



ROOTED IN PEOPLE, GROUNDED IN TRUST

CREEKSIDE CIRCLE I LEDUC, AB

www.bluebeargroup.ca



Pioneering Sustainable Multifamily Real Estate

BBG Corp. is fundamentally transforming Canadian multifamily real estate, establishing a new standard for sustainable urban living. Our strategic approach transcends traditional investment; BBG Corp is proactively addressing Canada's critical housing imperatives through the diligent development and acquisition of high-quality, ecologically responsible, and attainably priced rental properties within the nation's most rapidly expanding urban centers.

OUR MISSION AND VISION

Mission

Blue Bear Group Corp. is dedicated to maximizing the value of multi-family real estate for investors. We achieve this through the strategic optimization of every aspect of property ownership and management, transforming properties into high-performing assets that focus on generating competitive returns and building long-term value.

Vision

By 2030, The Blue Bear Group Corp. aims to lead the Canadian multifamily rental housing market, strategically expanding into Canada's top 5 fastest-growing cities. We will achieve this by maximizing shareholder and investor value through innovative design and optimized sustainable practices.



INVEST IN THE FUTURE OF CANADIAN RENTAL HOUSING WITH SUSTAINABLE, TECH-INTEGRATED MULTIFAMILY INVESTMENTS.

BBG Corp. delivers superior financial performance from expertly managed assets. We prove that tenant well-being directly drives long-term investment value. Our tech-integrated, community-focused properties foster exceptional living, ensuring a reliable investment by building lasting value and a socially responsible portfolio. Align with BBG Corp.: where profit meets positive impact.

WHY INVEST WITH BBG CORP.?





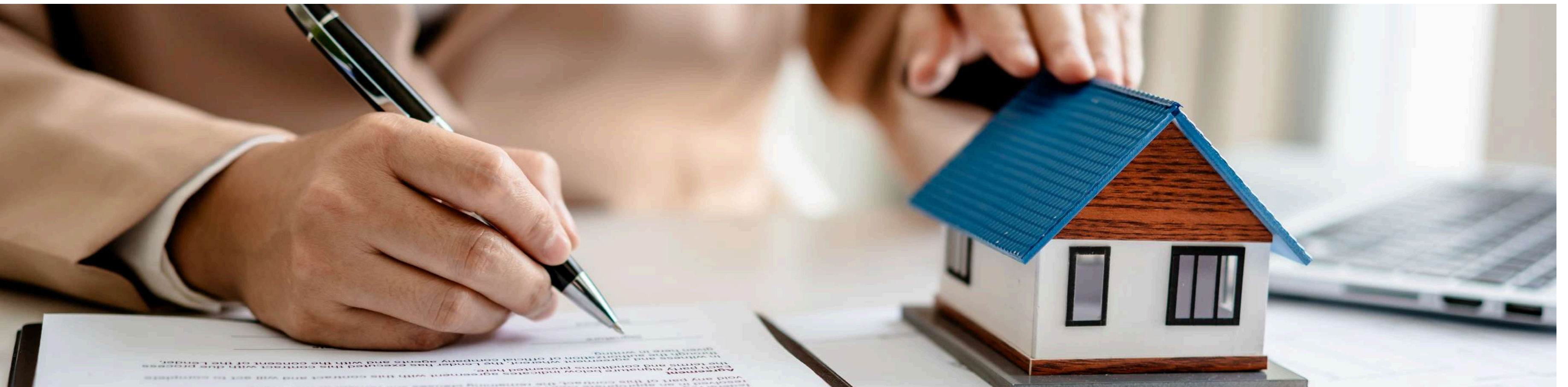
WHAT DOES BBG CORP. OFFER?

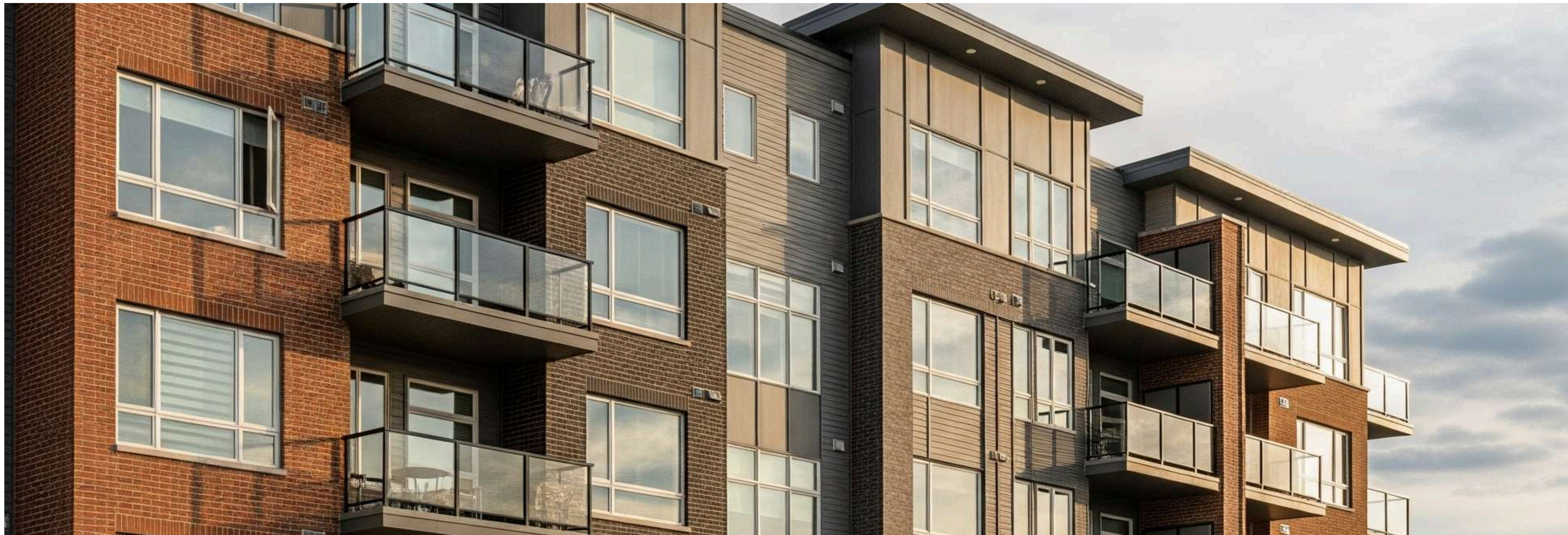
- **Long-Term Wealth Generation:** Build substantial wealth in Canada's robust multifamily real estate market.
- **Exceptional Real Estate Management:** Benefit from industry-leading best practices, optimizing property performance and asset value.
- **Stable Cash Flow:** Enjoy predictable, consistent income from meticulously managed rental portfolios. BBG Corp., through its exceptional management, strives to maintain positive cash flow properties.
- **Global Investment Opportunities:** An expanding gateway for Canadian and international investors to capitalize on the Canadian real estate market.

PRIME MULTIFAMILY INVESTMENT

Investing in multifamily real estate offers a compelling pathway to robust portfolio growth and consistent returns.

- **Income Generation:** Benefit from positive cash-flow, supported by a diversified tenant base across multiple units, providing resilience against vacancy fluctuations.
- **Significant Optimization Potential:** Unlock substantial value and enhance income streams through strategic property management, operational efficiencies, and future capital improvements.
- **Demand-Driven Locations:** Secure assets in growing urban and suburban markets known for their quality of life, comprehensive amenities, and excellent connectivity, improving sustained tenant demand and property appreciation.





BUILD LASTING WEALTH IN A HIGH-DEMAND MARKET: CREEKSIDE PROJECT

Blue Bear Group Corp. is pleased to present an exclusive investment opportunity: a 10-unit income property in the thriving city of Leduc, Alberta. This project is strategically designed for the modern rental market, featuring five 3-bedroom townhomes and five 1-bedroom legal lower-level units. It is perfectly positioned to capitalize on Leduc's rapid growth and extremely low vacancy rates.

This turnkey investment is structured to provide strong returns and long-term stability, supported by a fixed-price contract and a comprehensive suite of investor incentives. Align your portfolio with the long-term stability and robust market fundamentals of one of Alberta's fastest-growing cities.



PRIME LOCATION, UNMATCHED CONNECTIVITY

The Creekside Circle I is located at the intersection of Deer Valley Drive and Creekside Drive, a prime residential area offering a balance of tranquil suburban living with exceptional urban accessibility.

- **Alberta's Economic Gateway:** Leduc is a major economic driver, anchored by the Edmonton International Airport (EIA) and the Nisku Industrial Park, which fuels continuous job creation and strong housing demand.
- **Exceptional Accessibility:** With immediate access to the QEII highway, residents can reach downtown Edmonton in approximately 20-30 minutes. The property's proximity to the EIA is a major draw for professionals and frequent travelers.
- **Thriving Community:** Leduc attracts long-term residents with its family-friendly lifestyle, excellent schools, and abundant parks. A state-of-the-art Recreation Centre and major retail hubs like Leduc Common are just minutes away.
- **Strong Market Dynamics:**
 - *Rapid Population Growth:* A 15.7% growth over the last 5 years ensures a continuous influx of potential renters.
 - *High Rental Demand:* Leduc's purpose-built rental vacancy rate was exceptionally low 0.8%, indicating a very tight market.
 - *Strong Household Incomes:* The average household income is approximately \$117,000, supporting a market for high-quality rental units.

Sources: Office of Statistics and Information, Alberta Treasury Board and Finance. Leduc Housing Strategy. Statistics Canada.

CREEKSIDE CIRCLE I LEDUC, ALBERTA

MODERN DESIGN FOR MODERN TENANTS

Built by the experienced team at Cira Homes, this project consists of two-storey townhomes with legal lower-level units, offering a desirable mix of housing options.

- **Project:** 10-Unit Multi-Family Townhomes with Legal Lower-Level Units
- **Builder:** Cira Homes
- **Unit Mix:**
 - 5x Three-Bedroom Units (Approx. 1,270 Sq.Ft.)
 - 5x One-Bedroom Units (Approx. 530 Sq.Ft.)
- **Parking:** 20 Parking Spots
- **Features:** Every unit includes a full appliance package. The property is covered under the Alberta New Home Warranty for up to 10 years.

About the Builder: Cira Homes

Cira Homes is a premier custom home builder known for quality craftsmanship and innovative design.

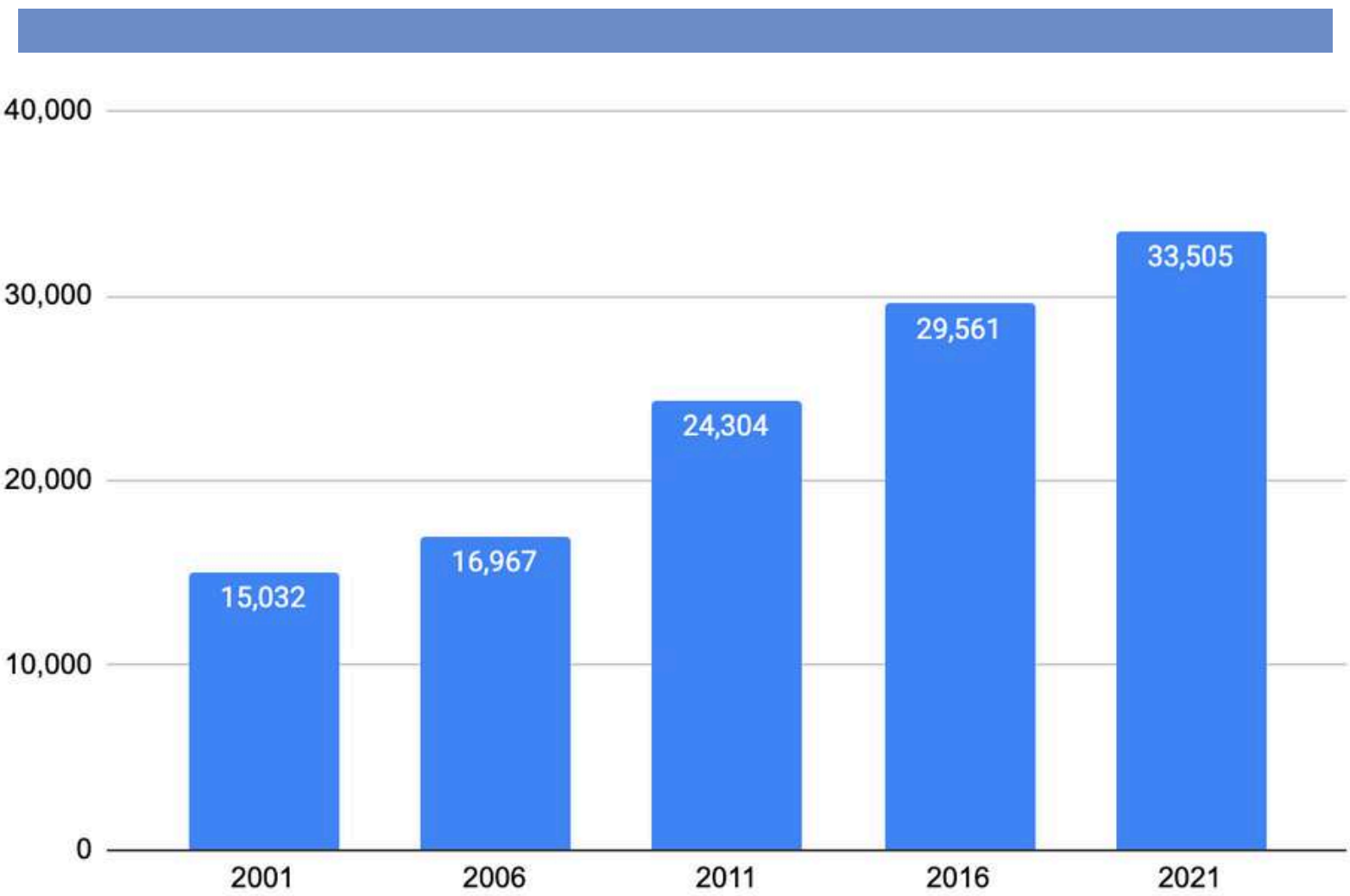
With a focus on creating lasting value, Cira Homes has a proven track record of successful projects, including the nearby CreekSide multi-family development, demonstrating their expertise in constructing high-quality, desirable rental properties in the Leduc market.

A TURNKEY, DE-RISKED INVESTMENT STRUCTURE

This project is more than a property; it's a comprehensive investment vehicle designed for performance. Benefit from a bundled set of incentives that streamline the process and protect your capital:

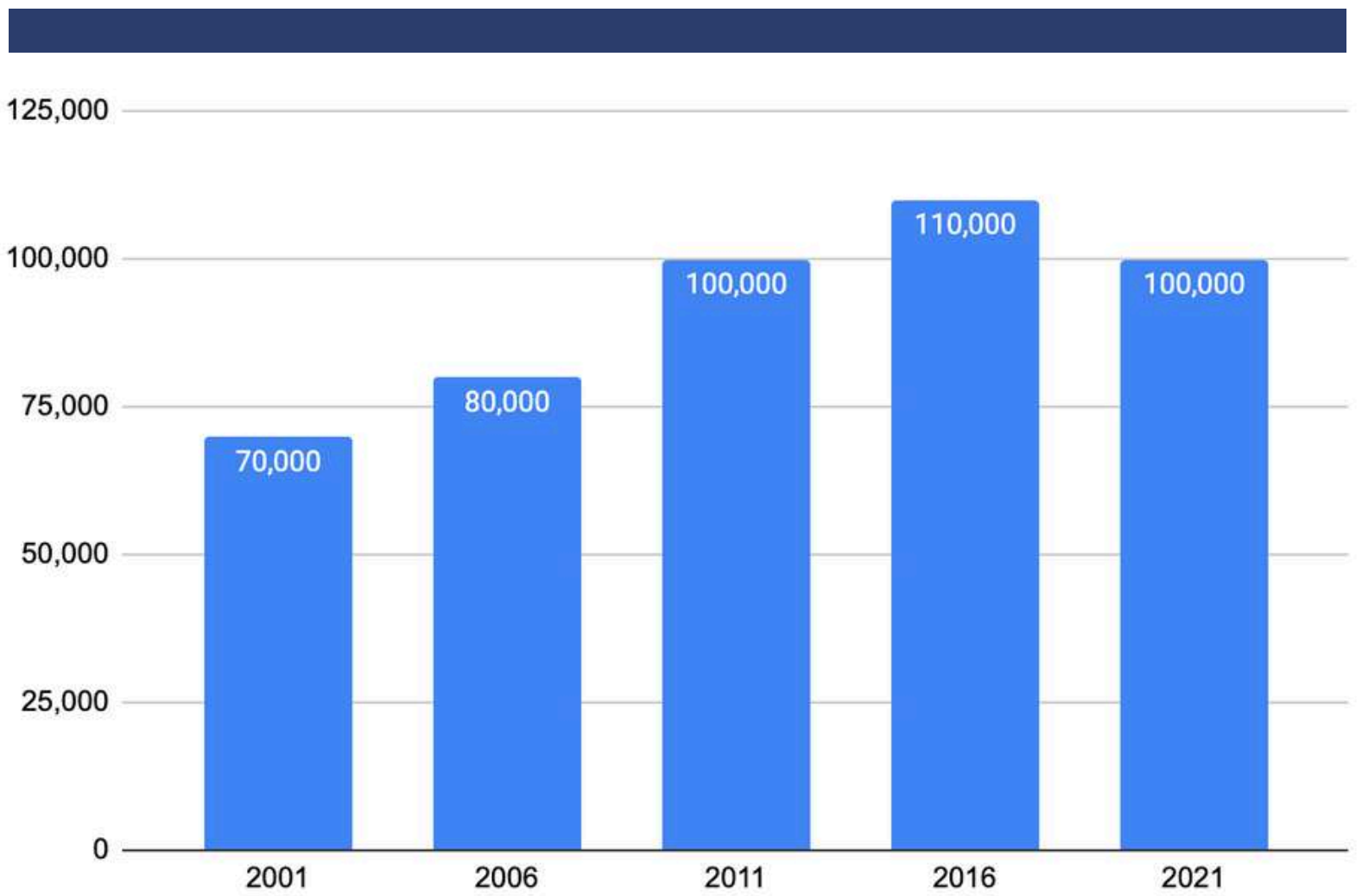
- **Price Match Guarantee:** The builder will match the lender's appraised value if it comes in lower than the purchase price.
- **Fixed-Price Contract:** Your purchase price of \$2,825,000 is locked in. No price escalations will apply.
- **CMHC MLI Select:** The project is designed to leverage CMHC's MLI Select program, providing access to preferable financing terms.
- **Professional Management:** Access to in-house property management services is available at CMHC recommended rates, ensuring your assets are expertly managed.

POPULATION (2021): 33,505
GROWTH RATE: 4.09%

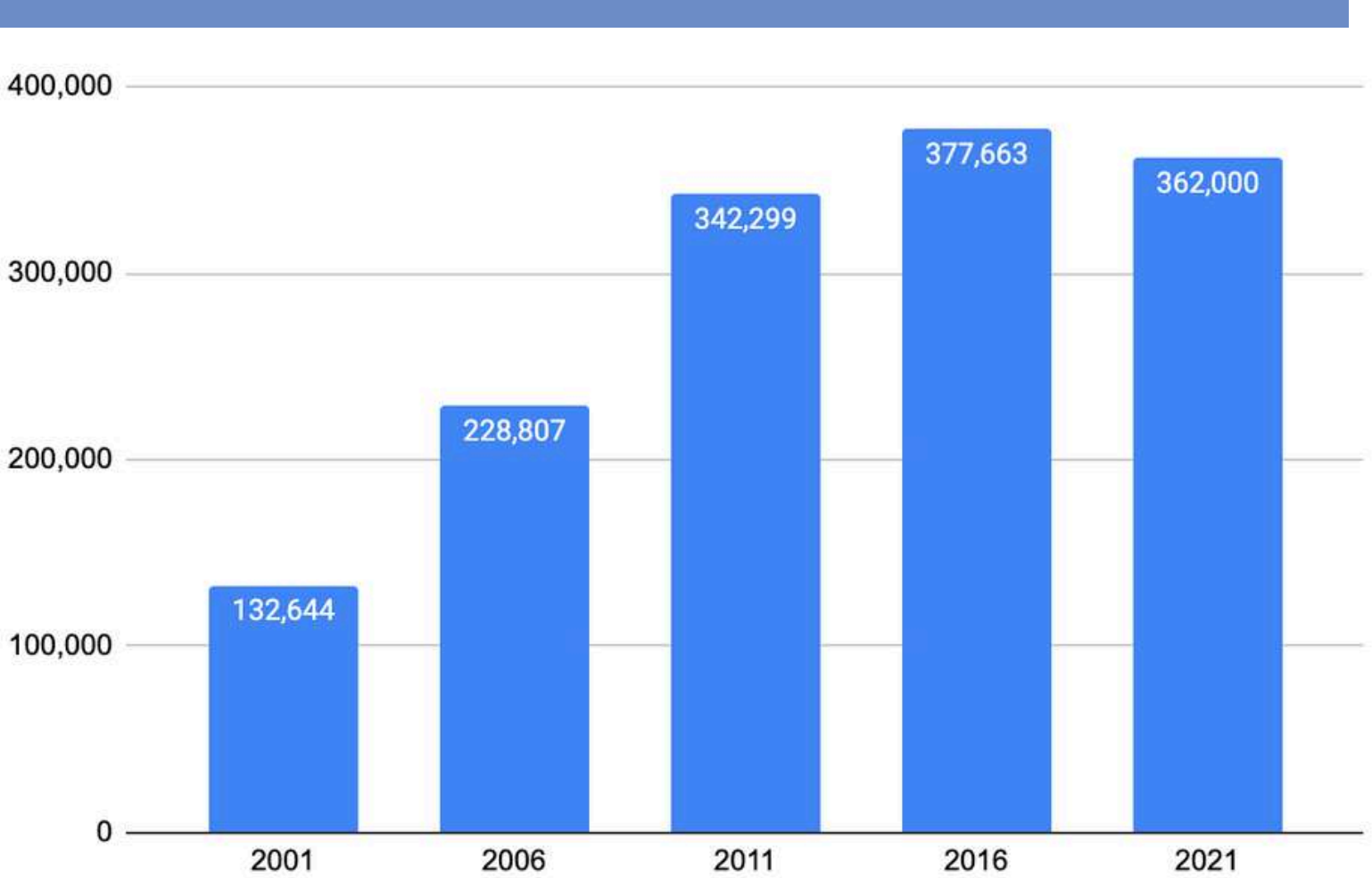


*Statistics Canada. Census. Last Updated: February 2022

MEDIAN HOUSEHOLD
INCOME GROWTH: 100,000



MEDIAN PROPERTY TYPE VALUE: 362,000



*Statistics Canada. Census. Last Updated: December 2022



ASSET BREAKDOWN

Sources and Uses of Fund	
Sources	Total
Debt	\$2,684,880
Equity	\$299,870
Total Sources	\$2,984,750
Uses	Total
Acquisition Cost	\$2,740,961
Acquisition Comission Fee	\$82,965
Mortgage Insurance (CMHC)	\$160,824
Total Uses	\$2,984,750

*Note: The debt is not yet secured.

PROFIT DISTRIBUTION SUMMARY

IRR 24-34%	Contribution (GP may invest up to 10%)	
IRR Hurdle	Distribution to LP	Distribution GP
0% - 8% (Pref 1)	100%	0%
8% - 14% (Pref 2)	75%	25%
14% + (Pref 3)	60%	40%

Total GP Commission Fee	
Acquisition Commission Fee	2%
Asset Management Fee (annual revenue)	2%
GP Management Fee	0.95%

FOSTERING GROWTH AND PROFITABILITY

Our strategy at Blue Bear Group Corp. is designed to achieve a targeted 27-32% annual return by leveraging these key metrics.

TOTAL PROJECT IRR

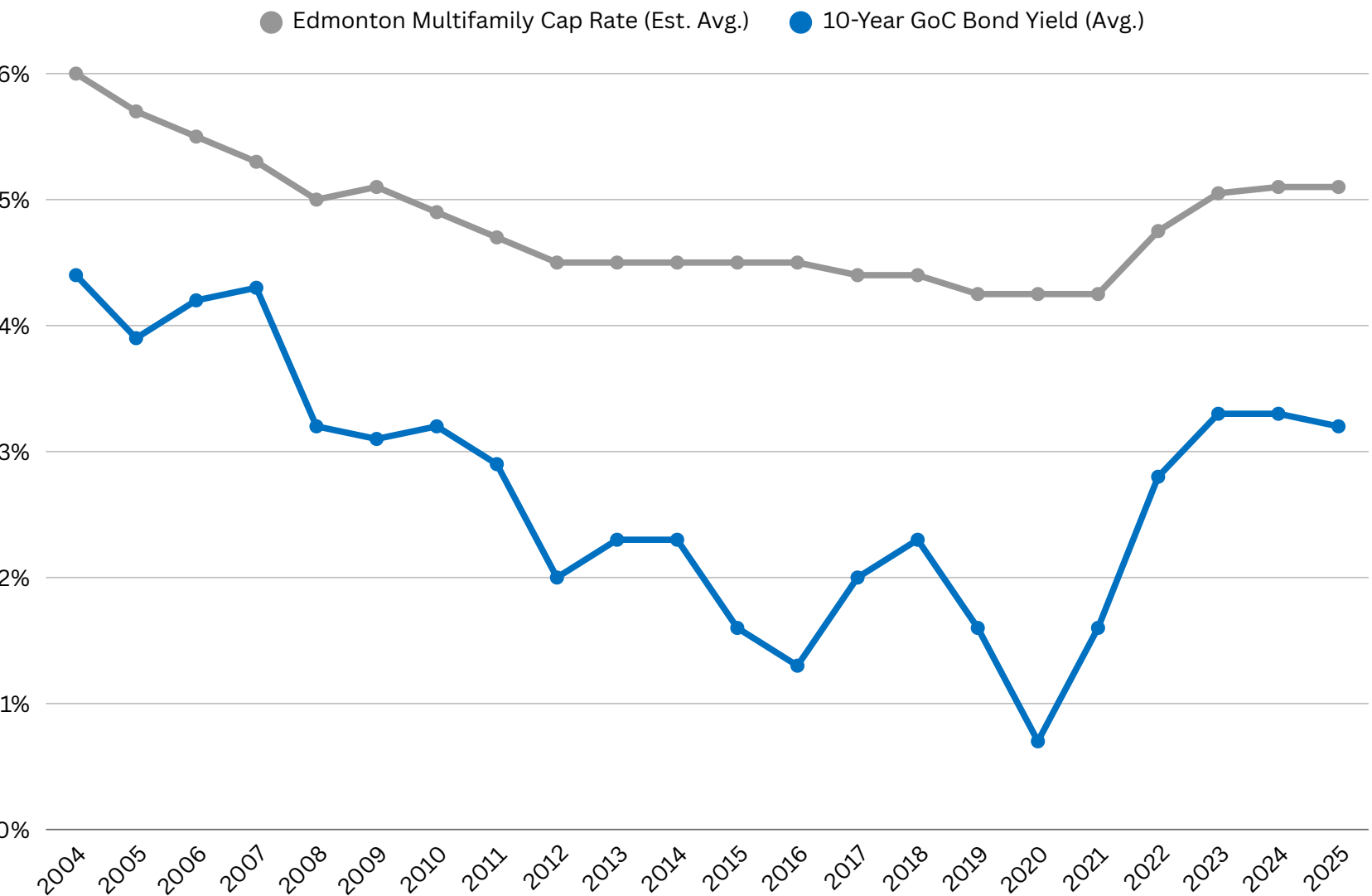
5 Year

24-34%



- Think of this as the investment's estimated annual return over a 5-year period. It accounts for all projected income (like rent) and the property's increased value at the end of the five years.
- The inclusion of leverage (debt) magnifies this return, demonstrating a high degree of profitability and financial efficiency.

ENHANCING VALUE AND RETURNS



*Statistics Canada.

- **Revenue Optimization Plan** - The property has a significant potential for optimization. We project a 5% income increase per year, which will drive property value growth and improve investor returns.
- **Regional Outlook** - Investing in the Creekside Circle I, Leduc offers a compelling pathway to robust returns, as the region is known for its desirable lifestyles and strong demand for quality living. This demand fuels consistent occupancy and sustained property value growth for your portfolio.

INVESTOR QUALIFICATION

To invest in opportunities like this, Canadian securities regulations require you to qualify as an "Accredited Investor." This is determined by a standard financial test. An individual qualifies if they meet at least one of the following criteria:

Net Income: An individual whose net income before taxes exceeded \$200,000 in each of the two most recent calendar years (or whose net income before taxes combined with that of a spouse exceeded \$300,000 in each of those years) and who, in either case, reasonably expects to exceed that net income level in the current calendar year.



Net Assets: An individual who, either alone or with a spouse, has net assets of at least \$5,000,000.



Financial Assets: An individual who, either alone or with a spouse, beneficially owns financial assets (cash, securities, etc.) having an aggregate realizable value that, before taxes but net of any related liabilities, exceeds \$1,000,000.



Registered Individual: An individual registered under the securities legislation of a jurisdiction of Canada as an adviser or dealer, and qualifies as an Individual Investor.



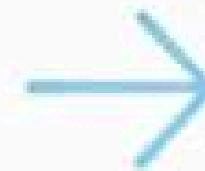
NEXT STEPS FOR INVESTORS



Connect with BBG Corp.



Sign-up on Equivesto and
get approved as AI



Invest and send funds

Partner with BBG Corp. Today!

ROOTED IN PEOPLE, GROUNDED IN TRUST.

Whether you're a Canadian or international investor, BBG Corp. provides the expertise, tax advantages, and market access essential for your success in Canadian multifamily real estate. Grow your wealth confidently, offering returns, and significant long-term growth.

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Seek Professional Advice

Please consult with your legal, financial, and tax advisors before making any investment decisions.

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