be sure to check out mountain view courses just west of the city, indoor driving ranges and state-of-the-art virtual golf experiences.



CALGARY GOLF & COUNTRY CLUB

1600 32ND AVENUE N.E.

Ranked third best course in the entirety of the province, this exclusive golf and country club features 18 holes laid out on a tight, 126-acre site encompassed by the Elbow River.

[32 min transit](#) | [11 min drive](#)

SHAGANAPPI POINT GOLF COURSE

1200 26TH STREET S.W.

Shaganappi Point boasts amazing views of Downtown Calgary on the back 9 overlooking the south bank of the Bow River. Just minutes from downtown, our two shorter length golf courses offer fun and challenging holes.

[30 min transit](#) | [12 min drive](#)



B roward Condos

- The building will have 6 floors and 156 units in total (from 1BDR apartments to 2 level 3BDR apartments)
- 4 years of construction (Occupancy Year is 2027)
- 2 years of guaranteed rent from the developer!
- A variety of amazing amenities - 10 exclusive on-site amenities





WE EXPECT THAT "BROWARD CONDOS" WILL BE ANOTHER PROJECT IN WHERE INVESTORS' DEPOSITS WILL WORK WITH 100% PER ANNUM PROFIT





10 ON-SITE AMENITIES



Bocce Court
BBQ & Outdoor Seating
Practice Putting Green
Dog Run/Pet Area
Billiards Room

Community Garden
Owner's Lounge & Theatre Room
Gym & Yoga Studio
Bike Storage & Workshop
Pet Spa & Wash Station

Enjoy a double shot of freshly ground espresso at The Broward's expansive ground floor coffee shop, or maximize your productivity in one of the modern on-site co-working spaces. Break a sweat at the fitness and spin studio, featuring peaceful yoga and meditation spaces.



The exclusive top floor Owner's Lounge is showcased by soaring 18-foot ceilings and private billiards area. Step out onto the sunny rooftop pergola and experience intimate entertaining, dining and bar areas.



VIP INCENTIVES

- 2 years of guaranteed rent from the developer following the completion
- Prices start from \$444,000 to \$558,000
- Guaranteed rent is from \$2,310 to \$3,000 per month
- Free 2-year full management
- 2-year free maintenance, parking, and locker included, and much more **ONLY FOR THE FIRST 50 DEALS**
- Only 10% total deposit before occupancy (your initial investment is only \$45,000 to \$58,000)
- \$20,000 value of FREE upgrades



THANKS!

Do you have any questions?
contact@newgtacondos.com
+1 416832-8343
newGTAcondos.com



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