



green
square  vert.

Okanagan
Investor
Opportunity



Investment Overview

GREEN SQUARE VERT

3638 Mission Springs Drive

Target Occupancy Date

Nov 2022

UNIT	#
1-bed	18
2-bed	32
Townhouse	11
Penthouse	4
TOTAL UNITS	65

Green Square Vert ("Vert"), the 10th phase of Troika Group's condominium and townhome development, presents a unique opportunity for both novice and sophisticated real estate investors to purchase freehold units in one of Canada's hottest, most emerging markets. Smart home choices perfectly situated in the vibrant Lower Mission. A collection of meticulously designed condominiums, townhomes and new to this phase, penthouses. Choose the shape and size of your rental property with a selection ranging from 1-4 bedrooms.

Over the course of the last several years, Kelowna has proven itself to be one of the most robust rental markets in Canada; with near record low vacancy, and an influx of relocations to the area, demand continues to outpace supply making now an ideal time to enter the market.



Opportunity Highlights

- Pre-Sale discounts & incentives
- Homes starting from \$399K
- Rooftop Patio Amenity Space
- Community Garden
- Underground Parking
- On-site car share program
- Storage Lockers
- Priority access to top property management firm



Location Overview

KELOWNA, BC

- #1 Town for Real Estate Investors in Canada. Western Investor 2020
 - #3 Largest Metropolitan Area in BC. BC Stats; 2019 Pop. 217,214
 - #10 Busiest Airports in Canada by Passengers. Transport Canada 2019
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Centrally located in one of Kelowna's most affluent neighbourhoods, the Lower Mission, Green Square Vert is minutes from Okanagan College, Kelowna General Hospital, and Pandosy Village, one of Kelowna's top retail nodes.

A short bike ride to the beach, golf courses, and the Capital News Center, Vert's location provides residents with unparalleled access to Kelowna's top amenities and attracts a variety of demographics. Students, first time home owners, young families, and downsizers can take advantage of all that Kelowna has to offer. As one of the fastest growing populations in the country, Kelowna saw over 14% price growth in the single family segment. As the cost of homeownership rises, we feel strongly that Green Square will benefit from a larger demand for rentals across the city.



Lower Mission Living

liveatvert.ca





Be Part of The Shift

2020 was a year of uncertainty and change, with many professionals adapting their work environments to adjust to our “new” normal. Advancements in technology have facilitated the smooth transition from the office tower to the home office, with many people leveraging that flexibility to relocate to Canada’s amenity rich secondary markets.

Be it the world class golf or the powdery slopes of Big White, Kelowna has already seen an influx of remote workers, with more anticipated every year. In fact, some of Canada’s largest tech companies such as Shopify and Open Text have recently announced that employees will soon have the option to permanently work remotely.

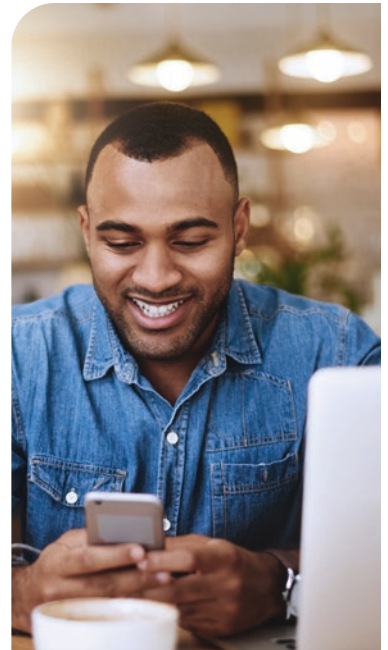
Via British Columbia’s second largest airport, workers have access to multiple daily direct flights to Vancouver, Calgary, Edmonton, and Toronto, and Seattle – making professional travel a breeze. As the region’s shopping and dining hub, Kelowna has all the amenities of a big city, with the tradition, character, and security of a closely knit community.

It’s because of this shift that we believe Vert offers a premium investment opportunity for both local and out of town rental property owners. As Kelowna’s population grows and supply becomes limited, tremendous pressure is put on rental rates; driving income growth for investment property owners. Having already demonstrated strength as one of Canada’s hottest real estate markets, demand fundamentals will continue to be strong as remote workers relocate, university enrollment grows, and retirees continue to call Kelowna home.

The Future of Work

According to a July 2020 survey conducted by Stats Canada, work from home is here to stay.

25.2%
of business reported
being likely or
very likely to offer
the possibility of
remote work



38.9%
of Canadian workers
have jobs that can
plausibly be done
from home



13.0%
of Canadian workers
reported a reduction
in productivity



Sample Investor Opportunity



4.5%

Average Okanagan Appreciation Per Year

This table is general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Troika, and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.



POTENTIAL VALUE APPRECIATION PER YEAR

INITIAL INVESTMENT	
Purchase Price (2 Bed, 2 Bath)	\$449,000
Downpayment (20.00%)	\$89,800
PTT & Closing Costs (7.00%)	\$31,430
TOTAL INITIAL INVESTMENT	\$121,230

ANNUAL REVENUE	
Base Rent (\$2,100/month)	\$25,200
Parking (\$50/month)	\$600
TOTAL ANNUAL REVENUE	\$25,800

ANNUAL EXPENSES	
Strata Fees (\$212/month)	(\$2,544)
Insurance (\$75/month)	(\$900)
Property Tax (0.5272%)	(\$2,367)
Mortgage Interest Payments (2.09%)	(\$7,135)
TOTAL ANNUAL EXPENSES	-\$12,946

GROSS ANNUAL CASH FLOW BEFORE PRINCIPAL	\$12,854
Mortgage Principal Payments	(\$9,103)
NET ANNUAL CASH FLOW	\$3,751
Estimated Year 5 Value	\$520,514
Less: Year 5 Mortgage Balance	(\$313,686)
Less: Commissions & Selling Costs (5.00%)	(\$26,026)
5 YEAR CAPITAL GAIN	\$180,802
Plus: 5 Year Net Cashflow	\$18,757
Less: Initial Investment	-\$121,230
ESTIMATED 5 YEAR TOTAL PROFIT	\$78,329

TOTAL 5 YEAR INVESTMENT	\$102,473
ESTIMATED 5 YEAR ROI	76%
ANNUALIZED RETURN	15%



Vert Investment Analysis

Rental Rates: Potential Rental Incomes

PENTHOUSES

PH1: 3 bed/2 bath. 2 parking stalls
\$4000 - \$4500/month (lake view)

PH2: 3 bed/2 bath. 2 parking stalls
\$4000 - \$4500/month (lake view)

CONDOS

PLAN A: 1 bed + 1 den/1 bath. 1 parking stall
\$1700 - \$1900/month

PLAN B: 2 bed/2 bath. 1 parking stall
\$2000 - \$2200/month

PLAN B2: 2 bed/2 bath. 1 parking stall
\$2100 - \$2300/month (lake view)

PLAN C: 2 bed/2 bath. 1 parking stall
\$2100 - \$2300/month (lake view)

TOWNHOMES

PLAN T1A: 3 bed + den/3 bath. 2 parking stalls
\$3200 - \$3500/month

PLAN T2 & T2A: 3 bed + den/3 bath. 2 parking stalls
\$3000 - \$3200/month

PLAN T3: 2 bed + den/2 bath. 2 parking stalls
\$3000 - \$3200/month

PLAN T3A: 2 bed + den/2 bath. 2 parking stalls
\$3000 - \$3200/month

PLAN T4: 4 bed/3 bath. 2 parking stalls
\$3500 - \$3700/month



Worry-Free Investment with Property Management

- Through Tenant Screening & Placement
- Maintenance Coordination
- Owner & Tenant Online Portal Access
- Timely Rent Collection
- 3D Virtual Tours
- Marketing Campaigns
- Cost Effective, Reliable Maintenance
- 24/7 Emergency Response
- Regular Inspections
- Advanced Monthly & Year-End Reporting
- Eviction Protection Program
- 60-day Risk Free Guarantee



Top 10 1 Bedroom Median Rent Prices

JUNE 2021



\$1,570

Oshawa, ON

\$1,520

Kelowna, BC

\$1,480

Ottawa, ON

\$1,380

Kitchener, ON

\$1,380

Montreal, QC

\$1,950

Vancouver, BC

\$1,800

Toronto, ON

\$1,700

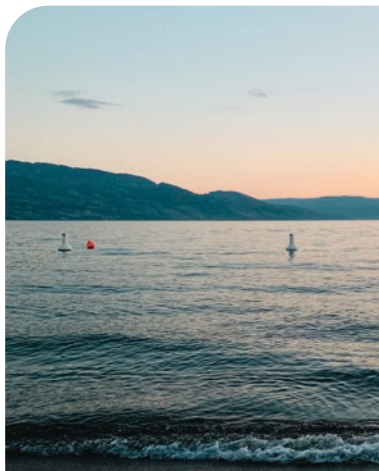
Burnaby, BC

\$1,650

Barrie, ON

\$1,600

Victoria, BC



Central Okanagan

177

↑ 18.0%
SALES

\$452,900

↑ 21.1%
BENCHMARK PRICE

36

↓ -56.1%
DAYS TO SELL

274

↓ -61.2%
INVENTORY

North Okanagan

21

↑ 16.7%
SALES

\$285,000

↑ 23.0%
BENCHMARK PRICE

101

↑ 70.3%
DAYS TO SELL

66

↓ -19.5%
INVENTORY



Condo Summary Statistics

JULY 2021



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