

CATIVAN

WELCOME
PLATINUM BROKERS





CAIVAN

BUT WHAT IF WE TOLD YOU...

THE BEST INVESTMENT IS STILL IN ONTARIO.

OTTAWA

Hoping To Buy In Ontario? Ottawa May Be Your Best (Affordable) Bet

Ottawa's real estate market sees healthy growth despite market shifts: OREB

OTTAWA BUSINESS JOURNAL

'Buyers are tired of being on the sidelines': Sales of new homes tick up in Ottawa in September

CTV NEWS

'Chronic supply issues': Real estate agents issue warning as Ottawa home sales jump 11 per cent in September



CAIVAN

CASH IN WITH CAIVAN IN THE CAPITAL



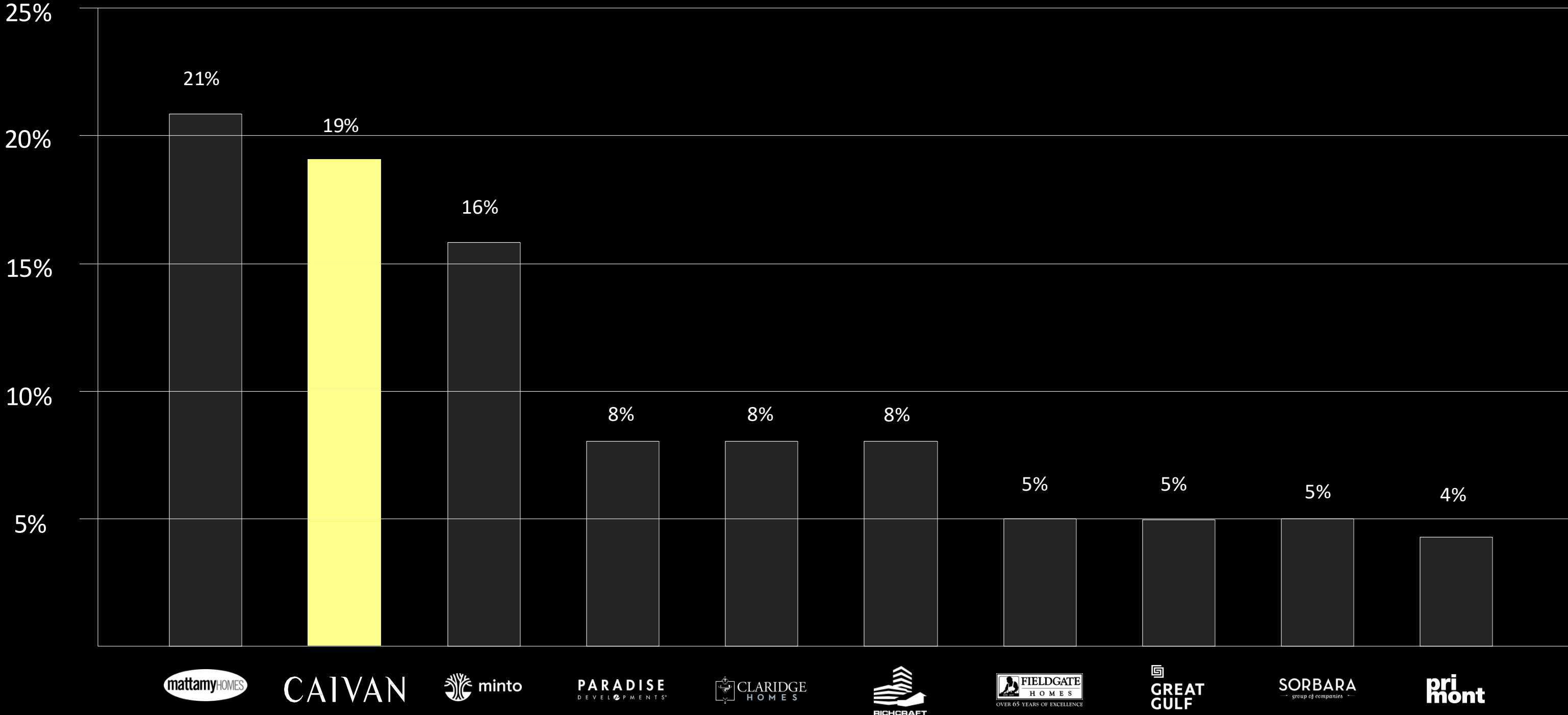
CAIVAN

THIRD LARGEST
HOME BUILDER IN
ONTARIO

60,000+
APPROVED URBAN
LAND HOLDINGS

4,244
COMPLETED HOMES
IN ONTARIO

PROJECTED TOP ONTARIO BUILDERS 2025



OTTAWA LAND INVENTORY

29,000+ UNITS





WHY OTTAWA?

STABLE ECONOMY

- Over 100,000 residents employed by the Federal Government (\$115,000 average salary)
- Ottawa has the highest average wage among all Canadian cities

INVESTOTTAWA



SMART, EDUCATED WORKFORCE

- Ottawa is the **most educated city in Canada**, with over half of people possessing post-secondary degrees.
- 13.3% - **Highest tech talent concentration in North America**

CBRE, 2023



YOUNG, GROWING POPULATION

- Canada's fourth-largest city is projected to **grow by 400,000 people** to a population of 1.4 million by 2046.
- Nearly half the population is under the age of 35 – making it **one of the youngest cities** in the country.



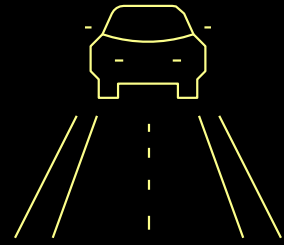
INFRASTRUCTURE EXPANSION

- Extensive LRT expansion, creation of 15-minute city
- Newly announced agreement for new NHL arena and major events centre



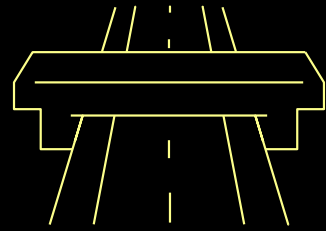
\$68.7M

for road
rehabilitation



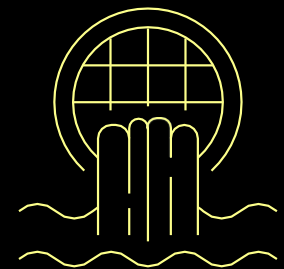
\$38.7M

for structures
and bridges



\$15.2M

for culverts



\$62.6M

for drinking water
treatment and
infrastructure

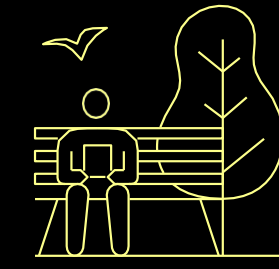


IN 2024,

OTTAWA CITY COUNCIL WILL INVEST OVER

\$600 MILLION

IN CITY INFRASTRUCTURE.



\$63.2M

for buildings
and parks



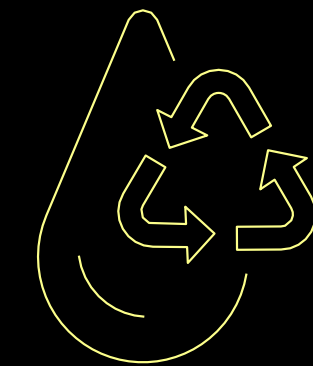
\$9.4M

for sidewalks
and pathways



\$163.6M

for integrated
road-water-sewage



\$43.3M

at wastewater
treatment plant
(ROPEC)

AFFORDABILITY AT THE FOREFRONT

- Nepean, Kanata, Ottawa are the **most affordable** large cities in Ontario.

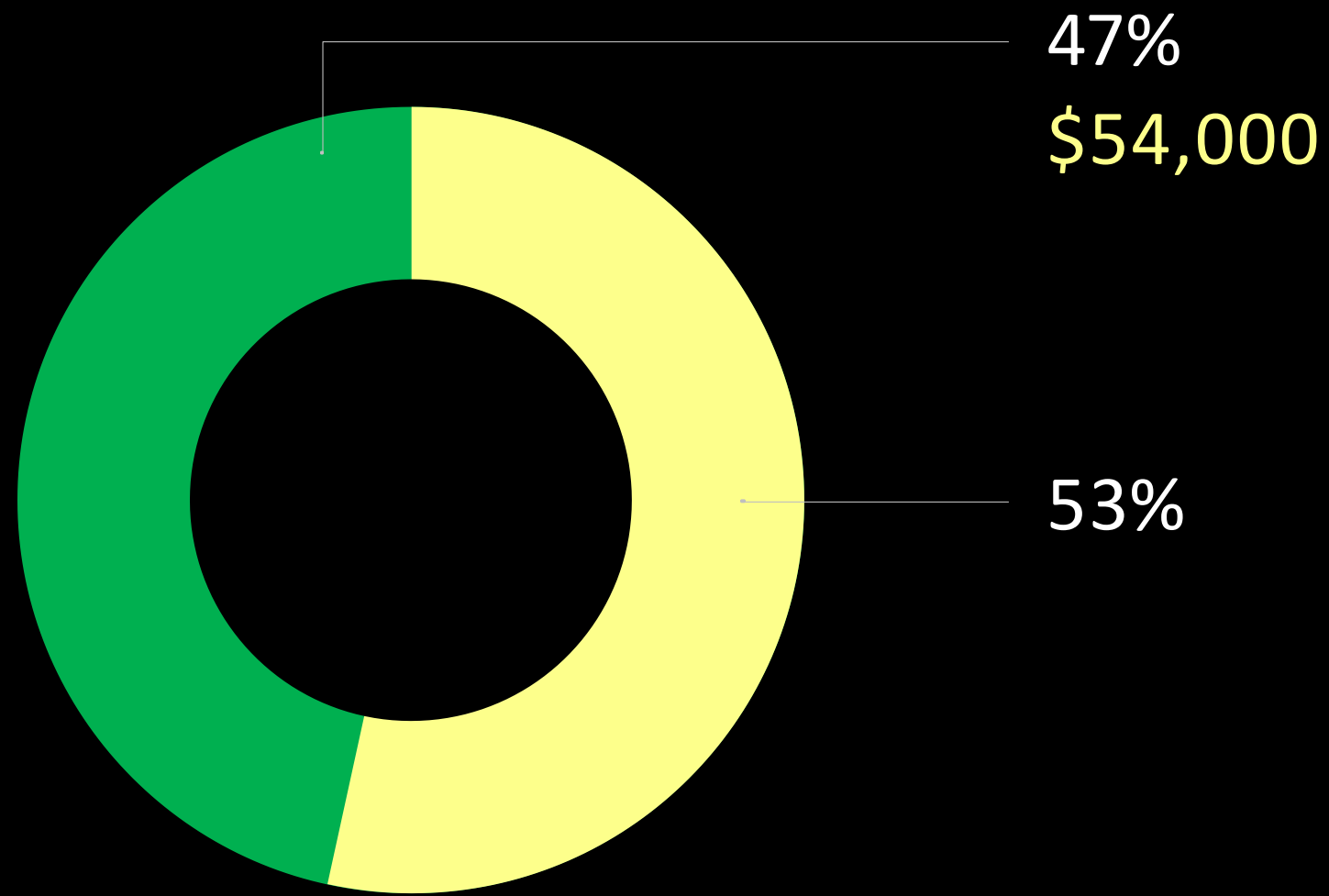
ZOLO

- Ranked **second lowest** for cost of living among top North American cities

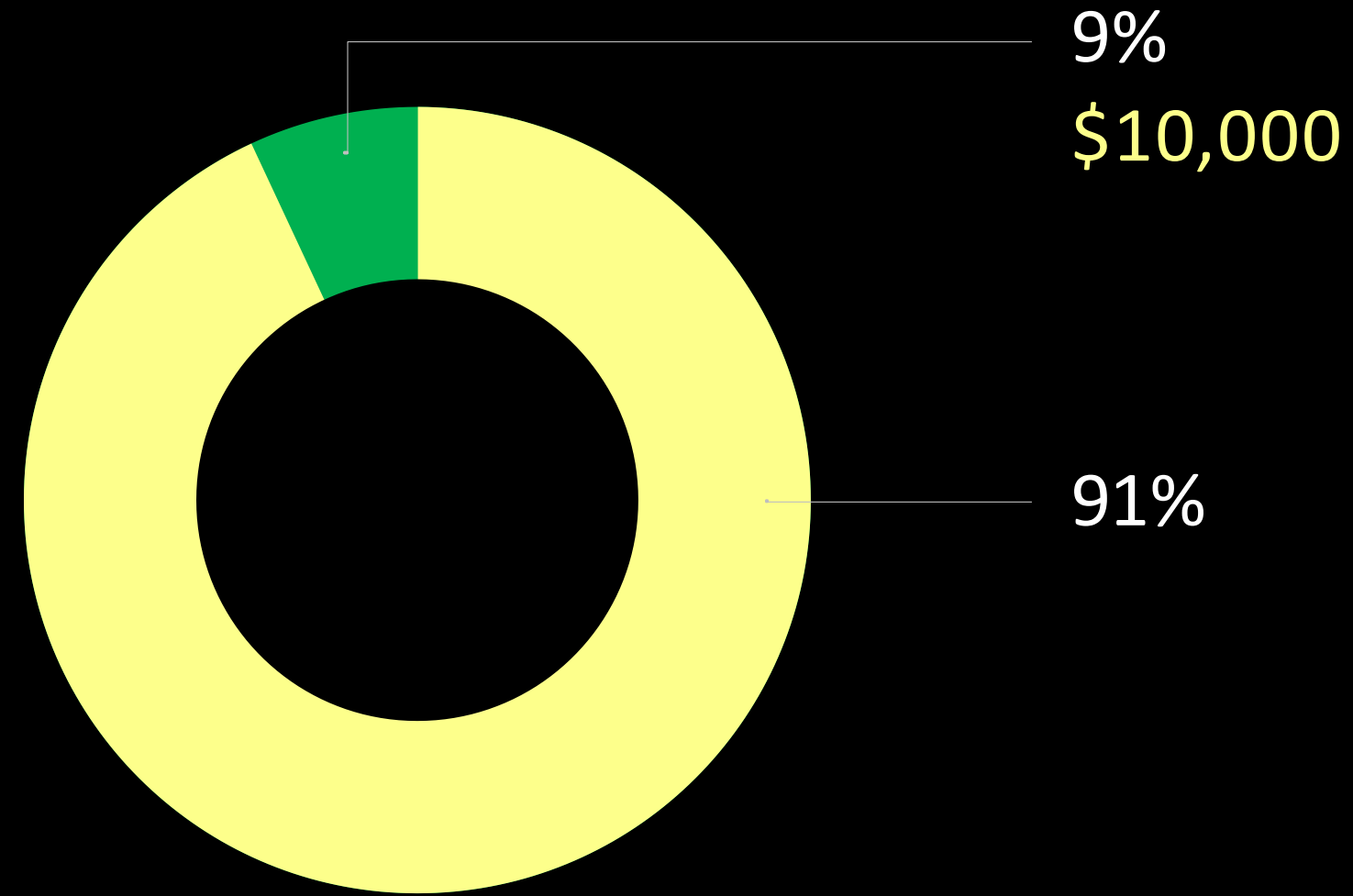
GLOBAL CITY RANKING – MERCER



OTTAWA
\$115,000 HOUSEHOLD INCOME



GTA
\$110,000 HOUSEHOLD INCOME

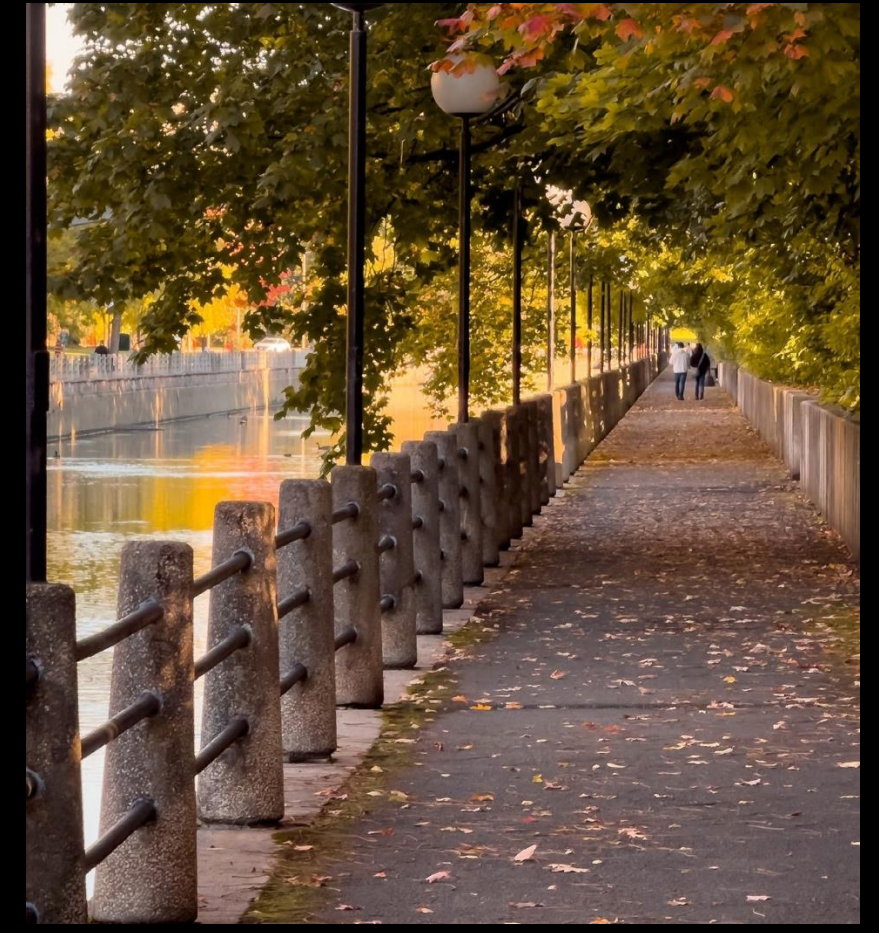


OTTAWA IS UNCOMPROMISING

- Rated the 'best overall city in Canada' based on the 3Ts of economic development: technology, talent, and tolerance

PROFESSOR RICHARD FLORIDA

- 1,000+ parks, 600km of trails, 1,600+ km of bike infrastructure



...INCLUDING GATINEAU PARK



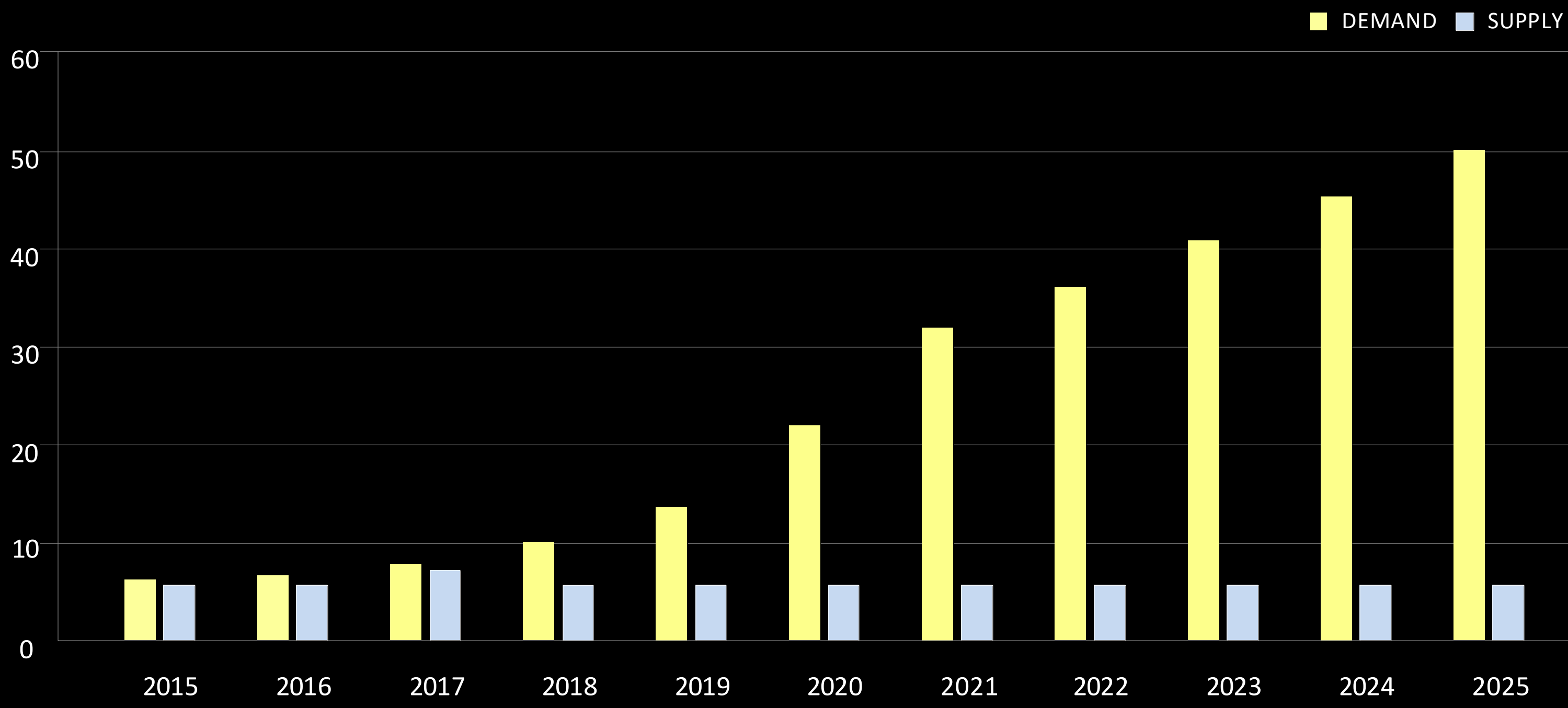
361 sq. km Gatineau Park, the **second most visited** in Canada

NOW IS THE TIME...

PROFIT TODAY.
PROSPER TOMORROW
WITH CAIVAN,
IN OTTAWA.

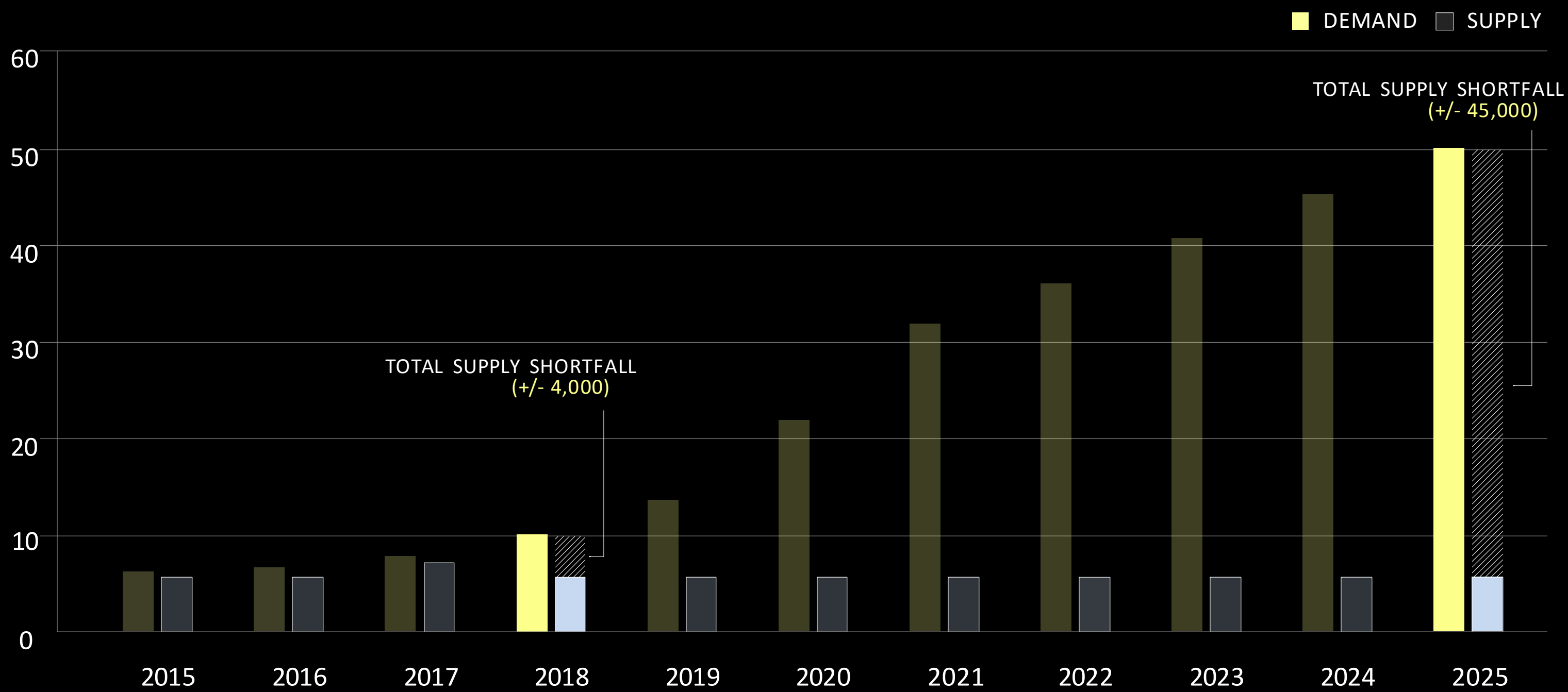
HOUSING SCARCITY

OTTAWA HOUSING INVENTORY LEVEL (IN 000s)



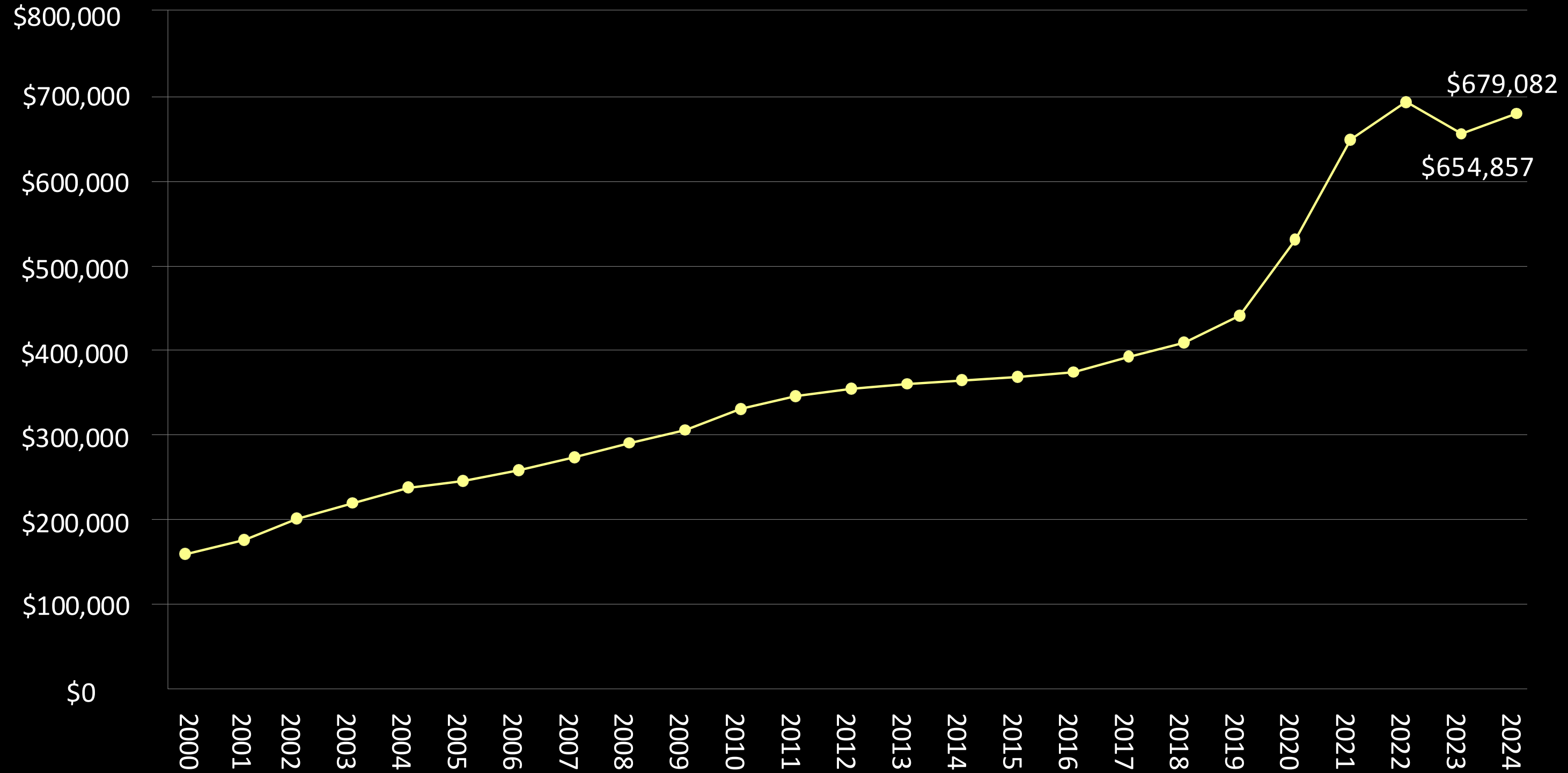
HOUSING SCARCITY

OTTAWA HOUSING INVENTORY LEVEL (IN 000s)



MARKET UPSWING TREND

2000-2024



INSIDER ONLY OTTAWA, REAL ESTATE, RESIDENTIAL

Ottawa Real Estate Board predicts 'heated' fall market as home sales rise, interest rates drop

OTTAWA BUSINESS JOURNAL

CMHC says housing prices are then expected to rise further in 2025 and 2026 due to “continued declines in borrowing costs and ongoing population growth, resulting in higher demand for housing.”

CityNews
Everywhere

Fall could be the best real estate market in years:
Report

WHO REMEMBERS
THE COST OF AN AVERAGE
GTA PROPERTY IN 2014?

\$550,700

TREB, 2014

FoxRun

RICHMOND, OTTAWA

\$549,990

THE RIDGE

BARRHAVEN,
OTTAWA

\$564,990

The
Conservancy

BARRHAVEN,
OTTAWA

\$569,990

CAIVAN Two-Storey Freehold Town
3bd, 2.5 ba, single car parking & rear yard

Ottawa
Resale

TOTAL PURCHASE PRICE

\$549,990

\$619,000

DOWN PAYMENT

20%

20%

TOTAL MORTGAGE

\$439,992

\$495,200

MORTGAGE RATE (25 yr)

4.5%

4.5%

MONTHLY MORTGAGE PAYMENT

\$2,435

\$2,741

MONTHLY RENTAL INCOME POTENTIAL

\$2,800

\$2,800

POSITIVE CASHFLOW

\$365

\$59

ONE OF ONTARIO'S
LARGEST BUILDERS.

THE MOST STABLE,
FAST-GROWING & AFFORDABLE
CITY IN NORTH AMERICA.

THE TIME IS NOW.

Fox Run

RICHMOND VILLAGE, OTTAWA

\$549,990

\$0 Development Charge Increases Free Assignments

Three SS Appliance Voucher
10K Design Credit

CAIVAN



THE RIDGE

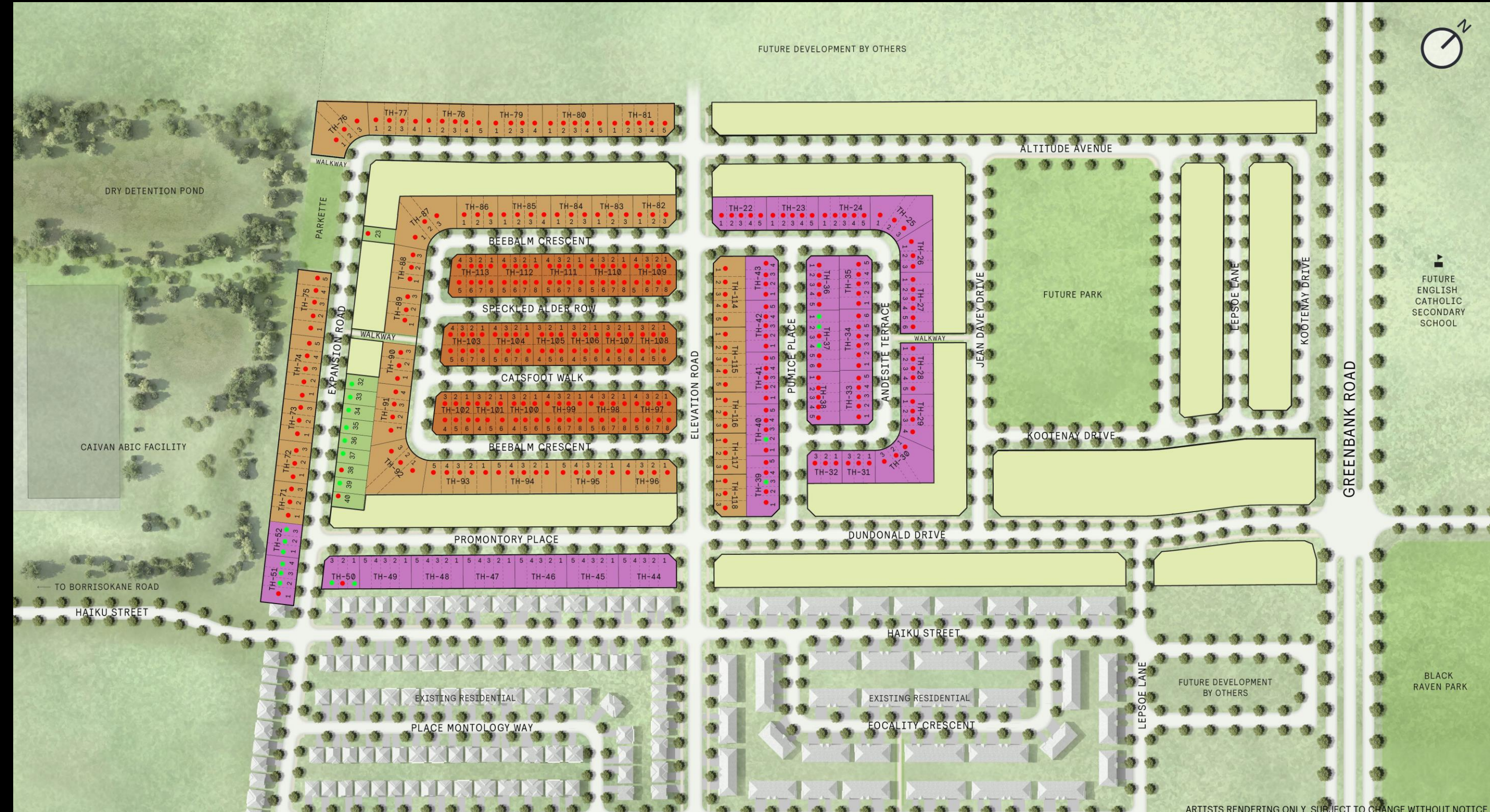
BARRHAVEN, OTTAWA

\$564,990

\$0 Development Charge Increases Free Assignments

Three SS Appliance Voucher
10K Design Credit

CAIVAN



The Conservancy

BARRHAVEN, OTTAWA

\$569,990

\$0 Development Charge Increases Free Assignments

Air Conditioner

Three SS Appliance Voucher

10K Design Credit

