

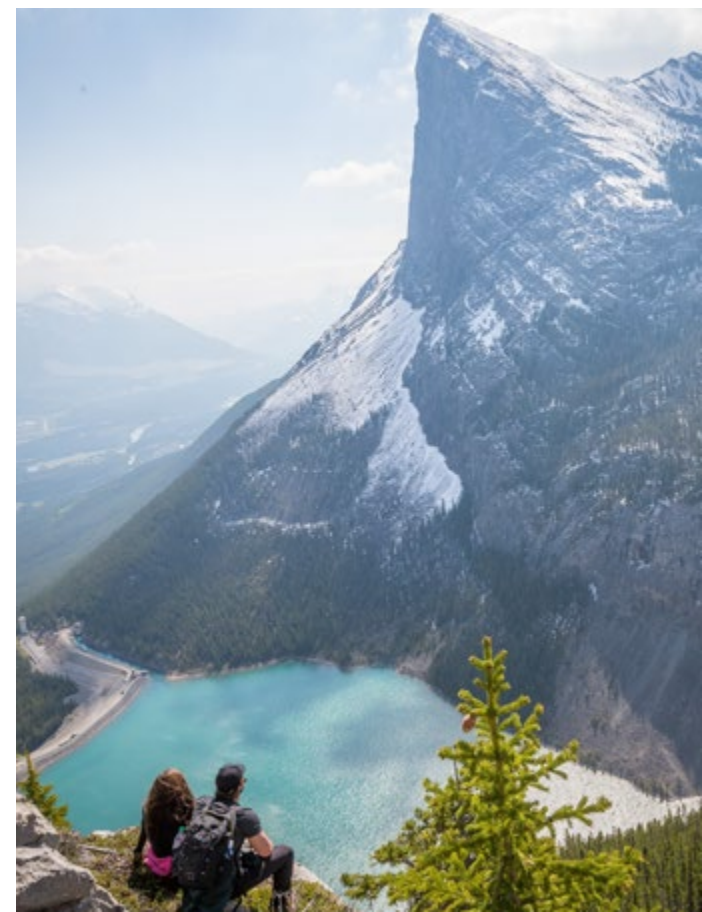
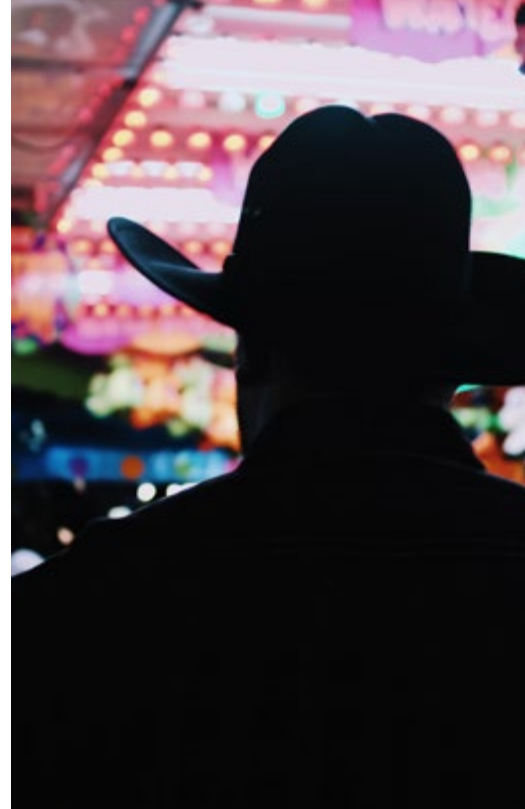
# frontier

kensington



TRUMAN







# WHY CALGARY / HIGHLIGHTS

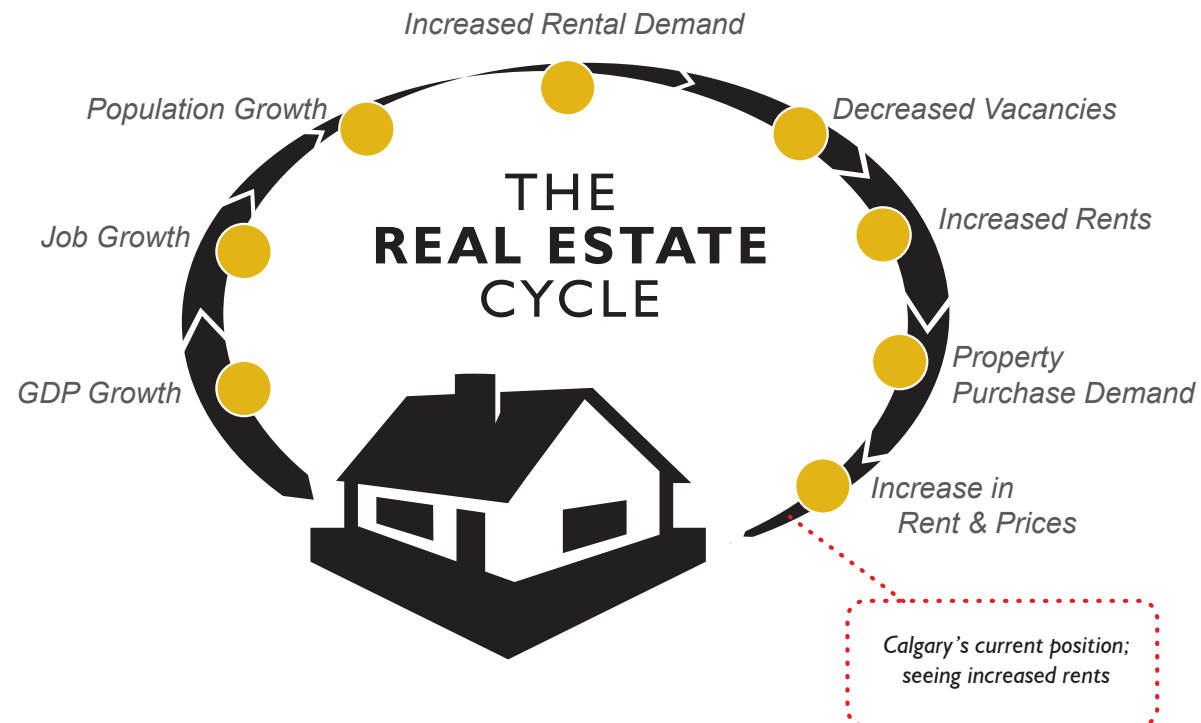
## SNAPSHOT

- Voted #1 most Livable City in Canada and #1 most Livable City in North America
- Most affordable living costs for any major metropolitan centre in Canada
- Solid population growth for years ahead, both from interprovincial migration & international immigration into Calgary
- Pro-business economy & friendly low tax business climate to promote growth
- Multi-cultural community & youngest demographic population in Canada
- Huge tech sector growth & new jobs/economic diversification is accelerating
- Most attractive real estate investment cycle, with low interest rates, lower vacancy rates & rising rents ahead



## INVESTOR FRIENDLY

- Alberta has the Lowest Tax Rate in Canada
- As of July, 2020, Alberta's corporate tax rate is only 8%, the lowest in Canada and among the lowest tax rates now in North America
- Alberta has no provincial sales tax, only the 5% GST
- There are no land transfer taxes and Closing costs of only a couple thousand dollars
- No development charges
- No foreign buyer tax



# WHY CALGARY / HIGHLIGHTS

  
**NO LAND TRANSFER TAX**

 **TAX** NO H.S.T



**ALBERTA FAVOURS THE LANDLORD AND THE INVESTOR**  
*Favourable landlord legislation to protect your investment*



**POSITIVE NET MIGRATION**  
*People want to live here: population expected to increase by 95,000 in the next 4 years*



**NO RENT CONTROL**

**5%**

**RENTAL RATE INCREASE**  
*2020 over 2019*



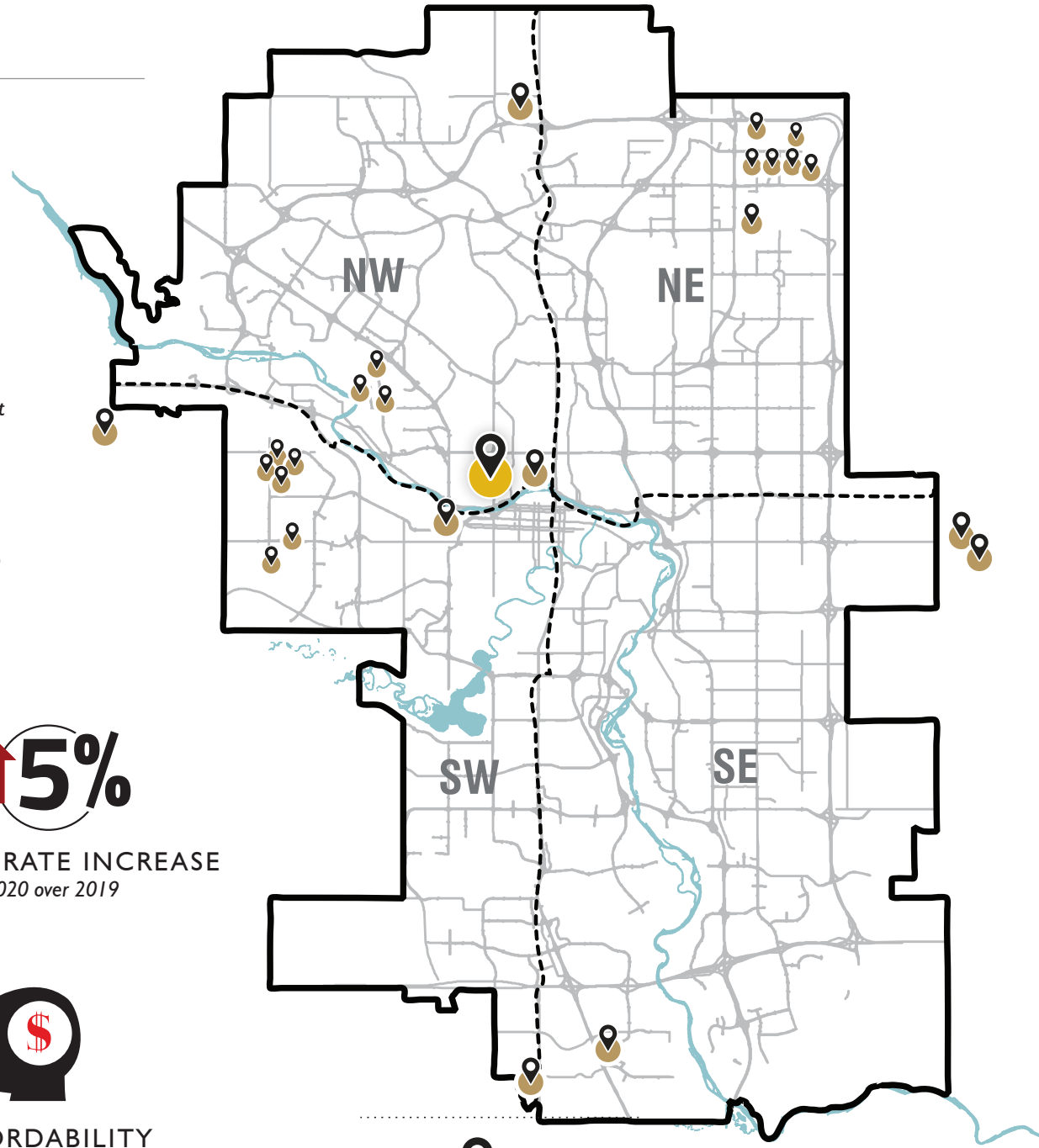
**HIGHEST WAGES PER EMPLOYEE IN CANADA**  
*Good tenant profiles; tenants can afford to pay rent*



**AFFORDABILITY**  
*Calgary is Affordable which means investors can realize positive cashflow here*



**INCREASE IN SALES**  
*Y.T.D 151% increase in sales up to May 2021 (creb.com)*



 **CURRENT TRUMAN DEVELOPMENTS**  
• Over 20+ active projects ▲

## WHY CALGARY / SUCCESS STORIES

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### **Alberta now home to 3,000 tech companies; new report shows an industry hitting its stride**

[https://calgaryherald.com/business/local-business/alberta-now-home-to-3000-tech-companies-new-report-shows-an-industry-hitting-its-stride?inf\\_contact\\_key=ab3c00e34191aefd1d7062f85c03b251](https://calgaryherald.com/business/local-business/alberta-now-home-to-3000-tech-companies-new-report-shows-an-industry-hitting-its-stride?inf_contact_key=ab3c00e34191aefd1d7062f85c03b251)

### **Calgary's real estate market turns red hot, prompting bidding wars, rising prices**

<https://calgaryherald.com/news/local-news/only-the-strongest-make-it-through-as-calgarys-real-estate-market-turns-red-hot>

### **Calgary home sales up 462 per cent, reach hit record high in April: CREB**

<https://globalnews.ca/news/7830643/calgary-home-sales-record-april-2021/>

### **Multinational tech giant Infosys to bring 500 jobs to Calgary**

[https://globalnews.ca/news/7673707/infosys-jobs-calgary?inf\\_contact\\_key=4289aa088e37c72604005ea742fc23eb](https://globalnews.ca/news/7673707/infosys-jobs-calgary?inf_contact_key=4289aa088e37c72604005ea742fc23eb)

### **Canadian housing has hottest month ever as prices, sales surge to new highs**

<https://calgaryherald.com/real-estate/canadian-home-sales-prices-surge-to-new-record-in-march/wcm/0dcc0abc-6670-49a2-ae0-5a70f9eb9c63>

### **Canadian housing starts hit new record in March after climbing 21.6%**

<https://calgaryherald.com/news/economy/canadian-housing-starts-hit-new-record-in-march-after-climbing-21-6/wcm/65190e63-9a24-4ab9-8c7f-49f57c14fb75>

### **Varcoe: Tech firm moves HQ to Calgary from B.C., another sign of the city's future growth**

[https://calgaryherald.com/opinion/columnists/varcoe-tech-firm-moves-hq-to-calgary-from-b-c-another-sign-of-the-citys-future-growth?inf\\_contact\\_key=2b9a4cde8dd5373ed73dc167d89d28eb](https://calgaryherald.com/opinion/columnists/varcoe-tech-firm-moves-hq-to-calgary-from-b-c-another-sign-of-the-citys-future-growth?inf_contact_key=2b9a4cde8dd5373ed73dc167d89d28eb)

CALGARY HERALD

Global  
CALGARY

HUFFPOST

NEWS

CISION

TRUMAN

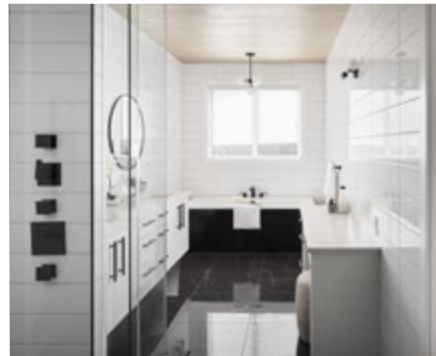
# WHY TRUMAN





## WHY TRUMAN / ABOUT THE COMPANY

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For over 35 years, Truman has proudly and persistently worked to build a better Calgary. As an Alberta-based family-owned developer and builder, we have successfully created thousands of new homes and over a million square feet of retail, office, and industrial space within the Calgary metropolitan area.

Truman's core belief is that everyone can Live better. From master planned new communities to individual mixed-use buildings in redeveloping and developing neighborhoods, we're committed to building great places through great design. Places that so many Calgarians have chosen to make an investment and call home.

Truman is also proud of its legacy of supporting affordable homeownership in partnership with Attainable Homes Calgary and Liberty Affordable Homeownership. Truman has helped to provide over 350 new homes to deserving Calgarians. It is our goal to make a quarter of the homes we build truly affordable.

Live better.® Live Truman.



### **SUSTAINABILITY & DESIGN INNOVATION**

Truman is a local leader in innovative and sustainable community/building design, with a focus on environmental and social responsibility. Highlights of this leadership are by being active participants in the Leadership in Energy & Environmental Design (LEED), which is a green building certification program that recognizes best-in-class building strategies and practices for our large format mixed use developments.



### **BUILT-GREEN PROGRAM**

Truman is a long-standing member of the Built Green Alberta program – a holistic approach that uses advanced technologies that considers any building a complete system. Built Green certification is not simply a static achievement for Truman, where participation in the program includes continuous learning and integration of emerging best practices in all Truman projects.





# WHY TRUMAN / SNAP SHOT OF CURRENT ACHIEVEMENTS



Land holdings worth over  
**\$500 Million**

New projects in development worth  
**\$4.2 Billion**



**3,200+**  
Multi-family Units  
completed to date

**MARKET VALUE: \$550,000,000**

**Over 900+**  
Multi-family Units  
currently under construction

**MARKET VALUE: \$268,500,000**

**1,000's of Single**  
Family Homes  
completed to date

**MARKET VALUE: \$1,000,000,000**



**Over**  
**3,000+ Units**  
either in planning, development, or  
permitting phase with the  
City of Calgary

**MARKET VALUE: \$960,000,000**

**2.5 Million Square**  
**Feet Commercial**  
space constructed, under construction,  
completed, under management, or  
coming to market

**MARKET VALUE: \$250,000,000**

**3 Year in a row**  
**Highest Rated Builder**  
for customer satisfaction from JD Power  
and Associates and the Alberta Home  
Builders Association

**A PROVEN TRACK RECORD**

 **AWARD WINNING** 

BILD Awards for Best Marketing, Best Design, Best Floor Plans, & Best Multi Family Developments, in which over four thousand submissions are made from all active builders in the city of Calgary. Received the Award of Merit from the Alberta Professional Planners Institute for the West District: A New Activity Centre. We are recently the proud recipients of a second City of Calgary Mayor's Urban Design Award (MUDA) for the West District Master Plan.

## WHY TRUMAN / RECENTLY COMPLETED PROJECTS



### MULBERRY

777, 77th Street S.W.

96 Condo Style Apartments

MARKET VALUE **\$35,000,000**

### NOVELLA

39 Corner Meadows Park N.E.

34 Townhomes

MARKET VALUE **\$12,580,000**

### MAPLE

383 Smith Street N.W.

98 Condo Style Apartments

MARKET VALUE **\$40,000,000**



### NOBLE

100 Kovitz Lane N.W.

100 Condo Style Apartments

36 Luxury Brownstones

MARKET VALUE **\$62,000,000**

### THE GEORGE

921 17th Avenue S.W.

60 Fully Furnished Rentals

9,000 Sq Ft Of Commercial

MARKET VALUE **\$35,000,000**



### UPPER WEST

2424 2nd Ave. N.W.

60 Luxury Apartment Rentals

MARKET VALUE **\$15,500,000**

# WHY **KENSINGTON**

 **TRUMAN**



## WHY KENSINGTON / CALGARY'S URBAN VILLAGE

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With over 250 businesses, Kensington is one of Calgary's most vibrant communities. There is no better location than Kensington. It combines the sophisticated allure of local boutiques and trendy restaurants and pubs with the simple pleasure of people-watching from sidewalk patios and casual hangout spots. Just minutes away from Sunnyside Ctrain station, the Bow river, Prince's Island Park, grocery stores, gyms, cafes, schools, and playgrounds – this location can't be beat.

### Unique Atmosphere

A trendy meeting location for the younger generation while still maintaining old style & charm to the buildings and infrastructure. The Kensington atmosphere is hard to replicate anywhere else. This eclectic village weaves historic and modern elements, making this a truly unique and vibrant neighbourhood.

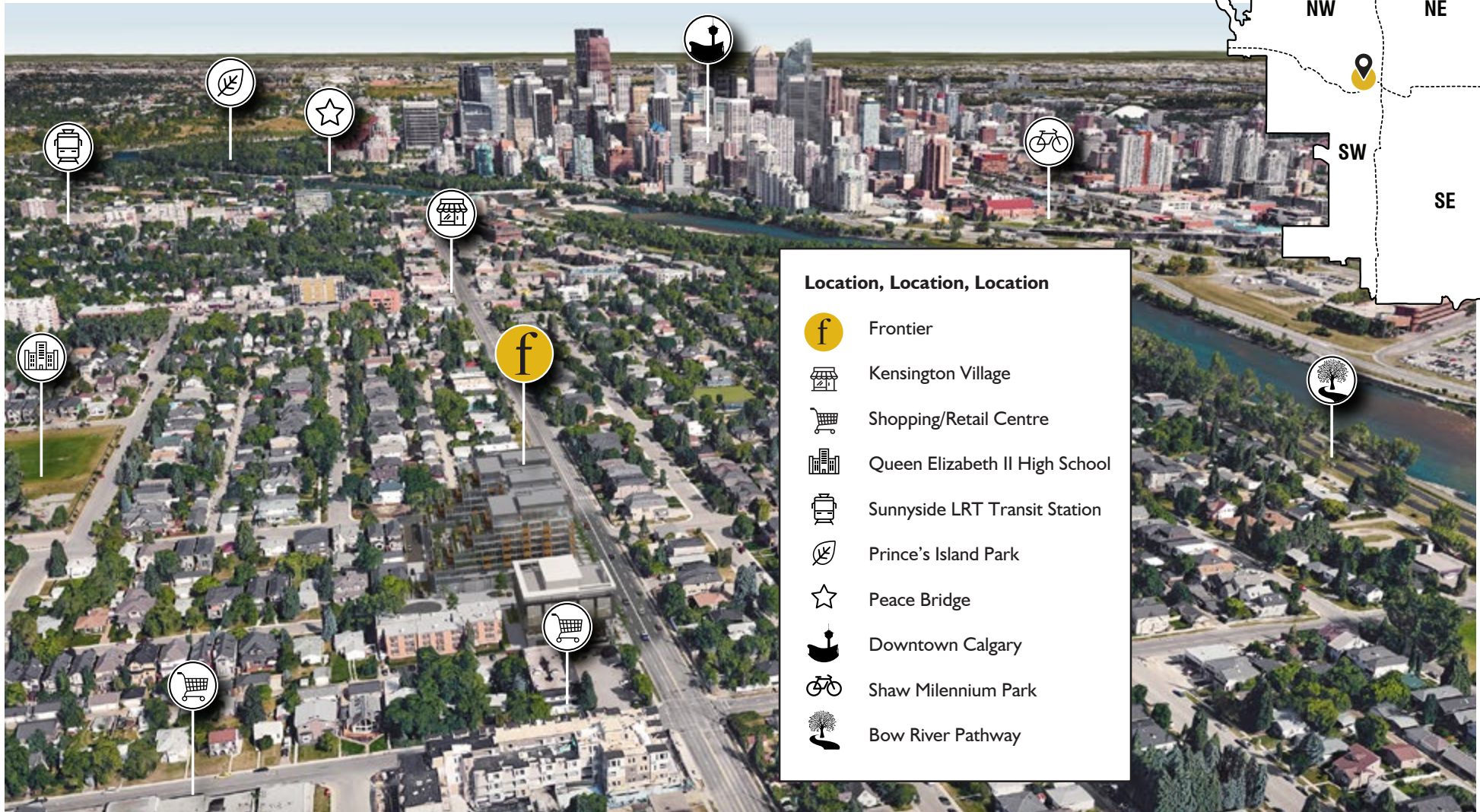


### Right in Your Neighbourhood

Saturated with trendy cafes, European inspired winebars and culinary hot spots, Kensington is the place to gather and socialize. Straddling the neighbourhoods of Hillhurst & Sunnyside, the hub of activity is located along Kensington Road and 10th Street NW. Don't be fooled by Kensington's size, this area fights above it's weight class, with over 250 shops and services.



# WHY KENSINGTON / THE HEART OF DOWNTOWN



Located just minutes away from downtown, LRT stations, SAIT, University of the Arts, University of Calgary, Foothills Hospital, and Highway 1 – you can get where you need to go easily, with or without a vehicle. With extensive parks and pathways weaving throughout the community and into downtown, commuting to work, picking up last minute groceries, and getting some exercise has never been so easy. This community is vibrant, sophisticated, trendy, eclectic and serene, and the only thing that's missing, is you!

# THE OPPORTUNITY





10  
REASONS  
TO PURCHASE



2 YEAR RENTAL  
GUARANTEE

Your unit is always generating income.  
You receive your rent cheque, paid on time,  
every month even if your condo is vacant.



PROFESSIONAL PROPERTY  
MANAGEMENT

Included white glove service with our property  
management division who will take care of  
finding and maintaining renters of your unit.



OUTPERFORMS  
LOWRISE, MIDRISE &  
HIGH RISE PRODUCTS



INDUSTRY LEADING  
RETURNS

- Positive monthly cashflow from \$350-600
- Annualized R.O.I from 20%
- 3 year R.O.I from 85-105%



SURROUNDED BY AMENITIES

Transit and LRT stations, shops, restaurants, sports &  
recreation facilities, entertainment and schools can all  
be found within minutes of the development.



ALBERTA NEW  
HOME WARRANTY

1 Year Wall to Wall Warranty, 2 Year Mechanical Warranty,  
5 Year Envelope Warranty, 10 Year Structural Warranty



POSITIVE CASH FLOW



THOUSANDS OF  
PEOPLE EMPLOYED

This inner city opportunity has 100,000+ people employed  
within a 10 kilometre radius of the community.



POPULATION GROWTH

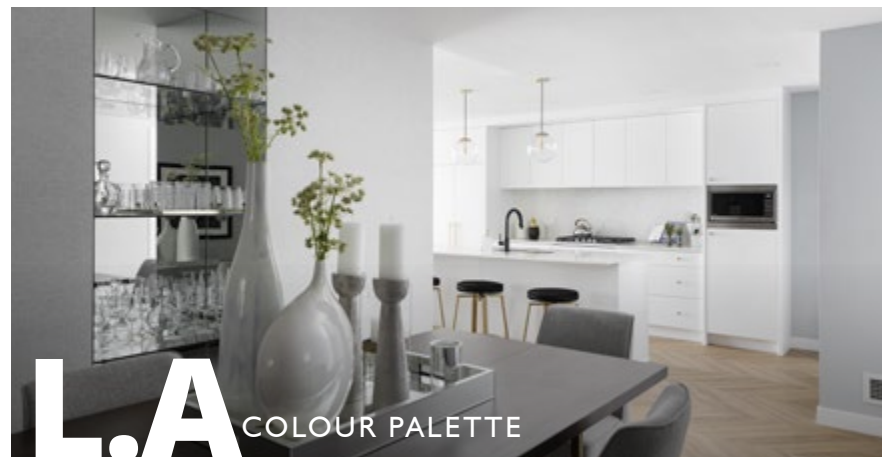
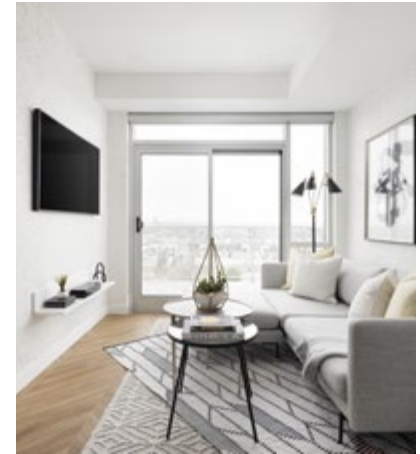
Master planned communities  
population growing at double the  
rate of the rest of the city.



TOP SCHOOLS NEARBY

Schools appealing to both local and international  
students with a mix of public and private institutions  
for all grade levels located in these communities.

# INTERIORS





# EXTERIORS





# WHY FRONTIER / FIT & FINISH SPECIFICATIONS

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## THE BUILDING

- Built by multiple Customer Choice Award Winner for highest customer satisfaction, Truman
- Peace of mind provided through our comprehensive warranty program: 1 Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution Systems, 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty
- Comprehensive coverage including deposit payments are protected by the Alberta New Home Warranty Program
- Concrete construction building with two elevators and a spacious entrance lobby
- Built-in smoke/heat detectors and in-suite water sprinkler system
- Individual suite utility metering for maximum energy savings with individual thermostat for temperature control

## THE SUITES

- Beautifully appointed interiors by our award-winning interior design team with a choice of 2 timeless interior color schemes
- Approximately 9 FT ceilings throughout suite (excluding dropped areas required for mechanical, plumbing and/or electrical)
- Energy efficient aluminum framed windows and oversize doors/patio sliders (as per plan)
- Brilliant lighting with custom made energy efficient contemporary light fixtures throughout
- Smooth panel doors with levered anti-scuff and scratch door hardware throughout
- Modern sleek line profiled painted baseboards, door frames and casings

## THE BATHROOMS

- TRUSpace™ vanity design with maximum storage in mind
- Porcelain undermount sink
- Modern square edge tubs accented by contemporary tiles
- Integrated polished edge glass shower door and frame
- Environmentally conscious WaterSense® fixtures, shower heads, and toilets

## THE KITCHENS

- Custom TRUSpace™ contemporary kitchen cabinetry featuring soft close doors & drawers, textured finishes and integrated storage
- Polished quartz hard surface eased edge countertops
- Contemporary imported ceramic tile with custom set full height kitchen backsplashes





TRUMANHOMES.COM

frontier  
kensington

FRONTIER KENSINGTON

1912 KENSINGTON ROAD N.W.  
CALGARY, ALBERTA, CANADA



TRUMAN