



# EXCLUSIVE MULTI-RESIDENTIAL INVESTMENT OPPORTUNITY

## PROJECT OVERVIEW

The purchase, assembly and rezoning of three parcels of land to develop a new 188-unit multi-residential building from the ground up, forcing an appreciation in value and helping to fill the high demand for housing in Ottawa.

## PARTNER

TCU is the largest mid-rise developer in Ottawa for multi-residential assets and, to date, has driven \$500M in real estate development and overseen a projected \$1B in assets.

## KEY PERFORMANCE INDICATORS

	Sale at Stabilization (4 Year)	5-Year Hold Scenario (9-Year)
INTERNAL RATE OF RETURN	<b>18.60%</b>	<b>17.24%</b>
EARNINGS MULTIPLE	<b>1.95x</b>	<b>3.74x</b>

MINIMUM INVESTMENT **\$250,000**

## TIMING

Partner Commitments: March - April 2023

Partner Contributions: May + September 2023

Project Length:

Scenario 1: Sale at Stabilization - May 2027 (4 Years)

Scenario 2: 5 Year Hold - May 2032 (9 Years)

## INVESTMENT STRATEGY

**THE PROBLEM** is getting into Ottawa's real estate market is more challenging than ever before. With an increase in the cost in land, construction, carrying costs, along with city fees and high interest rates, it is difficult to break the barriers to entry. In addition, the City of Ottawa has declared a housing emergency as there is a lack of supply to fill the high demand.

**THE SOLUTION** is to create new, transit-oriented, Class A rental supply to meet the high demand.

**THE OPPORTUNITY** is to partner with TCU, a developer with a 15-year track record of success, to address the housing crisis, while also making a significant return on investment.

## INVESTOR BENEFITS

- ✓ STRONG RETURNS
- ✓ HANDS OFF
- ✓ LIMITED LIABILITY
- ✓ PORTFOLIO DIVERSIFICATION
- ✓ TAX BENEFITS
- ✓ FORCED APPRECIATION
- ✓ TIER 1 FINANCING
- ✓ ECONOMIES OF SCALE

**REGISTER NOW**

- ✓ INFLATION HEDGE
- ✓ DIRECT ACCESS
- ✓ PARTNER ALIGNMENT
- ✓ BRAND NEW - CLASS A