

**THE FUTURE OF
CLEARBROOK
IS HERE...**

PRESENTATION CENTRE:

#10 - 20360 LOGAN AVENUE, LANGLEY
(ENTRANCE & PARKING ON LOCKE LANE)

DEVELOPMENT LOCATION:

32027 PEARDONVILLE RD., ABBOTSFORD

DEVELOPER:

WHITETAIL HOMES

NUMBER OF HOMES:

131

SUITE TYPES:

1 BED / 1 BATH, 1 BED + FLEX / 1 BATH,
JR 2 BED / 1 BATH, 2 BED / 1 BATH, 2 BED / 2 BATH

PARKING:

1 PARKING SPACE INCLUDED
ADDITIONAL REGULAR PARKING: \$10,000
ADDITIONAL PARALLEL PARKING: \$5,000

STORAGE:

HORIZONTAL MICRO STORAGE: \$1,500
VERTICAL MICRO STORAGE: \$500

UPGRADES:

VINYL PLANK FLOORING: \$1,000/ROOM OR \$500/FLEX
EV CHARGER: \$15,000

STRATA FEES:

ESTIMATED: \$0.49/SQ.FT

ESTIMATED COMPLETION:

JANUARY 2027

DEPOSIT STRUCTURE:

5% DUE IN 7 DAYS, 5% DUE END OF MAY 2025

DEPOSIT PAYABLE TO:

ROSBOROUGH & COMPANY IN TRUST

ASSIGNMENT TERMS:

\$1,000 ASSIGNMENTS

COMMISSION:

3% FLAT & 25% PAID OUT BEFORE DEC 25TH ON
ALL FIRM DEALS, WITH INVOICES AND DEPOSIT
IN BY 10 DEC

CURRENT PROMO:

GUARANTEED RENT PROGRAM

NOTE: This information is subject to change without notice. Invitation to treat only

UNIT TYPE	SQ.FT.	STARTING
1 BED 1 BATH	477-549 SQ.FT.	\$349,900
1 BED + FLEX 1 BATH	515 SQ.FT.	\$409,900
JR. 2 BED 1 BATH	524-529 SQ.FT.	\$399,900
2 BED 1 BATH	561-612 SQ.FT.	\$424,900
2 BED 2 BATH	798 SQ.FT.	\$604,900

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GUARANTEED RENT PROGRAM

Have you heard about Whitetail Homes' Guaranteed Rent Program?

As a Whitetail Homes purchaser, your condo rental income is guaranteed for 24 months - you receive your rent cheque paid on time, every month even if your condo is vacant during the 24 month period. Enjoy a carefree rental investment and let our professional, licensed Property Managers handle all the details of your Whitetail Homes rental condo.

GUARANTEED RENT PROGRAM INCLUDES:

- Full rental management by our licensed Property Manager
 - Rent paid on time, every month for 24 months
 - No property management fees for 24 months
 - No tenant placement/screening fees for 24 months
 - No advertising fees for 24 months
- No walkthrough inspection fees for 24 months
- Carefree rental ownership for 24 months



WHITETAIL
— HOMES —

BC Condos & Homes

GUARANTEED RENT PROGRAM FAQs

Q: What is Whitetail Homes' Guaranteed Rent Program?

A: Whitetail's Guaranteed Rent Program is a unique offering for Whitetail investors. It ensures that your rental income is guaranteed for 24 months, regardless of whether your condo is vacant or rented during this period, you'll receive your rent cheque on time every month.

Q: How does the Guaranteed Rent Program benefit me as a property owner?

A: This program provides peace of mind by eliminating the common stresses of rental property ownership. You don't have to worry about finding tenants, dealing with vacancies, or managing day-to-day property concerns. All aspects are handled professionally, allowing a carefree rental investment experience.

Q: What services are included in the Guaranteed Rent Program?

A: The program includes:

- Full rental management by a licensed Property Manager
- Guaranteed rent payments every month, on time
- Zero property management fees for the duration of the program
- No tenant placement fees
- No **DETAILED** screening fees
- No advertising costs to market your condo
- No walkthrough inspection fees
- All for 24 months

Q: What happens after the 24 months?

A: After 24 months, you can decide whether to continue with Whitetail's property management services or manage the property yourself. Any fees and services would then depend on the standard terms offered by the property management company.

Q: Can I opt out of the program if I change my mind?

A: Yes, inform us 60 days before completion if you choose not to go ahead with the Guaranteed Rent Program.

Q: What makes this program different from traditional property management services?

A: Unlike traditional property management services, Whitetail's Guaranteed Rent Program removes all risk for the property owner. Your rental income is assured, regardless of tenant turnover or vacancies, and there are no additional fees for managing your property during the 24-month period.

Q: How does Caleb guarantee the rent if my condo is vacant?

A: Whitetail assumes the risk by guaranteeing your rent payments, whether your unit is occupied or vacant. This allows you to budget confidently without worrying about potential gaps in income.



WHITETAIL
— HOMES —

BC Condos & Homes



PRESENTS...



CALEB

ABBOTSFORD CONDOS

THE FUTURE OF CLEARBROOK IS HERE!

Renowned Lower Mainland builder Whitetail Homes returns to Abbotsford with an uncompromising expression of architectural ardour - Caleb is the next generation in Whitetail's legacy of developments offering lasting returns and quality craftsmanship. An overture to Clearbrook's urban renewal, Caleb is a community designed for savvy investors - Be it first-time buyers or principles of a portfolio, the emerging growth of the area is sure to catch the careful eye.





CALEB

ABBOTSFORD CONDOS

ABBOTSFORD
CITY HALL

CANADIAN TIRE

SEVEN OAKS SHOPPING MALL

TIM HORTONS

ABBOTSFORD
RECREATION CENTRE

CLUB 16 FITNESS

SAVE-ON-FOODS

MILL LAKE PARK

ABBOTSFORD
MIDDLE SCHOOL

STARBUCKS

BOSTON PIZZA

FRESHCO

SPUD MURPHY PARK

GOODLIFE
FITNESS

WEST OAKS
MALL

CENTENNIAL PARK
ELEMENTARY SCHOOL

D-HUT PIZZA

ABBOTSFORD
SENIOR SECONDARY

DORMICK PARK
ELEMENTARY SCHOOL

PINEVIEW AVE

PEARSONVILLE RD

CLEARBROOK RD



EAT

- 1 BOSTON PIZZA
- 2 STARBUCKS
- 3 GREEK ISLANDS RESTAURANT
- 4 CACTUS CLUB CAFE
- 5 TOWNHALL PUBLIC HOUSE
- 6 TRADING POST EATERY

PLAY

- 1 MILL LAKE PARK
- 2 OLD RIVERSIDE PARK
- 3 HORN CREEK PARK
- 4 BABICH PARK
- 5 ABBOTSFORD EXHIBITION PARK
- 6 CLEARBROOK PARK
- 7 WILLIBAND CREEK PARK
- 8 RAVINE PARK
- 9 MATSQUI RECREATION CENTRE

SHOP

- 1 SHOPPERS DRUG MART
- 2 COSTCO WHOLESALE
- 3 SEVENOAKS SHOPPING CENTRE
- 4 REAL CANADIAN SUPERSTORE
- 5 WEST OAKS MALL
- 6 FRESHCO
- 7 SAVE-ON-FOODS
- 8 CABELA'S ABBOTSFORD

LEARN

- 1 DORMICK PARK ELEMENTARY
- 2 CHIEF DAN GEORGE MIDDLE
- 3 CENTENNIAL PARK ELEMENTARY
- 4 ABBOTSFORD MIDDLE SCHOOL
- 5 ABBOTSFORD SR. SECONDARY
- 6 UNIVERSITY OF FRASER VALLEY

OTHER

- 1 ABBOTSFORD REGIONAL HOSPITAL
- 2 ABBOTSFORD INTERNATIONAL AIRPORT
- 3 ABBOTSFORD CITY HALL



AN EXCEPTIONAL OPPORTUNITY

Mill Lake Park, University of the Fraser Valley, and Abbotsford International Airport are all just a stone's throw from your new front door at Caleb. Live a truly connected lifestyle with every amenity, service and storefront you could possibly need within ten minutes of your home.





ARCHITECTURAL EXUBERANCE

Crisp lines and bold accents - Caleb's frontispiece is an artful exposition of grandeur. Carefully curated details such as mild recessions on window wells, and oversized covered decks flush with the building façade, compliment the symmetric articulation adorning Caleb's exterior.

Exciting and inviting, visitors and residents alike can expect to be greeted by a vibrant expression of Whitetail Homes' commitment to its customers and community.





YOUR BACKYARD IN THE SKY

Perched six stories above the surrounding streetscape, Caleb's expansive rooftop patio area is home to an impressive array of experiences and amenities. Tend to your home-grown fruit and vegetables in the community garden while the kids play at Caleb's custom-built fun fort.

If you're looking for an enclave of tranquillity as an extension of your new home, Caleb's outdoor lounge features cozy seating around a gas-fire table, making it the perfect place for evening gatherings or just a little stargazing.

With all these features and more spread over 5000 square feet, residents at Caleb can enjoy an extensive outdoor area that will rival the backyards of many single-family homes offered today.



WELCOME HOME

Featuring an impressive array of 1-bedroom, 1-bedroom plus den, junior 2-bedroom and 2-bedroom suites, Caleb's thoughtfully coordinated living spaces perfectly complement its contemporary finishes and remarkable fixtures. Modern yet warm, Caleb's interiors have been designed for an authentic first impression - clean, refined and inviting - a home where you can be proud to host and happy you invested.





WHITETAIL'S STORY

Luc Gosselin didn't always have the title CEO on his business card - His career in construction started while still in high school - Framing houses on summer and winter breaks in his hometown of Abbotsford B.C. His work ethic, passion for business and quality construction soon saw him moving on to starting his first framing and formworks company - Cornerstone Works Ltd at just 19 years old. At 20 he began his first market project - a single-family house in Abbotsford.

Fast forward to 2003 and Luc's team - Now operating under the trade name CWL Contracting - Was providing framing and formworks services for established names such as Onni, Polygon and Mosaic as well as public sector jobs for a diverse range of projects, including water treatment plants, community centres, and schools.

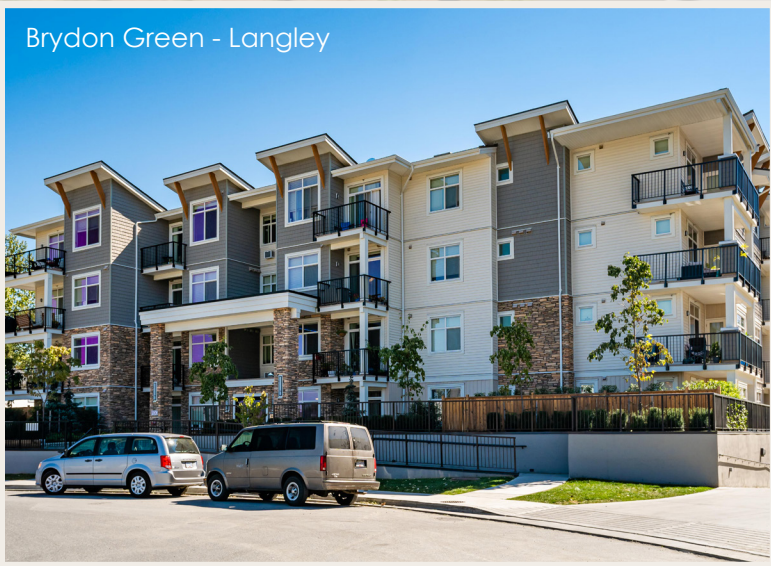
By 2015, a new company was established to embark on Luc's long-awaited goal - To begin construction on a multi-family development, not as a hired trade, but as a developer himself - Whitetail Homes was born. In just nine years, Whitetail Homes has completed hundreds of multi-family housing units, with hundreds more in development or under construction, and established a reputation among homeowners and realtors as a quality, trusted developer.



Luc Gosselin - CEO



The Wesley - Langley



Brydon Green - Langley

