

ARRIS
RESIDENCES

EXCLUSIVE BOSA DEVELOPMENT – VIP OFFER

- **LIMITED RELEASE OF ONLY 40 HOMES**
- **PRICED UP TO \$200,000 BELOW ASSESSED VALUE!**
- **DON'T MISS YOUR CHANCE FOR INSTANT EQUITY!**

EMAIL INFO@ARRISRESIDENCES.CA TO GET ON THE LIST



BOSA
DEVELOPMENT

VANCOUVER



320 GRANVILLE | VANCOUVER



CITY GATE | VANCOUVER



THE RESIDENCES AT LYNN VALLEY | NORTH VANCOUVER

SEATTLE



ONE88 | SEATTLE



INSIGNIA | SEATTLE

SAN DIEGO



PACIFIC GATE | SAN DIEGO



DIEGA | SAN DIEGO

CALGARY



MAJOR PAST PROJECT: EVOLUTION | CALGARY



MAJOR PAST PROJECT: THE ROYAL | CALGARY



COMING SOON: CURRIE | CALGARY

BY BOSA DEVELOPMENT

Bosa Development is a vertically integrated private real estate development company that focuses on building communities that change the way people live.

With over 50 years of building in the Pacific Northwest, Bosa Development has delivered over 23,000 homes with another 8,000 currently planning, in design or under construction, we are excited to play a key role in elevating the livability of the cities in which we work.



BOSA
DEVELOPMENT

WHY CALGARY

With a robust economy, soaring employment trends, a thriving innovation ecosystem and a ready-for-business attitude, Calgary is the place to be in 2024 and beyond.

8%

CORPORATE
INCOME TAX RATE,
THE LOWEST IN
CANADA

TOP 10

CONSISTENTLY RANKED AS ONE OF THE TOP
10 MOST LIVABLE CITIES IN THE WORLD BY
THE ECONOMIST INTELLIGENCE UNIT

3RD

MOST DIVERSE CITY IN CANADA,
REFLECTING A MULTICULTURAL AND
INCLUSIVE NATURE.

2ND

*LOWEST IN COST OF LIVING
AMONG CANADIAN CITIES



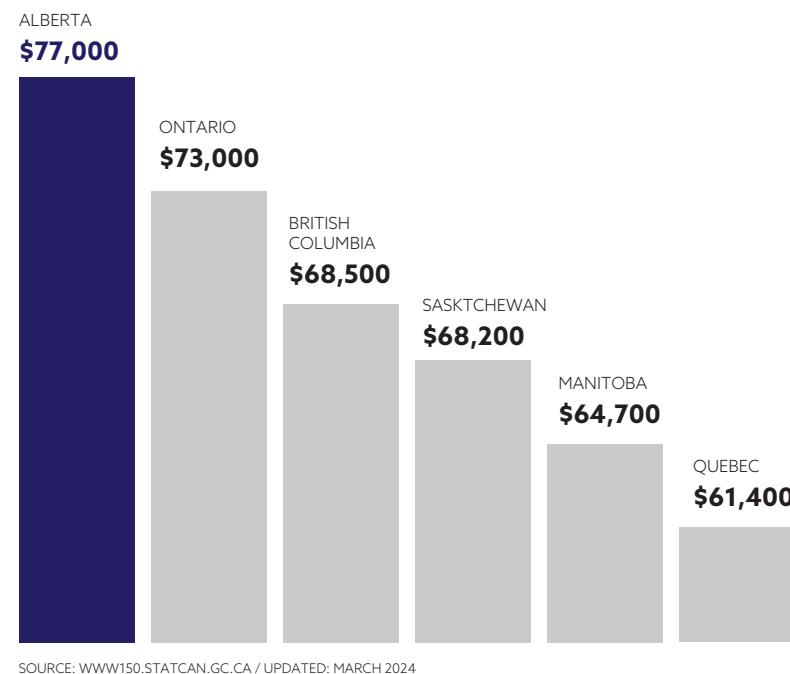
WHY CALGARY

LEVEL SET & EDUCATE - WHY DO PEOPLE WANT TO LIVE HERE?

- ONE OF THE **TOP CITIES TO LIVE** IN CANADA FOR PROXIMITY TO NATURE/OUTDOOR PURSUITS.
- **YOUNGEST WORKFORCE** IN THE COUNTRY: ALBERTA IS AFFORDABLE, FRIENDLY, AND RICH IN OPPORTUNITY, ALBERTA IS THE ANSWER TO BUILDING YOUR FUTURE.
- ALBERTA HAS **HIGH WAGES** AND OPENINGS IN A WIDE RANGE OF SECTORS, INCLUDING ENERGY, TECH, FINANCE, AGRICULTURE, HEALTHCARE, SKILLED TRADES, AND MORE.

GROWTH DIVERSE ECONOMY

- **NO PROVINCIAL SALES TAX**
- CALGARY HAS ONE OF THE **HIGHEST HOUSEHOLD DISPOSABLE INCOME** PER CAPITA (41K)
- ALBERTA OFFERS THE **HIGHEST MEDIAN AFTER-TAX INCOME** IN CANADA



REAL ESTATE OPPORTUNITY

10.6% FORECASTED RENTAL RATE GROWTH 2024

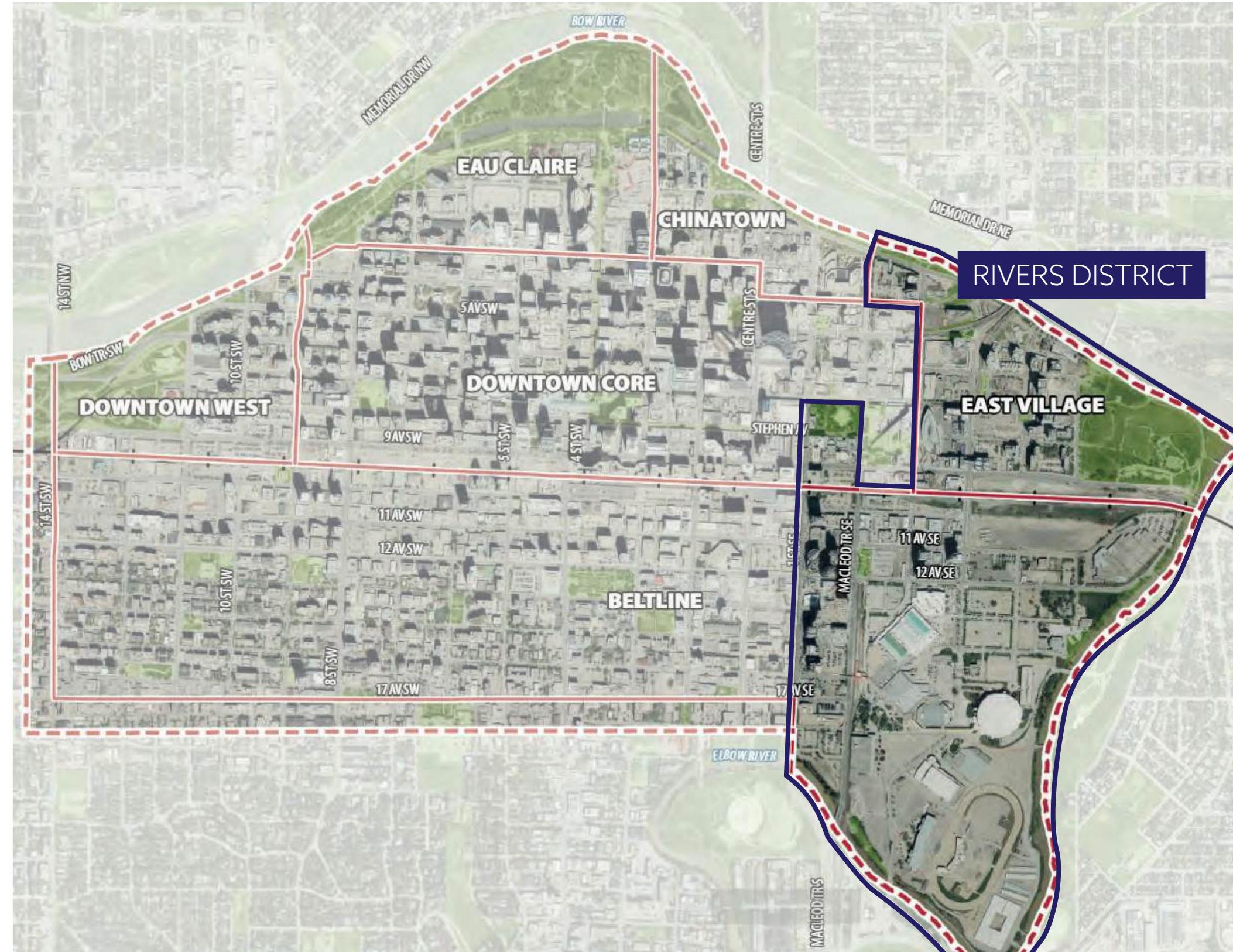
2,881 SALES - A **7.3% INCREASE** VS 04/2023

3,491 NEW LISTINGS - A **11.5% INCREASE** VS 04/2023

2,711 INVENTORY - A **16.2% DECREASE** VS 04/2023

RIVERS DISTRICT

AN URBAN TRANSFORMATION – CALGARY'S NEW CULTURAL + ENTERTAINMENT NEIGHBOURHOOD



+\$1B

IN APPROVED PLANNED SPENDING IN THE RIVERS DISTRICT FOR 2023 AND 2024.

\$500M

BMO EXPANSION PROJECT
COMPLETING JULY 2024

\$480M

ARTS COMMON

\$128M

17TH AVE LRT
STATION REBUILD

\$68M

OLYMPIC PLAZA
TRANSFORMATION

\$20M

STAMPEDE TRAIL

+ NEW THIS YEAR

\$800M

CALGARY EVENT CENTRE STARTING SOON!
(NEW HOME FOR THE CALGARY FLAMES)

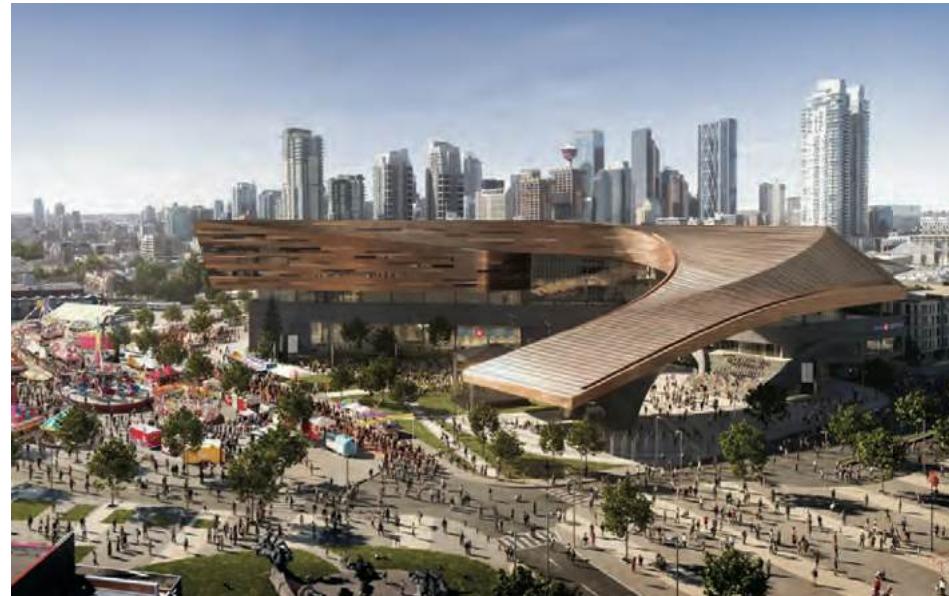
+\$600M

TO DATE IN INFRASTRUCTURE WORKS
establishing a foundation for the C+E vision
and catalysed investment into the ongoing
development of Calgary's Culture +
Entertainment District.

EAST VILLAGE – CONNECTED TO EVERYTHING



CALGARY CENTRAL LIBRARY



CALGARY BMO CENTRE



ARTS COMMON PERFORMING ARTS CENTRE AND ART GALLERY + OLYMPIC PLAZA



CALGARY FLAMES STADIUM AND EVENT CENTRE



STUDIO BELL - CANADA'S NATIONAL MUSIC CENTRE



17TH AVENUE SE LRT EXTENSION

49 acres

MASSIVE REVITALIZATION CREATING
A NEW CENTRAL HUB FOR A VIBRANT
MIXED - USE INNER CITY

1,700 homes

BUILT TO DATE + 1,800 MORE IN PLANNING

+100,000 SF

OF COMMERCIAL SPACE DELIVERED +
200,000SF MORE TO COME

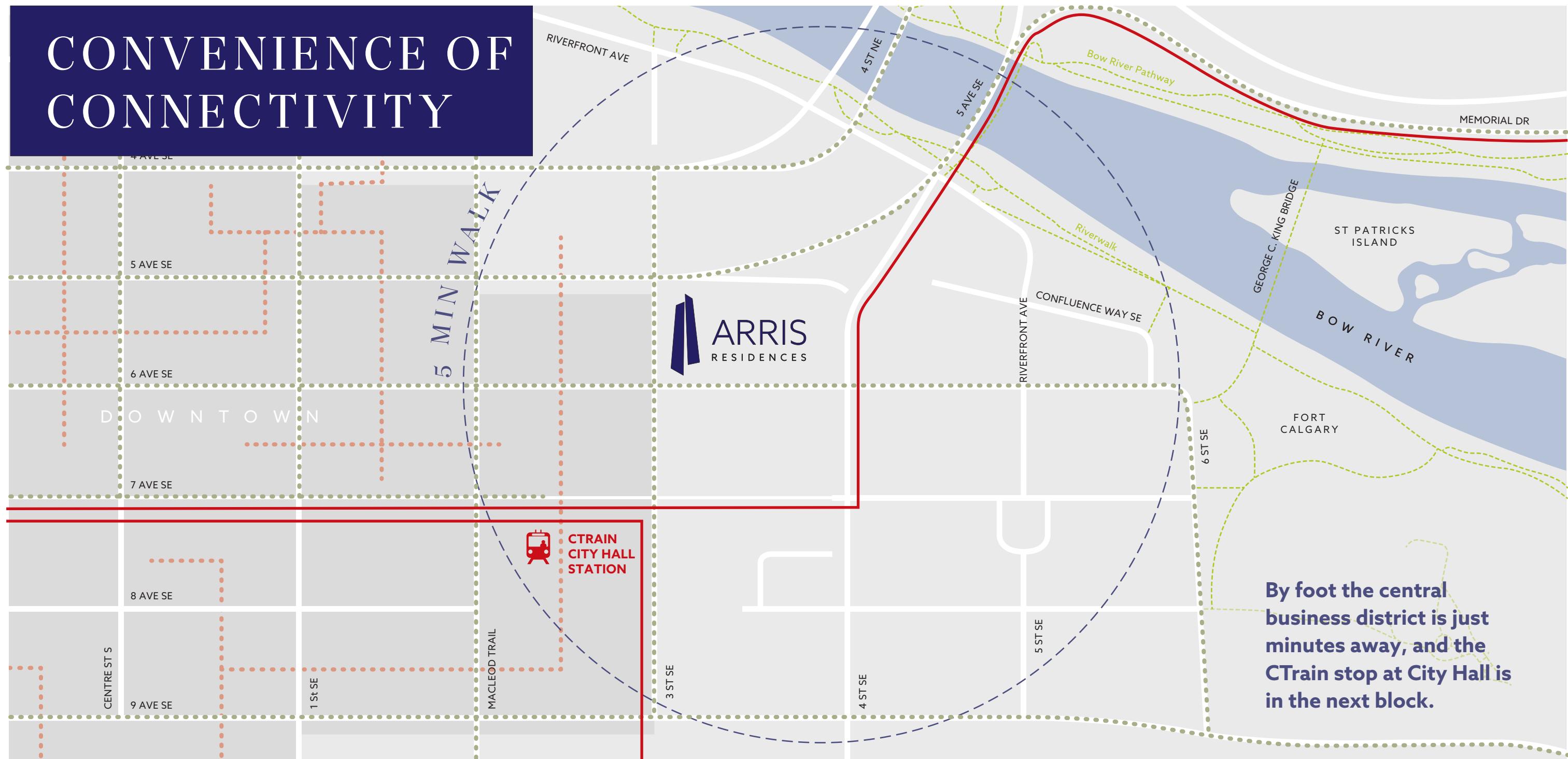
\$39M

IN INFRASTRUCTURE DELIVERED

\$3B

TOTAL IN PLANNED PRIVATE INVESTMENT

CONVENIENCE OF CONNECTIVITY



+15 SKYWALK NETWORK

At 16 kilometers long, the +15 is the world's most extensive pedestrian skywalk system. The +15 Skywalk is comprised of 86 bridges of elevated, weather-protected and climate-controlled walkways in downtown Calgary and is a unique part of Calgary's downtown landscape that enables pedestrian travel between office towers, retail centres and many parking lots within a 50-block area.



CTRAIN LRT

The popular CTrain is a Light Rail Transit (LRT) system, which originates in the downtown core. It operates on two lines; one heading north out of downtown and one heading south. The C-train has some of the highest ridership numbers for LRT systems in North America. Its success is due to the routes & design, as well as the Downtown Free-Fare Zone, where people ride free of charge in the downtown core.

CT BUS SERVICE

The Calgary Transit (CT) Bus service operates regular routes through East Village, the downtown core and throughout the rest of the city. Calgary's fast and efficient public transit system makes it easy to reach any corner of the city from downtown.

+15 SKYWALK NETWORK

THE WORLD'S MOST EXTENSIVE PEDESTRIAN SKYWALK SYSTEM

16

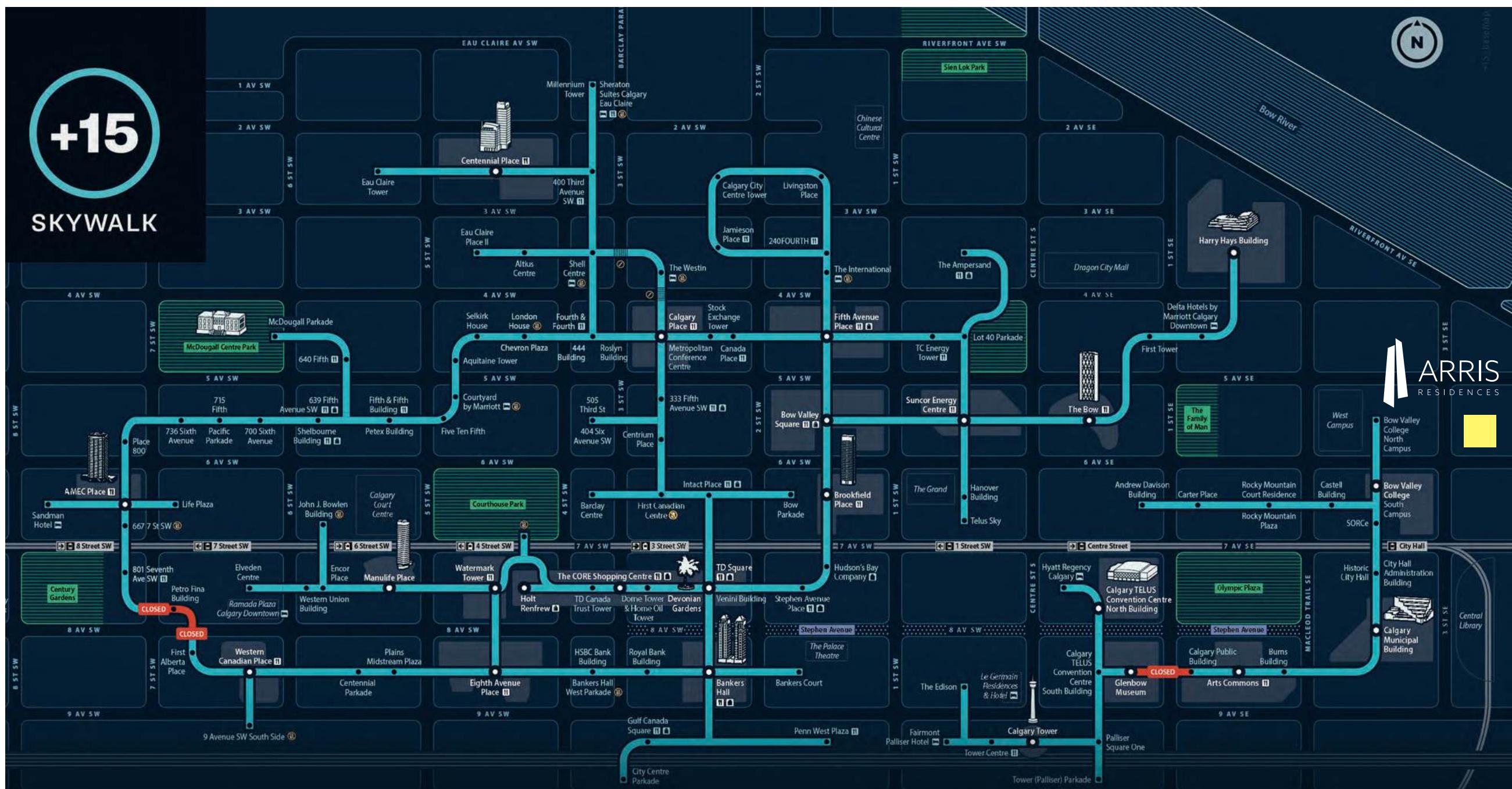
KM IN LENGTH

86

BRIDGES

130

CONNECTED
BUILDINGS





ARRIS RESIDENCES – THE TALLEST RESIDENTIAL BUILDING IN CALGARY’S EAST VILLAGE

337

UNITS TOTAL

41

STOREYS

\$0.65/SF

CONDO FEES

+170,000 SF

OF RETAIL SPACE ACCESSIBLE
BY ELEVATOR

OCCUPANCY: GRANTED

RETAIL AT ARRIS RESIDENCES

DIRECT ACCESS TO OVER 170,000 SF OF RETAIL WITHOUT HAVING TO GO OUTSIDE!

RIO CAN



WEST ENTRANCE TO 5TH & THIRD RETAIL



2ND FLOOR WEST ENTRANCE TO REAL CANADIAN SUPERSTORE



STREET VIEW OF PROPERTY FROM 5TH AVE LOOKING NORTH



SOUTHWEST CORNER OF PROPERTY, LOOKING AT TD BANK

AMENITIES BUILT IN

25,000+ SF OF AMENITIES INCLUDING:

- Expansive Fitness Centre (yoga room, digital fitness programs, indoor pool)
- Social Lounge
- Private Dining Room
- Study/Conference Rooms
- Lush Outdoor Terrace



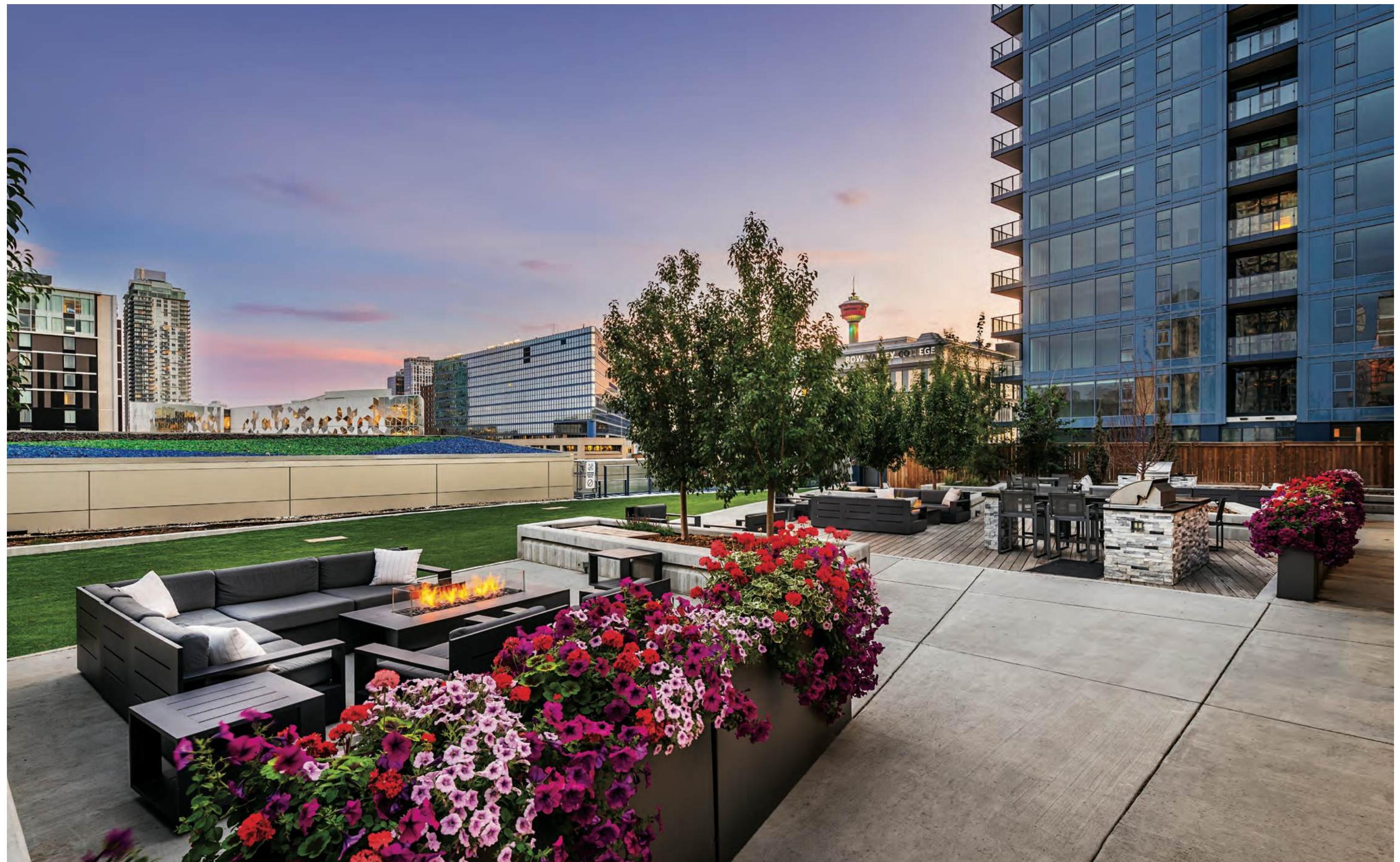


FOUR-SEASON INDOOR HEATED POOL AND HOT TUB



SOCIAL LOUNGE DESIGNED TO EXPAND YOUR LIVING SPACE

AR102324



PRIVATE ROOFTOP AMENITY AREA



EXPANSIVE COMMERCIAL-GRADE FITNESS FACILITY

AR102324



EXPANSIVE COMMERCIAL-GRADE FITNESS FACILITY



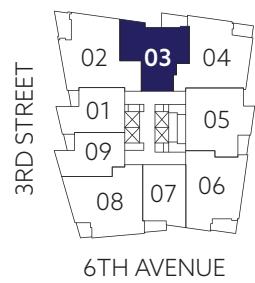
FEATURES AND FINISHES

- Custom Italian kitchen cabinetry
- 30" stainless steel appliances
- Custom window coverings on all windows
- Black-out custom window coverings in bedrooms
- Thermostat-controlled heated flooring in ensuite
- Large format porcelain wall tile in showers

SUITE C1

2 BEDROOM • 2 BATH

968 SF



LEVELS 4-36

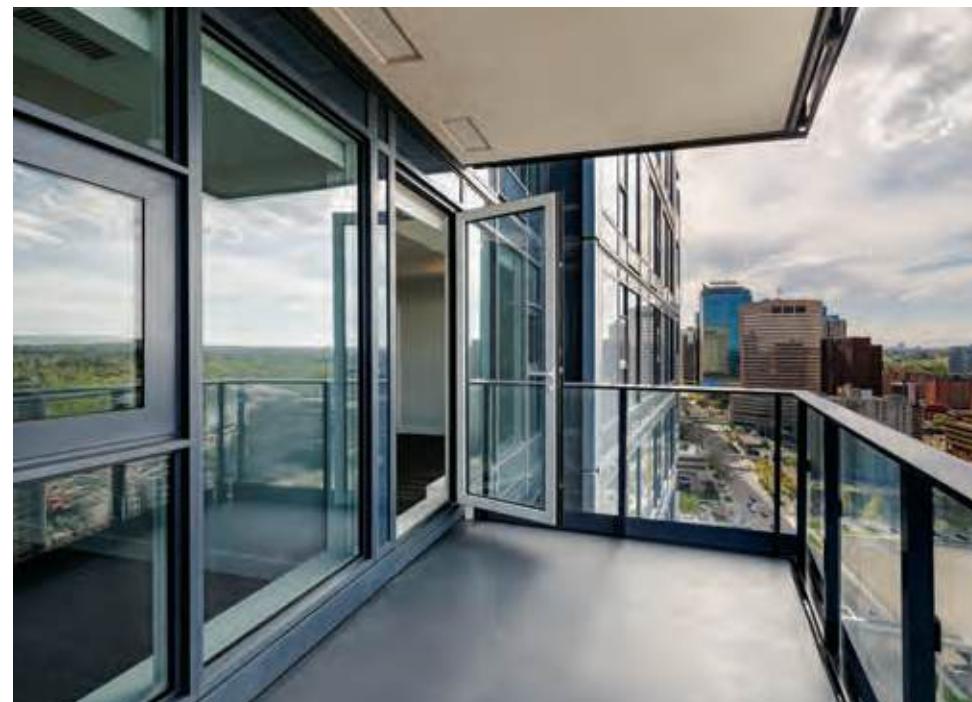
LEVELS 37-39

SUITE C1

2 BEDROOM · 2 BATH
968 SF

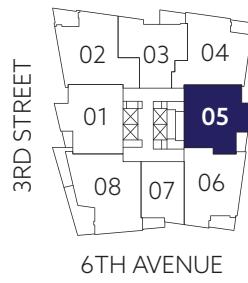
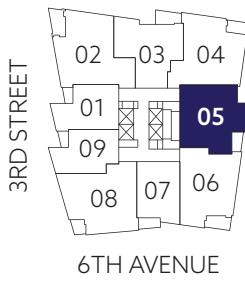
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SUITE C2

2 BEDROOM • 2 BATH
1,081 SF



N LEVELS 4-36

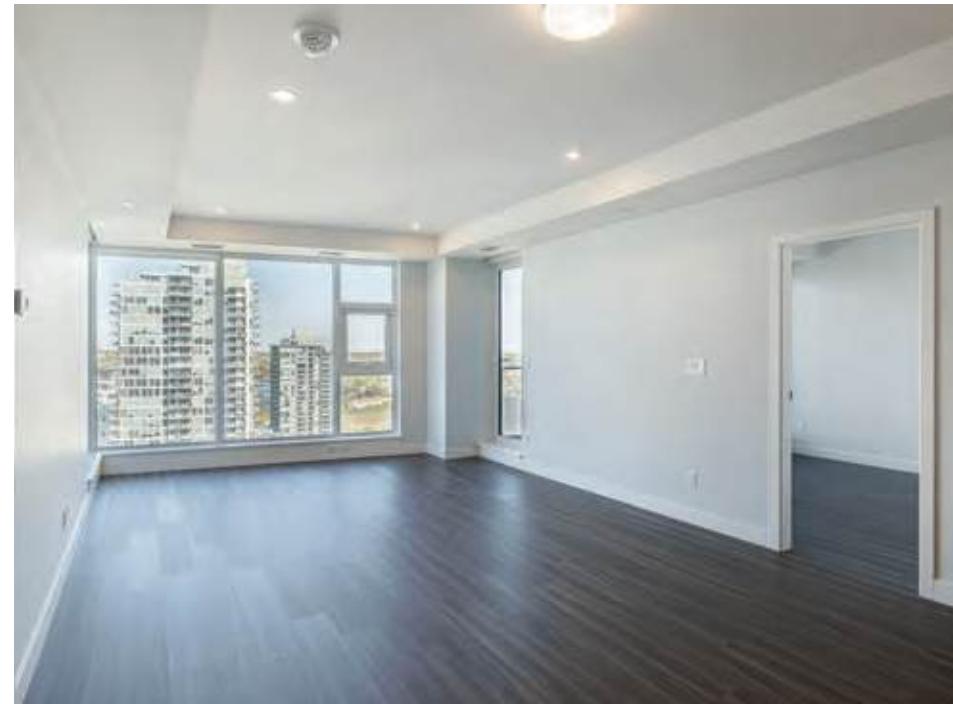
LEVELS 37-39

SUITE C2

2 BEDROOM · 2 BATH
1,081 SF

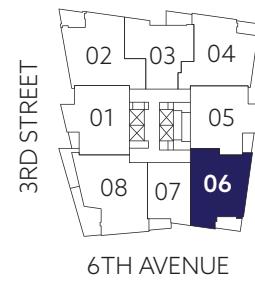
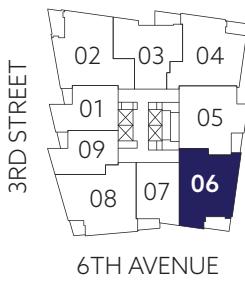
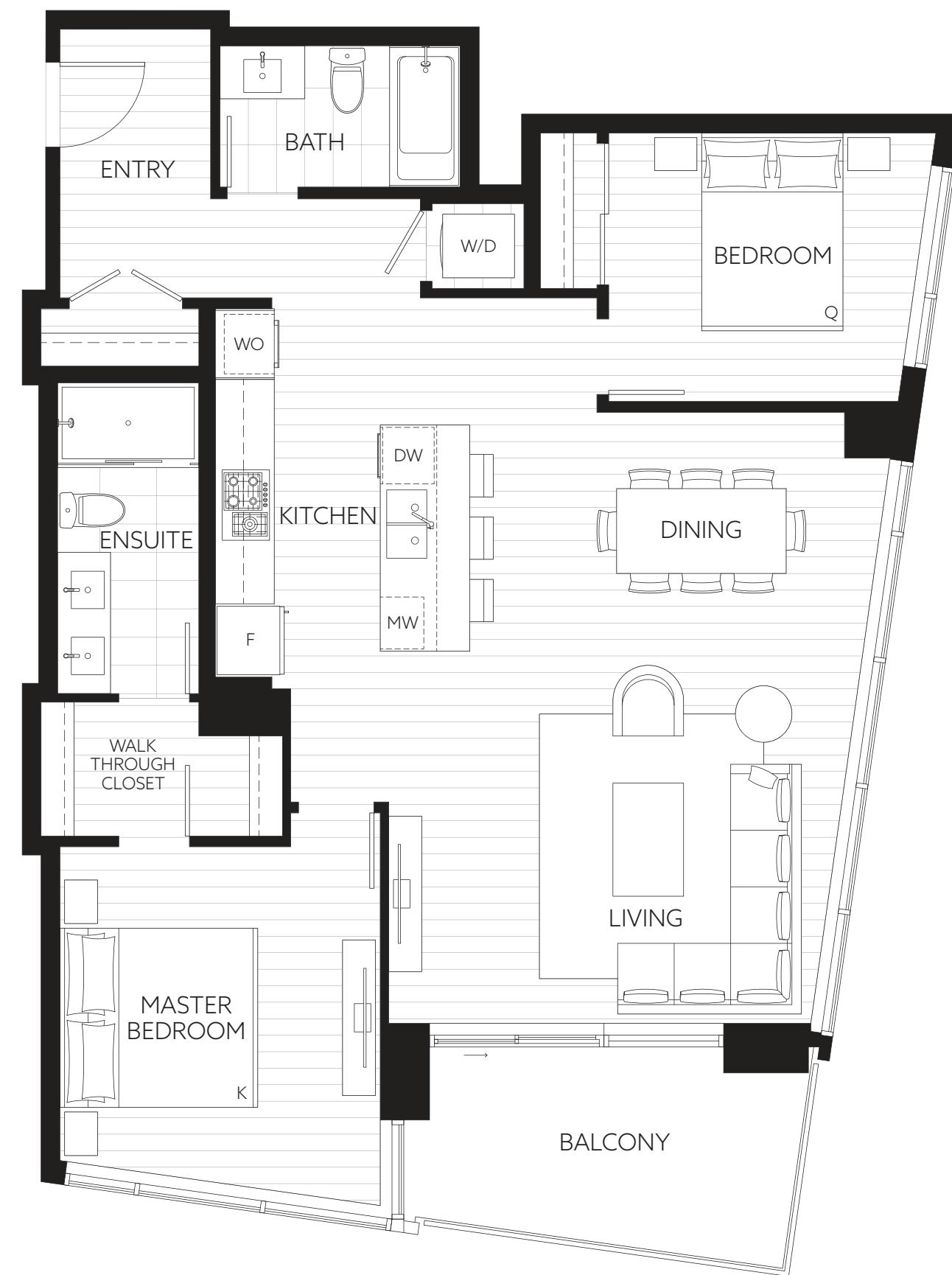
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SUITE C3

2 BEDROOM · 2 BATH
1,109 SF



N LEVELS 4-36

LEVELS 37-39

SUITE C3

2 BEDROOM · 2 BATH
1,109 SF

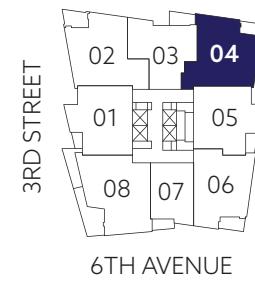
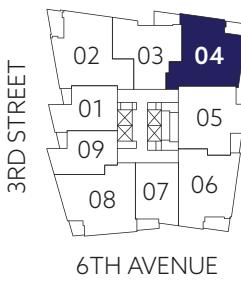
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SUITE C4

2 BEDROOM • 2 BATH
1,194 SF



N
LEVELS 4-36

LEVELS 37-39

SUITE C4

2 BEDROOM · 2 BATH
1,194 SF

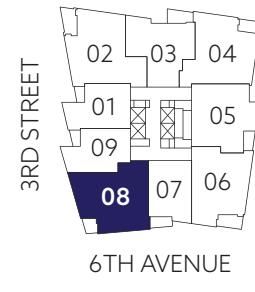
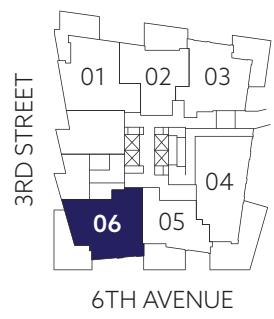
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SUITE D₂

2 BEDROOM · DEN · 2 BATH
1,249 SF



LEVEL 3

LEVELS 4-36

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E&OE.

AR102324

SUITE D2

2 BEDROOM · DEN · 2 BATH
1,249 SF

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SUITE D3

2 BEDROOM · DEN · 2 BATH
1,276 SF

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FOUR REASONS TO INVEST IN CALGARY

1

AFFORDABILITY

- Affordable Purchase Prices
- Under \$2,500 in closing costs
- No HST - Only GST of 5%
- No Meter Hookups
- No Land Transfer Tax

2

IMMIGRATION

- High GDP Growth
- High Rental Rates
- Positive Net Immigration
- High demand for rentals
- Highest Equity Growth

3

LIVING STANDARDS

- Calgary has the highest incomes in Canada with a low cost of living
- Ample career opportunities
- Ranked 3rd highest livable city
- Arris is the most connected luxury offering on the Calgary market today

4

INVESTMENT FRIENDLY

- Alberta laws protect the Landlord
- No rent control
- Preferred rental management company on-site
- High Appreciation Potential
- Up and coming neighbourhood with lots of growth potential and low supply over the next 2 years

LIMITED TIME

DON'T MISS OUT ON THIS INCREDIBLE OPPORTUNITY

- **Priced up to \$200,000 Below Assessed Value!**
- **Only 40 homes available**
- **Your chance for instant equity**
- **30/60/90 day closings**

**PRICES STARTING FROM
AS LOW AS \$399 PSF***

1 Parking and 1 Locker included
5% Deposit ONLY until closing

*GST is not included in pricing

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ARRIS RESIDENCES PRICING

2 BEDROOM PRICING

| PLAN | STARTING FROM PRICE | MARKET RENTAL RATE |
|------|---------------------|--------------------|
| C1 | \$ 425,000.00 | \$ 2,800.00 |
| C2 | \$ 475,000.00 | \$ 2,900.00 |
| C3 | \$ 477,000.00 | \$ 3,100.00 |
| C4 | \$ 485,000.00 | \$ 3,150.00 |
| D2 | \$ 498,000.00 | \$ 3,200.00 |
| D3 | \$ 528,000.00 | \$ 3,300.00 |

*GST is not included in pricing

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PLUS:

- * **Under \$2500 in closing costs**
- * **No land transfer fees**
- * **Landlord friendly**
- * **No meter hook up fees**

RESALE COMPARABLES

| PROJECT | STYLE | SQ. FT. | YEAR BUILT | SOLD DATE | SOLD PRICE | \$ / SQ. FT. |
|-----------------------|--------------|---------|------------|------------|----------------|--------------|
| Park Point | 2 Bed 2 Bath | 935 | 2018 | 2024/09/25 | \$695,000.00 | \$743.32 |
| MARK on 10th | 2 Bed 2 Bath | 739 | 2016 | 2024/10/09 | \$461,500.00 | \$624.90 |
| The Concord | 2 Bed 2 Bath | 1382 | 2019 | 2024/11/05 | \$1,000,000.00 | \$723.46 |
| Park Point | 2 Bed 2 Bath | 884 | 2018 | 2024/12/06 | \$537,500.00 | \$607.89 |
| The Royal | 2 Bed 2 Bath | 930 | 2019 | 2024/12/12 | \$650,000.00 | \$698.92 |
| The Concord | 2 Bed 2 Bath | 1003 | 2019 | 2024/12/16 | \$965,000.00 | \$962.11 |
| MARK on 10th | 2 Bed 2 Bath | 746 | 2016 | 2024/12/18 | \$451,200.00 | \$604.57 |
| Outlook at Waterfront | 2 Bed 2 Bath | 870 | 2015 | 2024/12/24 | \$557,000.00 | \$640.23 |
| Verve | 2 Bed 2 Bath | 864 | 2019 | 2024/12/25 | \$510,000.00 | \$590.09 |
| 6th and Tenth | 2 Bed 2 Bath | 834 | 2017 | 2024/12/28 | \$495,000.00 | \$593.32 |
| The Guardian | 2 Bed 2 Bath | 748 | 2016 | 2025/01/08 | \$475,000.00 | \$635.02 |

Source: Matrix MLS System

YOU ARE GETTING IN TODAY +\$200PSF BELOW RESALE PRICES FOR FULL WARRANTY BRAND NEW PRODUCT!



INSTANT EQUITY AWAITS! CALL NOW TO SECURE YOUR SPOT:

WILLIAM YEUNG
SALES MANAGER
C 403.978.3072
will@cityhomesrealty.ca

KEVIN YEUNG
SALES MANAGER
C 403.669.6611
kevin@cityhomesrealty.ca



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