

COQUITLAM WEST TOA DP CAPITAL PARTNERSHIP

Burquitlam TOA • (FAR 3.0) • Investor
Package

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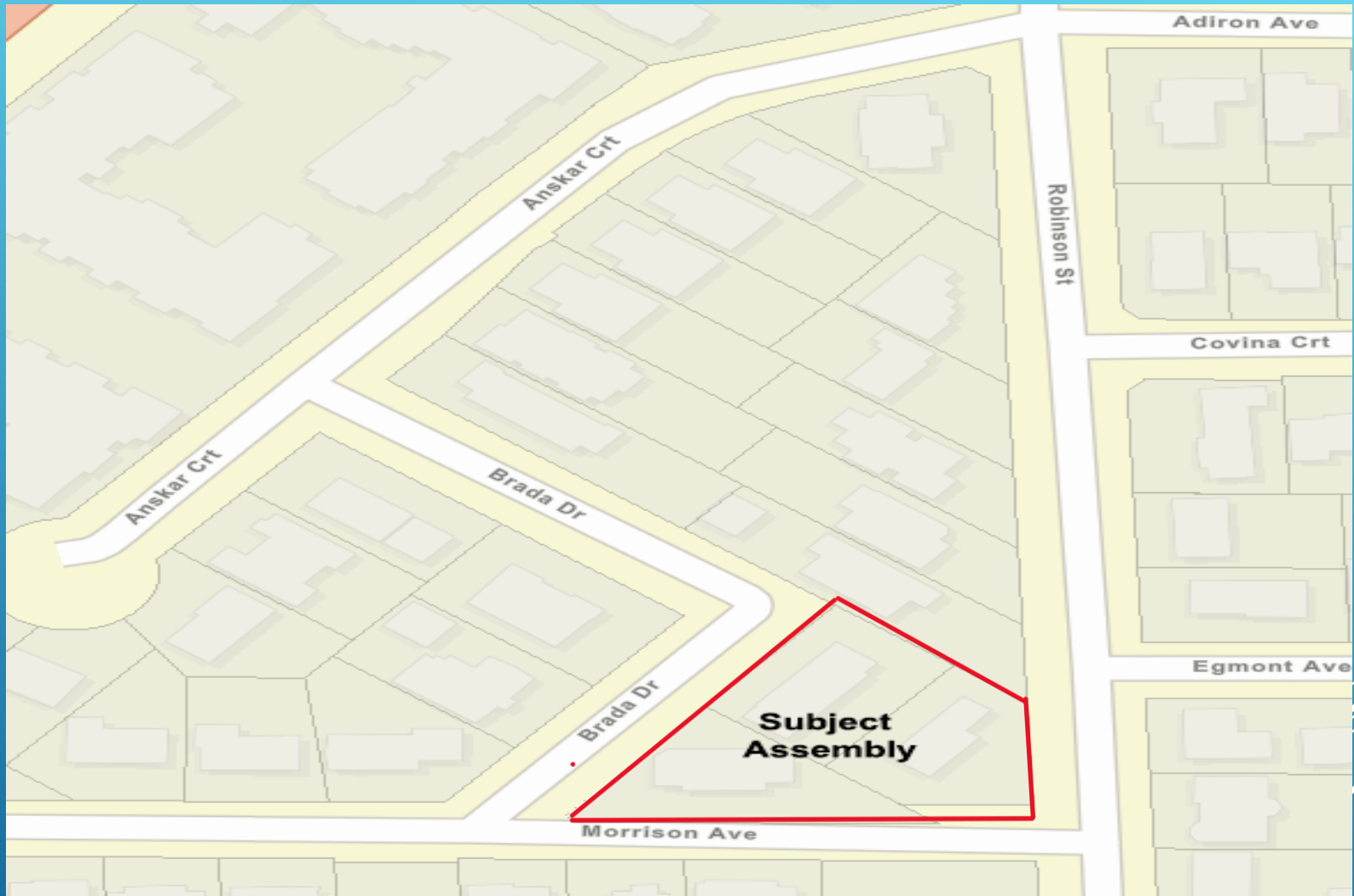
1. DEAL SNAPSHOT

- \$6.7M capital requirement
 - \$2.0 M now + \$4.7 M in October 2026 (structured entry)
 - Investor receives 33% DP-stage land value + 80% of development profit
 - Sponsor executes all DP work
 - DP target timing: 2026
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2. SITE OVERVIEW – BURQUITLAM TOA

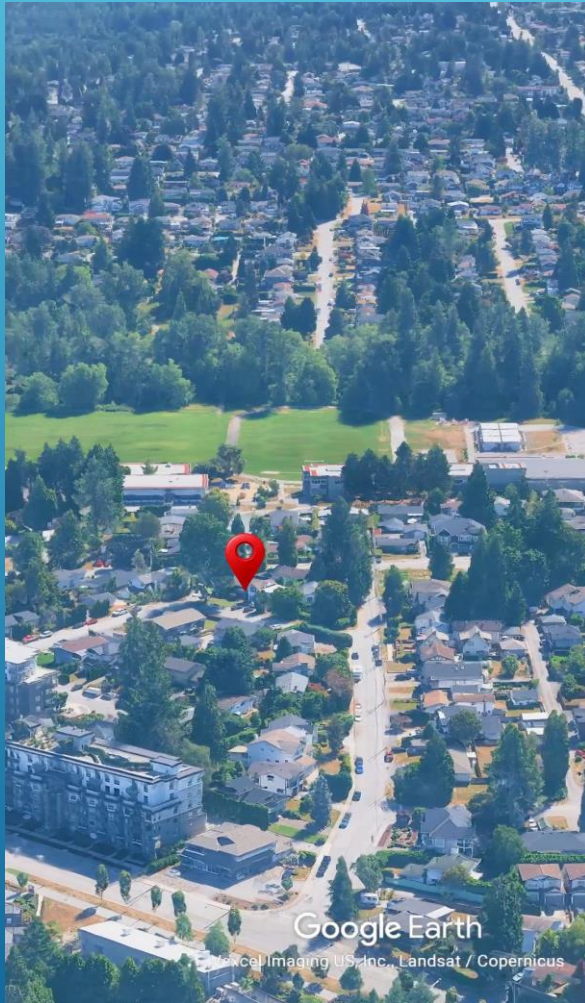
- 30,250 sf assembled land
- 8-storey Transit- Oriented Area mid-rise
- Minutes from SFU and Burquitlam SkyTrain Station
- Fully aligned with Coquitlam's TOA Policy
- Strong demographic demand





Site Map – Morrison Ave / Robinson St / Brada Dr

Aerial Overview – Morrison Ave / Robinson St / Brada Dr



Watch Video Here

3. DEVELOPMENT PROGRAM – (FAR 3.0)

- 8-storey mid-rise
 - Buildable: ~90,750 sf
 - Sellable: ~77,138 sf
 - Estimated units: ~ 85
 - Gross Development Value:
~\$69.4M at \$900/sf sellable
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4. RESIDUAL LAND VALUE (POST-DP)

- Residual land value: \$15.22M
 - Target valuation range: \$14.5M–\$15.2M
 - Investor entry at \$6.7M = discounted basis
 - Value buffer supported by DP uplift and TOD zoning
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5. CAPITAL STRUCTURE

- Total investor capital: \$6.7M
 - \$2.0M now (lender payoff + DP + carry)
 - \$4.7M Brada acquisition (Oct 2026)
 - Investor receives 33.3% DP-stage land value
 - Investor receives 80% development profit
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6. SPONSOR COMMITMENT

- Sponsor has absorbed multi-year assembly and carrying risk
 - Sponsor completes all DP work and manages consultants / city
 - Sponsor remains active development partner post - DP
 - Full alignment – investor holds economic leadership
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7. INVESTOR UPSIDE

- 80% of net condo development profit
 - Control post-DP strategy:
 - Sell DP land
 - Proceed to BP and Pre- sale condos with builder partner
 - JV with builder
 - Hold long-term rental
 - All options preserve investors' 33.3% DP equity and 80% profit participation
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8. MARKET TIMING 2026–2027

- Liquidity returns as rate decline (2026 – 2027)
 - Foreign buyer restrictions potentially lifted Jan 2027
 - Structural housing shortage
 - TOA demand surge
 - DP-ready land will command premiums
 - 2026 – 2027 = presale strength returning in TOA nodes
 - 2027 – 2030 = highest capital inflow window (EU + Asia)
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9. SPONSOR CONTRIBUTION

- ▶ • Multi-year assembly completed
 - ▶ • City alignment + TOA compliance
 - ▶ • Covers DP execution and consultant coordination
 - Provides continuity after DP
 - ▶ • Leaves majority upside to investor
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Comparable Projects

- Woodhill – Horizon (6 Storey)
- Hayer – Hayer Living (6 Storey)
- Dolomiti – Siena (6 Storey)



10. SUMMARY & CALL TO ACTION

- Investor steps in at the right time
 - DP land value materially higher than entry
 - Strong asymmetric return profile
 - Simple structure, clean economics
 - Next step: investor call + data room access
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