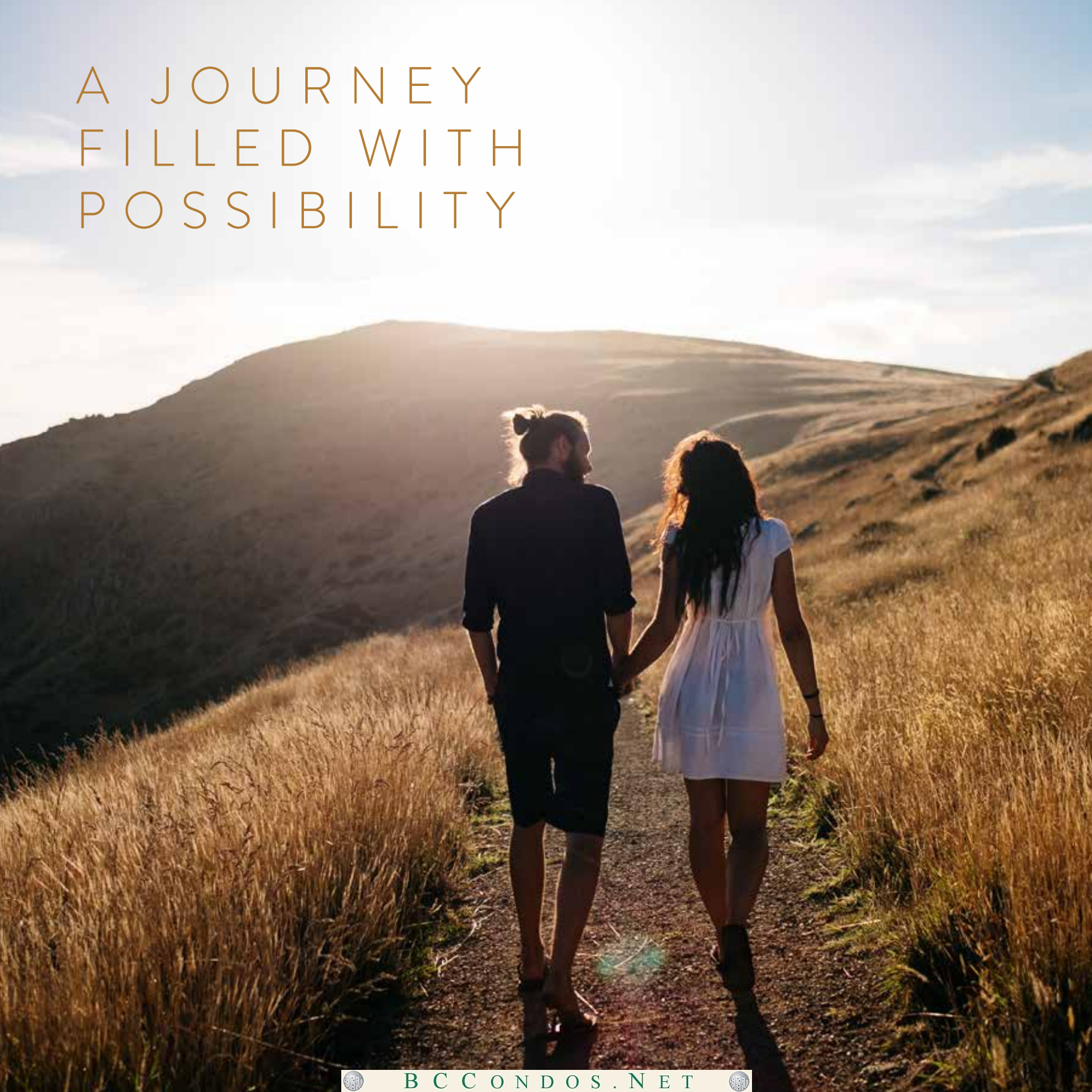


DIGITAL INVESTOR DECK



A JOURNEY
FILLED WITH
POSSIBILITY



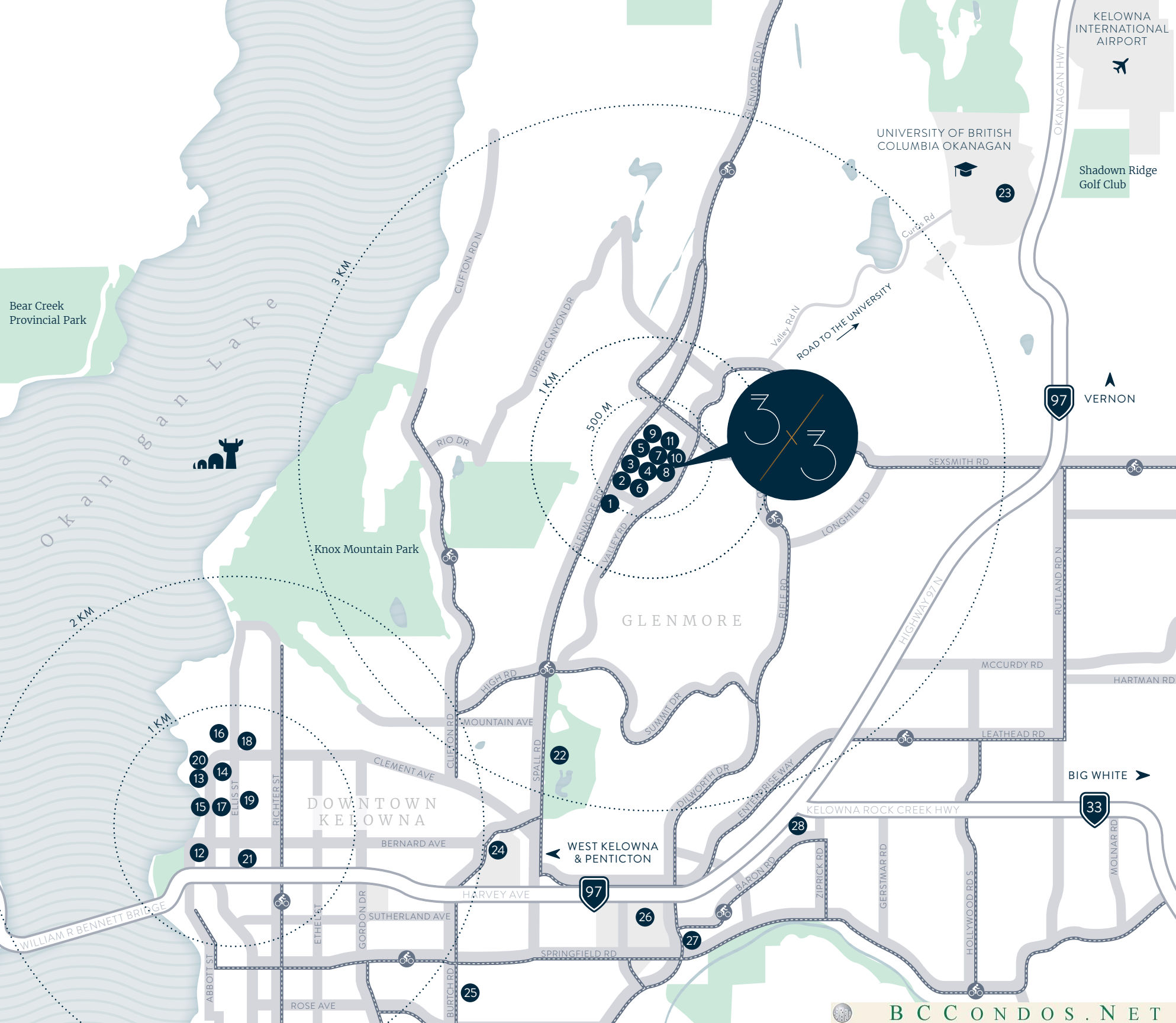
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Your place in Glenmore

In Glenmore, a picturesque corner of Kelowna, homes at 3x3 represent a modern way to experience the Okanagan. Your home is nestled among restaurants, grocery stores, shops, and community amenities, and only a short drive to UBCO and the urban heart of Kelowna. Nature is your backyard, with walking trails, bike paths, winery orchards, and the sandy shores of Lake Okanagan all within reach. Glenmore is not only a place you can live. It's where you want to live.





GLENMORE

1. BRANDT'S CREEK PUB
2. TIM HORTONS
3. BASIL LEAF ASIAN FUSION RESTAURANT
4. STARBUCKS
5. IGA
6. McDONALD'S
7. PEACHWAVE FROZEN YOGURT
8. NEUMOVEMENT KELOWNA
9. SHOPPERS DRUG MART
10. SCOTIABANK
11. SAVE-ON-FOODS

DOWNTOWN

12. EARLS KITCHEN + BAR
13. DELTA HOTELS BY MARRIOTT GRAND OKANAGAN
14. PROSPERA PLACE
15. CACTUS CLUB CAFE
16. WATERFRONT WINES RESTAURANT
17. KELOWNA COMMUNITY THEATRE
18. CENTRAL
19. THE CURIOUS CAFE
20. LAKE CITY CASINO
21. TOURISM KELOWNA

DOWNTOWN

22. KELOWNA GOLF & COUNTRY CLUB
23. UBC OKANAGAN LIBRARY
24. APPLE BOWL STADIUM
25. QUALITY GREENS FARM MARKET
26. ORCHARD PARK SHOPPING CENTRE
27. KELOWNA FARMERS' AND CRAFTERS' MARKET
28. JOEY KELOWNA



Modern Living in Glenmore

Designed by Zeidler Architecture, three contemporary five-storey buildings perfectly complement the surrounding neighbourhood. Each building has its own distinct accent colours – a touch of modern elegance. Glass, cement, and stone are brought together with a fresh colour palette to create architecture that holds your interest. Large balconies open your home to the fresh Okanagan air. Every element is considered for your life to be inspired.





Modern is community

3x3 is truly designed for modern living in Glenmore. To complement your on-the-go lifestyle, resident amenities include the area's only fully-equipped gym and a party room to expand your social network. Communal BBQs and an outdoor fire pit are woven between benches and plenty of green space. Secure underground bicycle storage makes a path to living outside easier. Rooftop solar panels are designed to create net zero power consumption in hallways and common areas. This is Kelowna's most thoughtful space.





Modern is timeless

Interiors at 3x3 are a fresh take on contemporary living. Open concept kitchens flow seamlessly into spacious living areas with unobstructed sight lines. Quartz countertops add a touch of elegance that complements the use of natural stone.

Stylish kitchens are designed for functional use, with abundant pantry storage, beautiful tiled backsplashes, and durable surfaces. All stainless steel Samsung appliances are fully integrated into flush cabinet designs. Cabinets are a two-tone mix of wood grain and crisp glossy white with quiet-close hinges for noise reduction. Added wine storage will surely make unwinding after a long day much easier.

Modern is sustainable

All linear wood-grain corkwood flooring seamlessly connects kitchens with living spaces. We utilize every corner of space for added storage and integrated walk-in closets. Central heating and air-conditioning are provided for you to perfect your desired climate.

All homes are situated to give you the best views of Glenmore. Expansive energy-efficient windows and glass railings have been incorporated to provide unobstructed views of your surroundings.





Modern is luxurious

Bathrooms are the perfect blend of sophisticated, clean and luxurious. Unwind in your deep soaker tub with Carrera-styled surrounds to create a bold and sleek bath. White limestone and glass linear tile provide accents in creative spaces. Ensuite spaces perfectly utilize space and design with dual sinks. All modern Kubik square faucets and shower heads draw succinct lines on your vanities. Linear above-vanity sconces add warm ambient lighting. Natural stone floor tiles transform your bathroom into a sanctuary.



Modern is better together



DEVELOPER Ocorp Development is familiar with Kelowna living. Having formed a tradition of building quality homes for over a decade, Ocorp prides itself on creating communities rather than developments. Family owned and operated, the company works with local vendors to support and enrich the Okanagan and its people. From multi-family to custom homes, Ocorp combines expertise and integrity to build homes that will stand the test of time.



ARCHITECT Zeidler are innovators, trendsetters and experts of their craft. They advance design, discovery, value and collaboration – ultimately shaping communities and lives. Their portfolio spans a broad range of work: residential and commercial properties, civic and academic buildings, healthcare and research facilities, performing arts centres, and hotels and resorts. Zeidler continues to create buildings that are truly a pleasure to own and be in.



SALES & MARKETING OPAL. is a freelance marketing agent that specializes in the creation of fresh and innovative campaigns. Focused on compelling concept and insightful delivery, the firm works with a network of creatives and entrepreneurs alike to design inspired marketing communications in real estate, technology and hospitality. In addition, OPAL. provides fully licensed agency representation in real estate to clients who seek to market their homes in new ways.

The developer reserves the right to make modifications and changes to the information contained herein. Maps, views, photography, digital renderings of architecture and interiors are representational only and may not be accurate. Floorplans, layouts, interior and exterior finishes are subject to change without notice. E&OE. This is not an offering for sale and such an offering can only be made after filing a disclosure statement. E.&O.E.



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KELOWNA MARKET ANALYSIS

Kelowna is currently facing a citywide shortage of residential rental properties. Current vacancy rates are estimated at 0.2% and causing much of the higher than usual rents.

Canadian Mortgage and Housing Corporation anticipates vacancy rates to be closer to 2.5% in 2020 due to the number of larger developments that have been approved.

Estimated 3x3 Kelowna rental rates (Source: Real Property Management Central Limited Partnership):

Studios: \$1,250 - 1,350 per month

1-bedroom, 1 bathroom: \$1,400 - 1,500 per month

2-bedroom, 2 bathroom: \$1,800 - 2,200 per month

Projected Rental Income (Example: Plan C1: 2-bedroom, 2-bathroom)

Annual Net Income Calculation

Potential Annual Rental Revenue = \$24,000

Annual Carrying Costs

Estimated Property Management Fees (8% - 3x3 exclusive rate provided by Real Property Management) = \$1,920

Estimated Vacancy Rate (2.5%) = \$600

Estimated Property Taxes = \$2,400

Estimated Annual Strata Fees = \$2,649

Annual Net Rental Income = \$16,431

Purchase Price = \$374,900

Anticipated Capitalization Rate = 4.38%



MODERN LIVING
IN GLENMORE



PRICING & DEPOSITS: PHASE 1

Expected Completion: September 2020
(Pricing as of September 26, 2018)



Studios (Plan A)
Priced at \$299,900 - \$309,900

1-Bedroom (Plan B)
Priced at \$339,900 - \$349,900

2-Bedroom (Plan C1)
Priced at \$374,900 - \$389,900

2-Bedroom Corner (Plan C2)
Priced at \$394,900 - \$404,900

Deposit Structure

\$1,000 initial deposit due upon signing the Contract of Purchase and Sale to reserve your home	10% of the purchase price (minus initial deposit) due within 7 days of acceptance
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All deposits are required to be in the form of Bank Draft or Certified Cheque payable to:
Pushor Mitchell LLP, In Trust and will be held in a non-interest bearing account.

Disclaimer: The developer reserves the right to make changes, modifications or substitutions to the building design, specifications and floor plans should they be necessary. Balcony/patio sizes vary floor to floor. Interior square footage and room sizes are based on preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. Prices are exclusive of all applicable taxes and may change without notice. This is not an offering for sale. Any such offering may only be made with a Disclosure Statement. E.&O.E.

FAQs

Does 3x3 have any rental restrictions?

In order to preserve the integrity and security of the building and surrounding community, a minimum of 30 consecutive days rental is required. There are no additional rental pools or restrictions.

What are the estimated strata fees at 3x3?

The estimated strata fees are .27 cents per square foot. This cost will likely decrease with the additions of Phases 2 & 3.

Does 3x3 have a financing program in place?

Yes - Ocorp Development is utilizing both Royal Bank of Canada and TD Canada Trust for exclusive preferred builders' rate packages.

What is the parking availability?

Every home will come with one secure underground parking stall. In addition, there will be ample above-ground guest parking and assigned stalls for residents with oversized vehicles.

Will there be storage lockers?

Yes - there will be secure underground storage lockers assigned that will vary in size based on the unit allocation.

Can a buyer purchase more than one condo?

Yes - you may purchase multiple homes.

Will 3x3 have a rental management company on site?

Ocorp Development will be working with select property management groups in order to offer enhanced rates to 3x3 investors.

Will 3x3 be working with Realtors?

Yes - we will gladly work with your trusted licensed representative.

Are there any pet restrictions?

3x3 is pet friendly. Each resident is allowed a maximum of 2 dogs, 2 cats, or 1 dog and 1 cat.

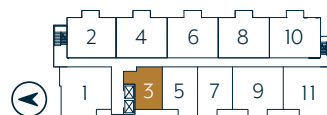
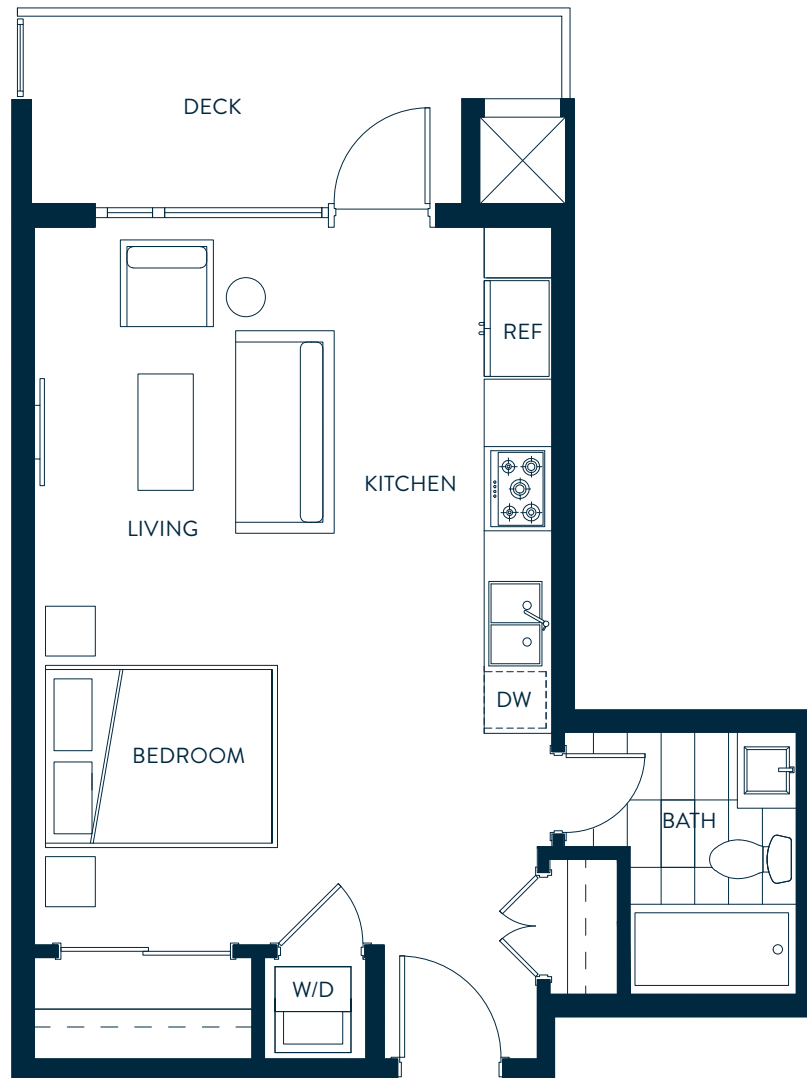
Will 3x3 allow assignments?

Buyers will be able to assign their contract with developer approval at an assignment fee of 3% of the purchase price plus GST. Assignments will only be permitted once all deposits are paid and 3x3 is completely sold out.



Plan A

STUDIO + 1 BATH
LIVING: 455 SQ FT
EXTERIOR: 90-123 SQ FT



LEVELS 1-5

MODERN LIVING IN GLENMORE

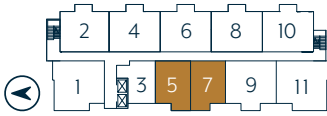
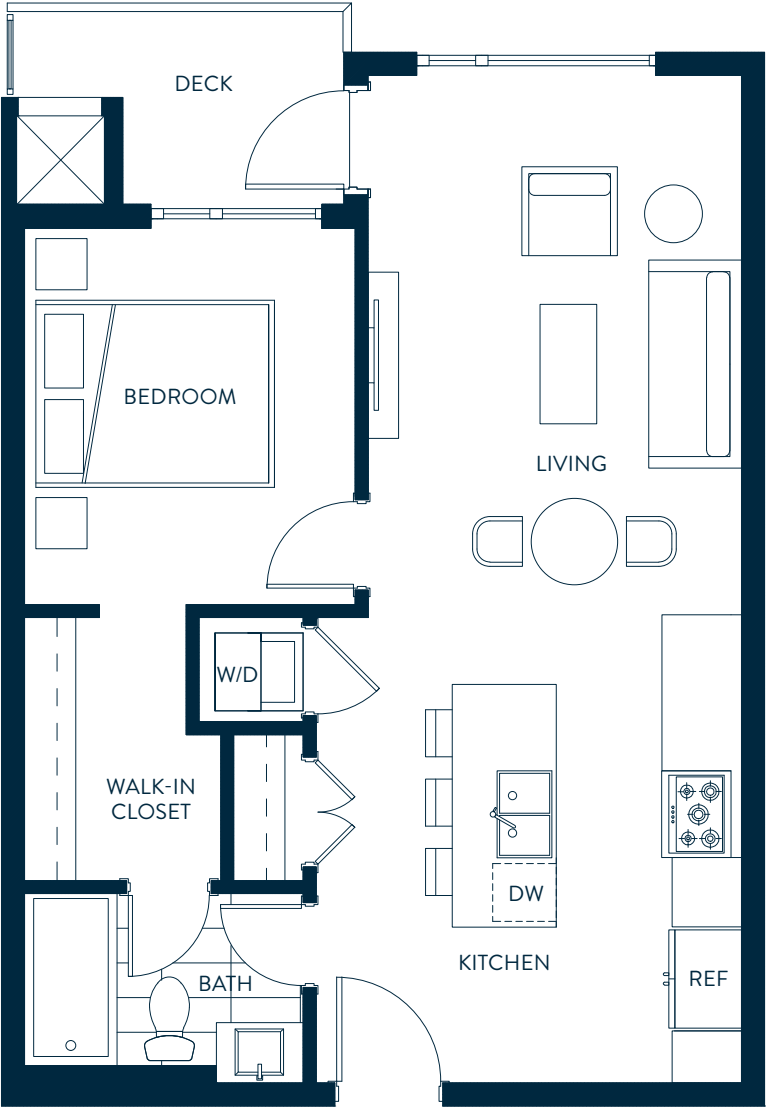
Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.

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Plan B

1 BEDROOM + 1 BATH
LIVING: 615 SQ FT
EXTERIOR: 59 - 142 SQ FT



LEVELS 1-5

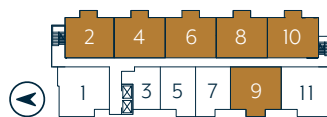
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Plan C1

2 BEDROOM + 2 BATH
LIVING: 856 SQ FT
EXTERIOR: 124 - 336 SQ FT



LEVELS 1-5

MODERN LIVING IN GLENMORE

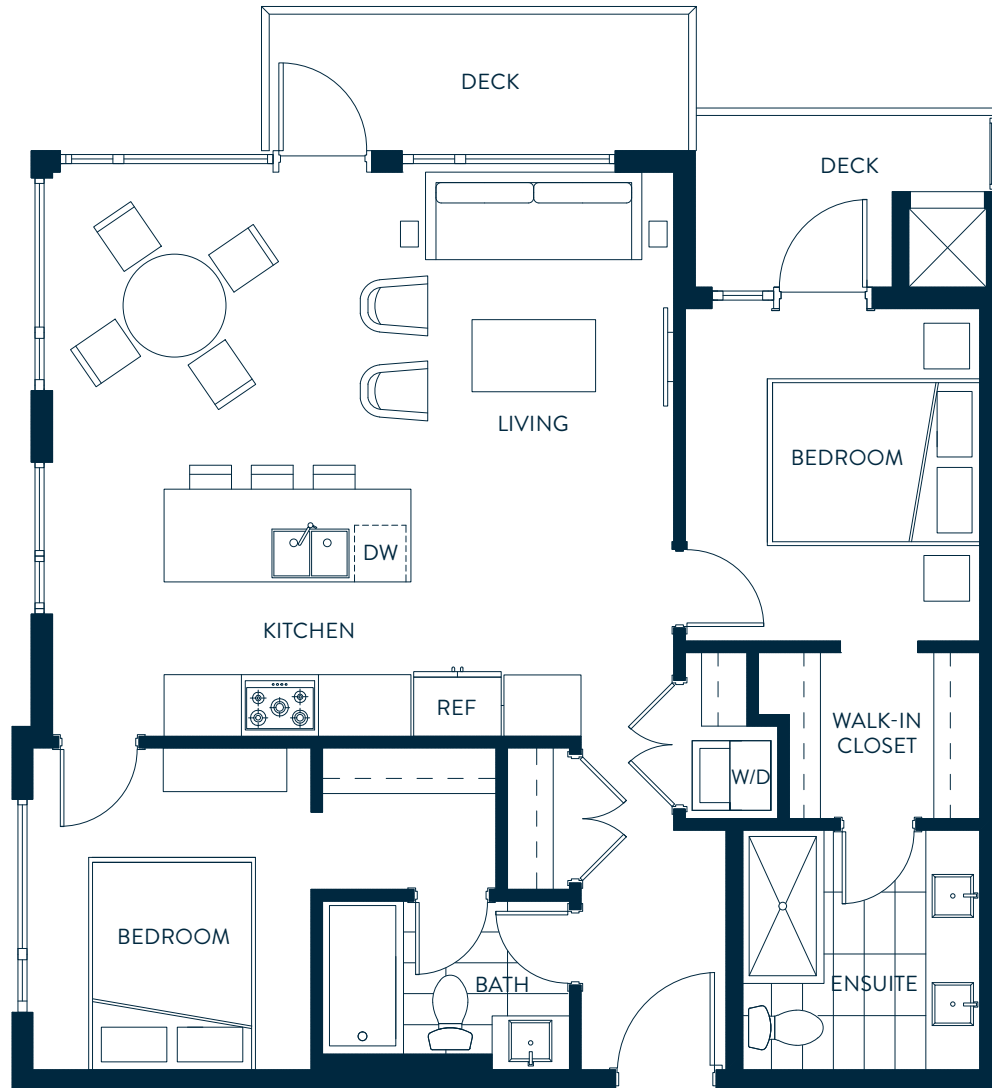
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Plan C2

2 BEDROOM + 2 BATH
LIVING: 909 SQ FT
EXTERIOR: 130 - 429 SQ FT



LEVELS 1-5

MODERN LIVING IN GLENMORE



Features

MODERN IN GLENMORE

- World class contemporary design by global architects Zeidler
- Timeless residences combine textures of stucco, fiber cement board and glass elements for a distinctive structure
- Expansive windows create open living spaces bathed in natural Okanagan light
- Individually appointed vinyl decks with exterior natural gas BBQ hookups for all homes

EASY LIVING

- Energy efficient central air heating and cooling system integrated for optimal interior air quality and comfort
- Low-E, energy-efficient, double glazed and thermally broken vinyl windows
- Smart CorkWood™ engineered flooring with Microban™ antimicrobial underlay
- Mohawk® Everstrand carpet in bedrooms and walk-in-closets
- Full size stacked Samsung® HE Front Load washer with VRT Plus™ quiet technology and vented dryer with Sensor Dry and Smart Care diagnostic troubleshooting from your handheld device
- All closets appointed with upgraded melamine hanging systems
- 9' ceilings
- Contemporary interior doors

EPICURATED KITCHENS

- Open design kitchens with functional island space and added pantry storage
- Customize your home with 2 uniquely-curated modern colour schemes and choice among 4 durable Silestone® quartz countertops
- Flat panel wood-print melamine cabinets and acrylic accented full-height upper cupboards with soft-close hinges

- Sleek, white ceramic penny tile backsplash with clean grey grout lines
- Blanco Horizon double bowl Silgranit® II undermount sink in Metallic Grey with single lever Moen® pull-down faucet
- Samsung® Energy Star® stainless steel appliance package, including:
 - 33" wide (counter depth) French Door refrigerator with Twin Cooling technology®, Power Freeze and Power Cool options, with bottom freezer and ice maker
 - 5-burner Gas Range with griddle and Self Clean technology
 - Dishwasher with quiet design, Smart Digital Leakage sensor and hidden display
- Venmar® Jazz stainless steel and glass, contemporary range hood with feather touch control and time display
- Ambient kitchen lighting includes island pendant feature, bright ceiling pot lighting, and flush LED under-cabinet lighting

BREATHTAKING BATHROOMS

- Mirabelle™ undermount sink with single lever chrome faucet
- Custom European Carrera-style porcelain tile surround with alcove tub and shower with square Kubik head in all main bathrooms
- Ultra-low consumption American Standard luxury performance toilets
- Luxurious sparkle quartz countertops in all bathrooms
- Italian porcelain floor tile throughout all bathrooms
- Contemporary chrome square rain shower head with thermostatic pressure control and 360-degree hand shower rotation head for easy clean [in 2-bedroom homes]
- Ensuite showers with seamless glass enclosure and added toiletry ledge [in 2-bedroom homes]

- Square Kubik trim chrome bath hardware by Riobel®
- Full width vanity mirrors in all bathrooms with linear glass and stone accent backsplash

PLAY OUTSIDE

- Individually-appointed secure underground parking
- Separate garbage and recycling stations located in each building
- Ample outdoor visitor parking
- Secure underground bike storage and outdoor bike lock station
- Spacious fully-equipped gym with park views
- Party room with full kitchen and attached restroom amenities
- Communal BBQ area with lounging benches
- Outdoor fire pit with curved wood bench and naturalized play area
- Security entry FOB system
- Dual elevators within each building

MODERN CONVENIENCES

- Comprehensive 2-5-10 Year New Home Warranty Coverage by Travelers Canada
 - Two years for materials and labour
 - Five years for building envelope
 - Ten years for structural components
- Wired smoke and carbon monoxide detectors
- Wall mounted TV cable outlets
- Solar panel rooftop technology to create zero emissions footprint for common spaces