

# Investor Package 2022

JUNE 2022 | PRIVATE & CONFIDENTIAL



**PACIFIC  
PROPERTY  
GROUP**







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**At Pacific Property Group**, we are passionate about building the wealth of our investors. We pride ourselves on our ability to competently build out financial models and proformas which guide us to complete projects on time and on budget. We have developed trusted relationships with architects, city planners, designers, and sub-trades which set us apart. Our elite roster of contacts and connections push our projects forward in a more streamlined and expedited way than our competitors.

Over the years, we have been recognized in the industry winning both Georgie and Ovation awards. As we build our portfolio and team, we move ourselves forward with integrity and innovation in becoming a prominent name in real estate development.



**324 RIDGEWAY AVE, NORTH VANCOUVER**





A CITY OF BEAUTY AND GROWTH

# VANCOUVER

Vancouver is consistently ranked among the top ten most livable cities in the world by The Economist and other notable publications. People continue to flock to Vancouver for its safety, cleanliness, climate, geography and natural beauty. Current data shows a minimum growth rate in Vancouver of 30,000 - 40,000 jobs a year, as employment increases in the tech sector.



# THE REAL ESTATE LANDSCAPE

Real estate valuations in Vancouver are a result of limited supply and high demand. Moreover, today we are in a climate where sales are being stimulated by low interest rates and an ever increasing desire to live in British Columbia. Supply remains low due to the lack of new construction over the past few years. Recent data indicates that developers who build in the 1H 2021 should benefit from further price increases in 2022 and beyond.

More recently, Pacific Property Group has been acquiring distressed assets in order to increase profitability, thus increasing ROI for our investors. Strategically purchasing during market down-swings in order to sell during market up-swings is a formula which we continuously repeat.



# PORTFOLIO

|

1

## 625 NORTH ROAD

Condo / Apartment | Phase: Rezoning

Construction scheduled to begin Spring 2023

2

## THE LINDEN

Multi-Family | Phase: Presale

Currently under construction

3

## 3180 BENBOW ROAD

Single Family | Phase: Presale

Currently under construction

4

## 4363 MORGAN CRESCENT

Single Family | Phase: Presale

Subdivision in process





## 625 NORTH ROAD

Pacific Property Group and Baydo Development Corporation are pleased to present this rare opportunity to invest in a redevelopment site just blocks from both the Burquitlam & Lougheed SkyTrain Stations. This is one of the best locations in Coquitlam, steps away from bus route, minutes from the Skytrain station and Lougheed mall. Beautiful View of Fraser River and North Shore. Plans are done by the developers for 27-storey building with 195 units. Development Permit is estimated to be ready by July 2022.



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# 174,926

SF OF BUILDABLE

# 36

MONTH TIMELINE

# \$23.6M

PROFIT

# 2.18X

RETURN ON CASH





## THE LINDEN

PPG secured this project in Q2 of 2020. These modern townhomes combine affordability with all of the benefits of a single family home without the maintenance and additional costs. North Vancouver real estate statistics shows that Townhomes are the most sought after residential real estate product on the market today. PPG is currently pre-selling these units ranging from \$1.15M - \$1.8M. Investors remain welcome to participate with up to a \$2M equity stake.

# 16,500

SF OF BUILDABLE

# 14

MONTH TIMELINE

# \$2.0M

PROFIT

# 1.44X

RETURN ON CASH



# 3180 BENBOW ROAD

PPG is building this luxury home in the most desirable school catchment of West Vancouver. This home is projected to sell between \$6M-\$7M in 2021. Our sales and marketing team will be launching the pre-sale of this project towards the end of 2020. PPG strategically acquired this land in a market down-swing and we anticipate maximizing the return as we are seeing a strong return of luxury home sales.

6,400

SF OF BUILDABLE

14

MONTH TIMELINE

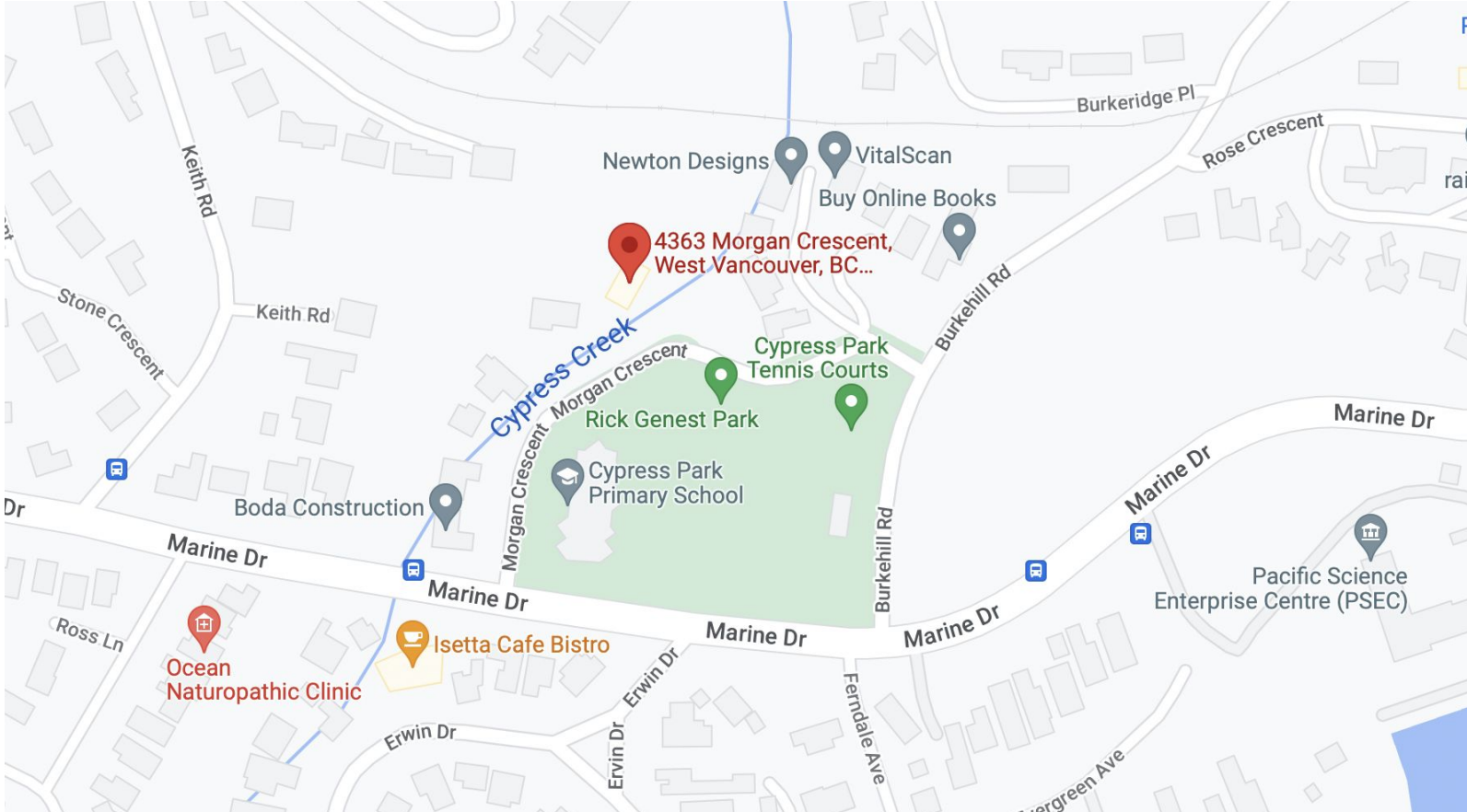
\$1.46M

PROFIT

1.87X

CASH RETURN





# 4363 MORGAN CRESCENT

Located in a prestigious corner of West Vancouver, the Morgan Crescent Project is a subdivision creating two 11,000 sq ft lots, suitable for two new 4,800 sq ft homes.

9,600

BUILDABLE SF

2-4

YEAR TIMELINE

\$3M

PROFIT

2.0X

RETURN ON CASH



# SCOTT MANDERSON

## DIRECTOR

Scott is a graduate of Centennial College in Toronto. Scott comes from the IT industry where he was recruited by Fujitsu Canada to start up their Western Canada sales division and subsequently had similar successful roles with Panasonic, Okidata, and Image Maker.

In 1987, Scott moved into the construction business with the formation of West Vancouver based Custom Home Specialists Ltd (CHS). Over 15 years, CHS established itself as a respected house builder on Vancouver's North Shore. Scott was also previously the co-founder of Mulberry Property Group, an award winning building group.





# RON ORSER

## PARTNER

Ron's commercial construction experience began in 2009, when Ron was an integral part of the planning, construction and completion of the multi-million dollar Fine Arts Wing, at St. Thomas More Collegiate. This role continued in 2013, when Ron was also involved in overseeing the building of a state-of-the-art Fitness Facility and Complex, at St. Thomas More Collegiate. Ron's acute awareness to detail and years of experience help to ensure a seamless process for the client, from the planning stages to the final product.





# ANDREA BATTISTON

## PARTNER

Andrea has the professional designation of Professional Quantity Surveyor from the Canadian Institute of Quantity Surveyors as well as The Royal Institute of Chartered Surveyors. He has been in the Construction Industry for over 26 years, providing a wide range of management skills, including cost estimating, project management and construction management. He has been involved in many projects from concept to completion, having provided pre-construction services and complete construction management. Project types include multi-unit residential developments, commercial buildings, institutional projects, residential houses and industrial projects. Project budgets have ranged from 1 million to 35 million dollars.







# INVESTMENT

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PPG continues to partner with investors on a global scale. International investors favour PPG due to our:

1. - Superior knowledge of the local market
2. - Longstanding relationships with lenders
3. - Access to exclusive off-market deals
4. - Positive industry reputation
5. - Strong focus on innovation and building technology

We welcome investors to join us as shareholders with an equity position.





# CONTACT US

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