



ROOTED IN PEOPLE, GROUNDED IN TRUST

**311 DE LA GRANDE CÔTE I  
SAINT-EUSTACHE, QC**

[www.bluebeargroup.ca](http://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

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## 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?

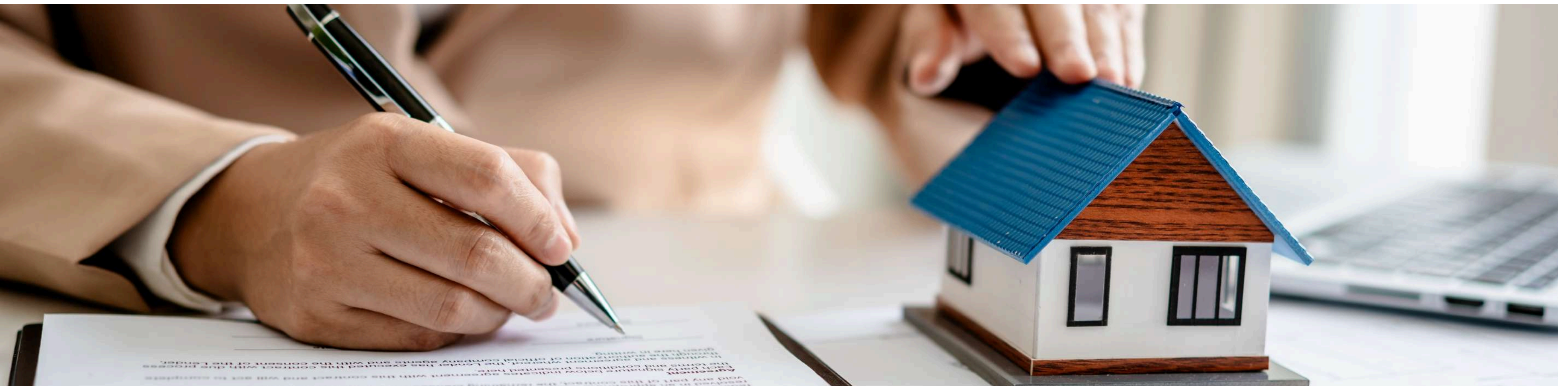
- **Long-Term Wealth Generation:** Build substantial wealth in Canada's robust multifamily real estate market.
- **Exceptional Real Estate Management:** Benefit from industry-leading best practices, optimizing property performance and asset value.
- **Stable Cash Flow:** Enjoy predictable, consistent 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.





## **PROPERTY PROFILE: THE 311 DE LA GRANDE-CÔTE I**

The **311 de la Grande-Côte I**, nestled in a desirable Montreal suburb, stands as a smart and socially responsible investment. This property features a healthy building infrastructure with modern amenities and expertly renovated units. Its prime, sought-after location naturally attracts high-quality tenants. Residents benefit from ample parking, a beautifully maintained landscape, and a commitment to fostering a very healthy living environment.





# MONTREAL NORTH SHORE

## THE MONTREAL NORTH SHORE ADVANTAGE: PREMIER INVESTMENT IN THRIVING LIFESTYLES

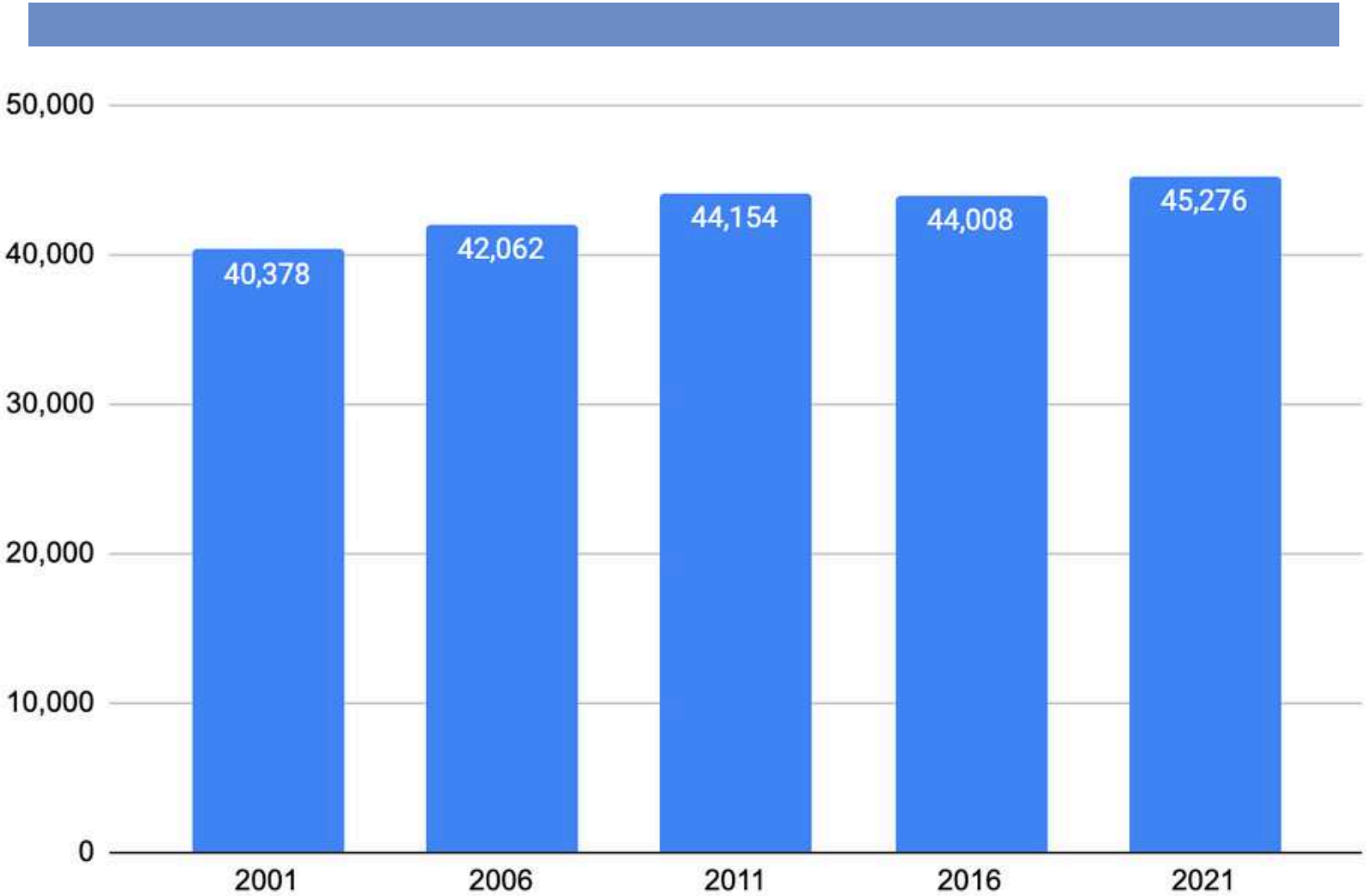
**Invest in the Montreal North Shore, where desirable lifestyles fuel robust returns.**

This region, including locations like Saint-Eustache, offers the ideal environment for mid-class families, translating directly into stable, high-quality tenancy. Properties here feature essential amenities, community integration, and prime accessibility. Capitalize on a market driven by strong demand for quality living – consistent occupancy and sustained property value growth for your portfolio.

311 CH. DE LA GRANDE-CÔTE | SAINT-EUSTACHE, QUEBEC

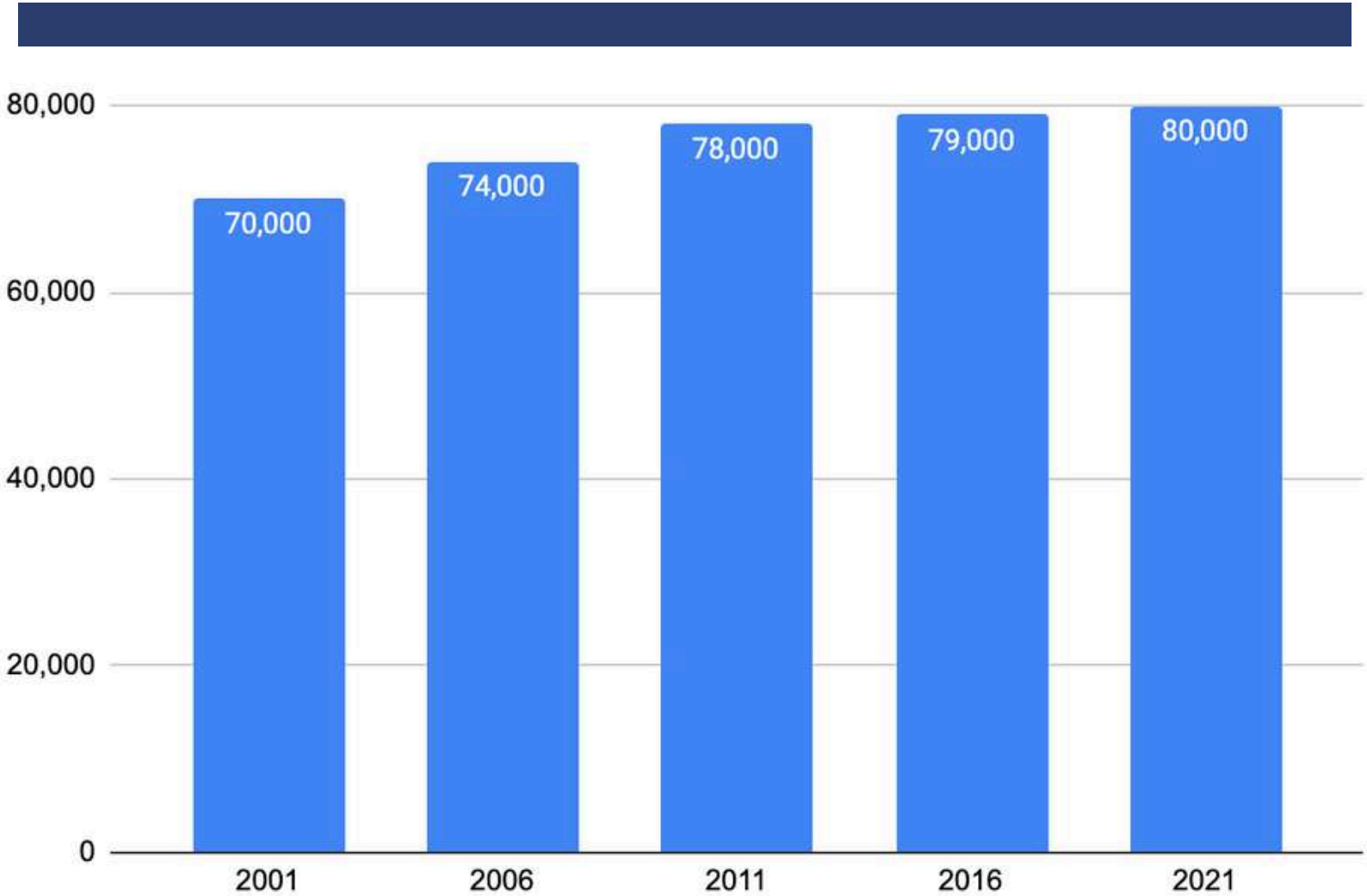


**POPULATION (2021): 45,276**  
**GROWTH RATE: 2.9%**



\*Statistics Canada. Census. Last Updated: February 2022

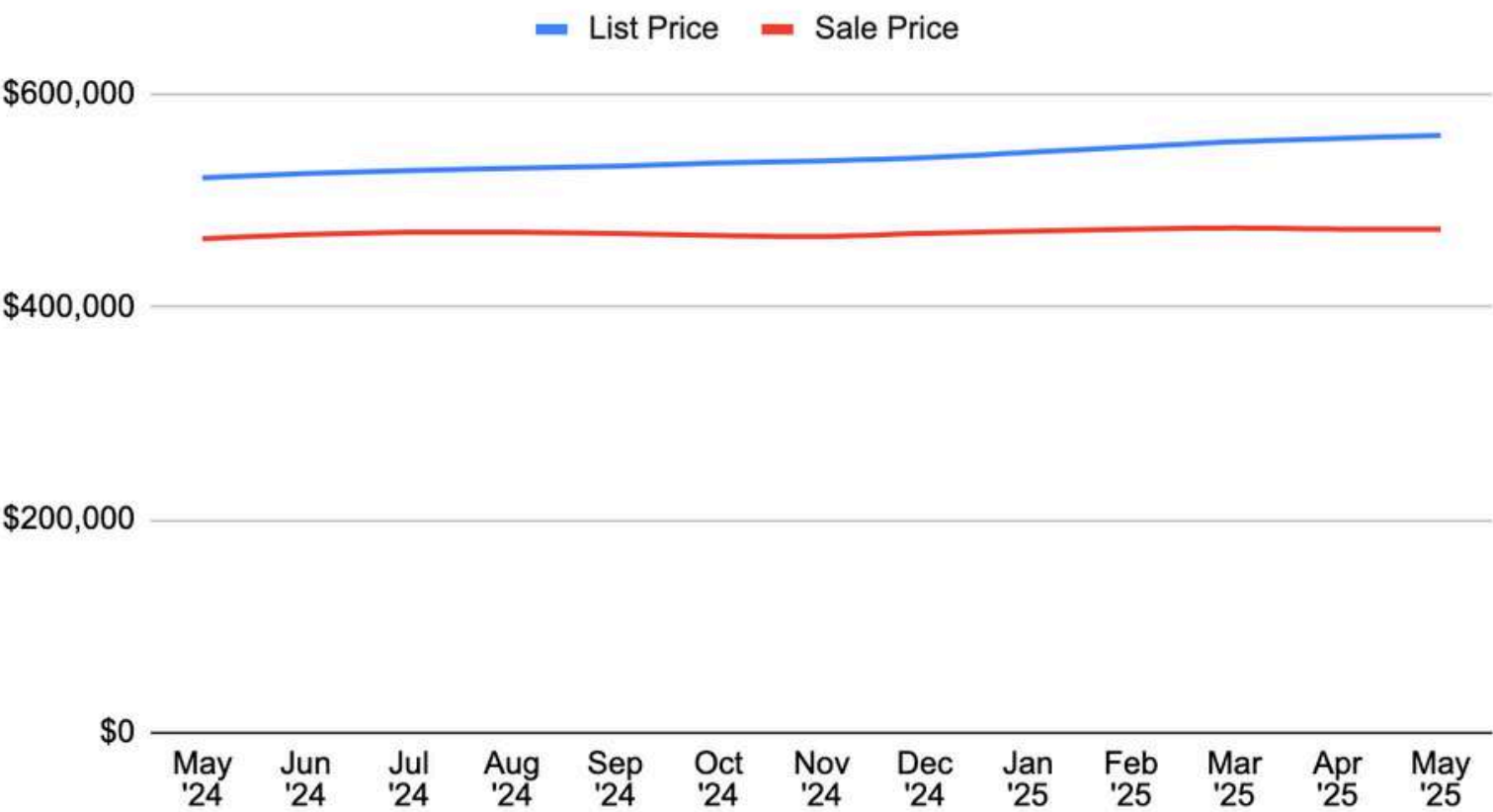
**MEDIAN HOUSEHOLD  
INCOME GROWTH: 80,000**





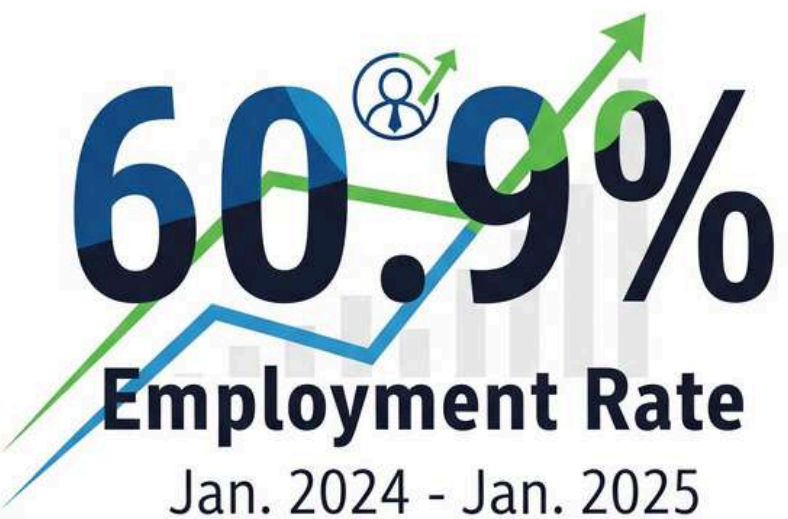
# MEDIAN PROPERTY TYPE VALUE: 560,820

List Price and Sale Price



\*Data reflects 2020 from Statistics Canada.

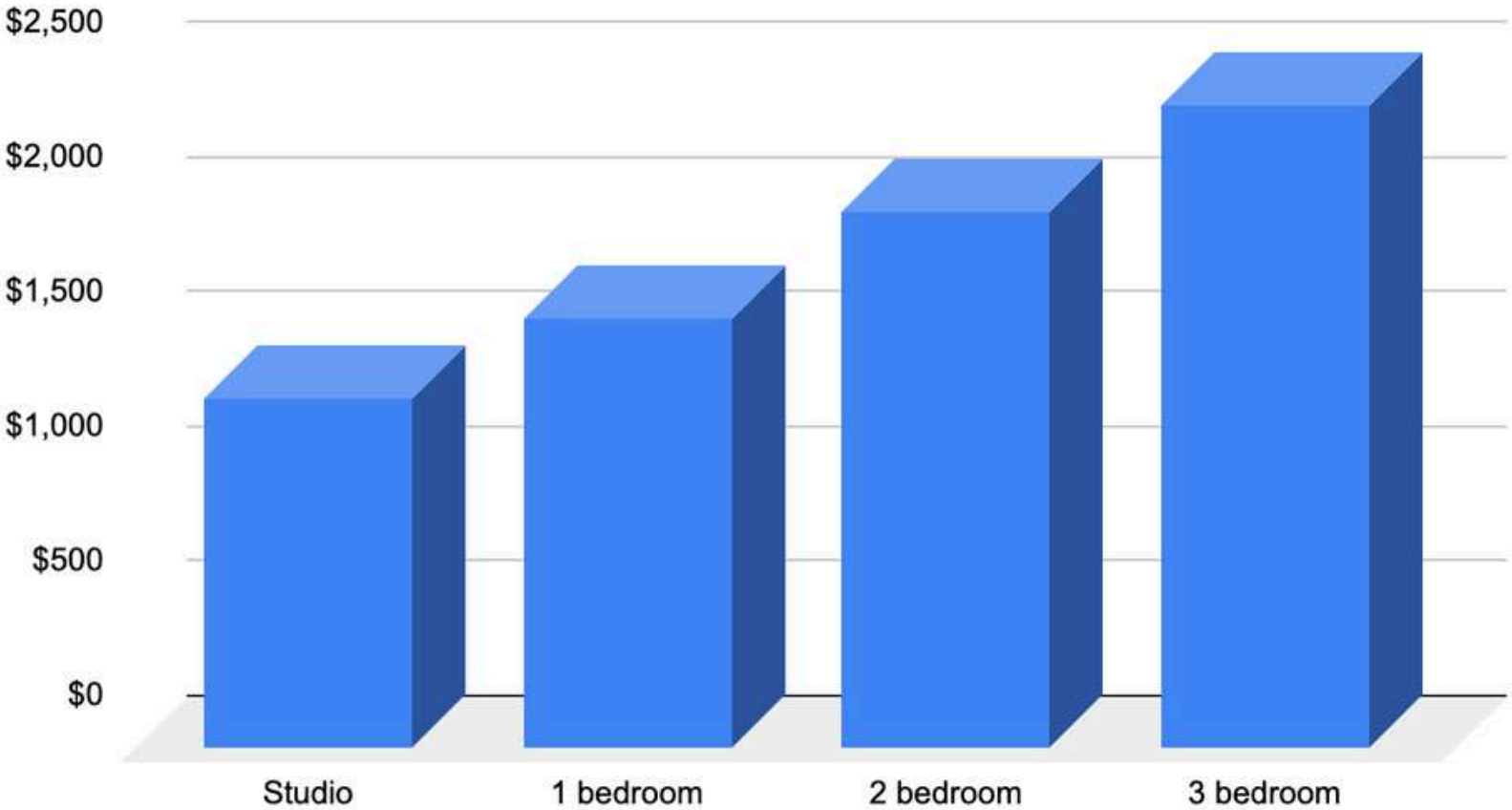
# CRIME LEVELS (PAST 5 YEARS): B+





# RENT TRENDS

Average Rent vs. Bedroom Counts



\*Data from Rentals.ca and Zumper.com

Average Rent Vs. Property Type





# ASSET BREAKDOWN

## Sources and Uses of Fund

Sources	Total
Debt	\$663,282
Equity	\$447,300
<b>Total Sources</b>	<b>\$1,110,582</b>
Uses	Total
Acquisition Cost	\$1,065,000
Acquisition Comission Fee	\$21,300
Mortgage Insurance (CMHC)	\$24,282
<b>Total Uses</b>	<b>\$1,110,582</b>

\*Note: The debt is not yet secured.



# PROFIT DISTRIBUTION SUMMARY

IRR 9-12%	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 (N/A)	0%



# FOSTERING GROWTH AND PROFITABILITY

Our strategy at Blue Bear Group Corp. is designed to achieve a targeted 9-12% annual return by leveraging these key metrics.

TOTAL PROJECT IRR

5 Year

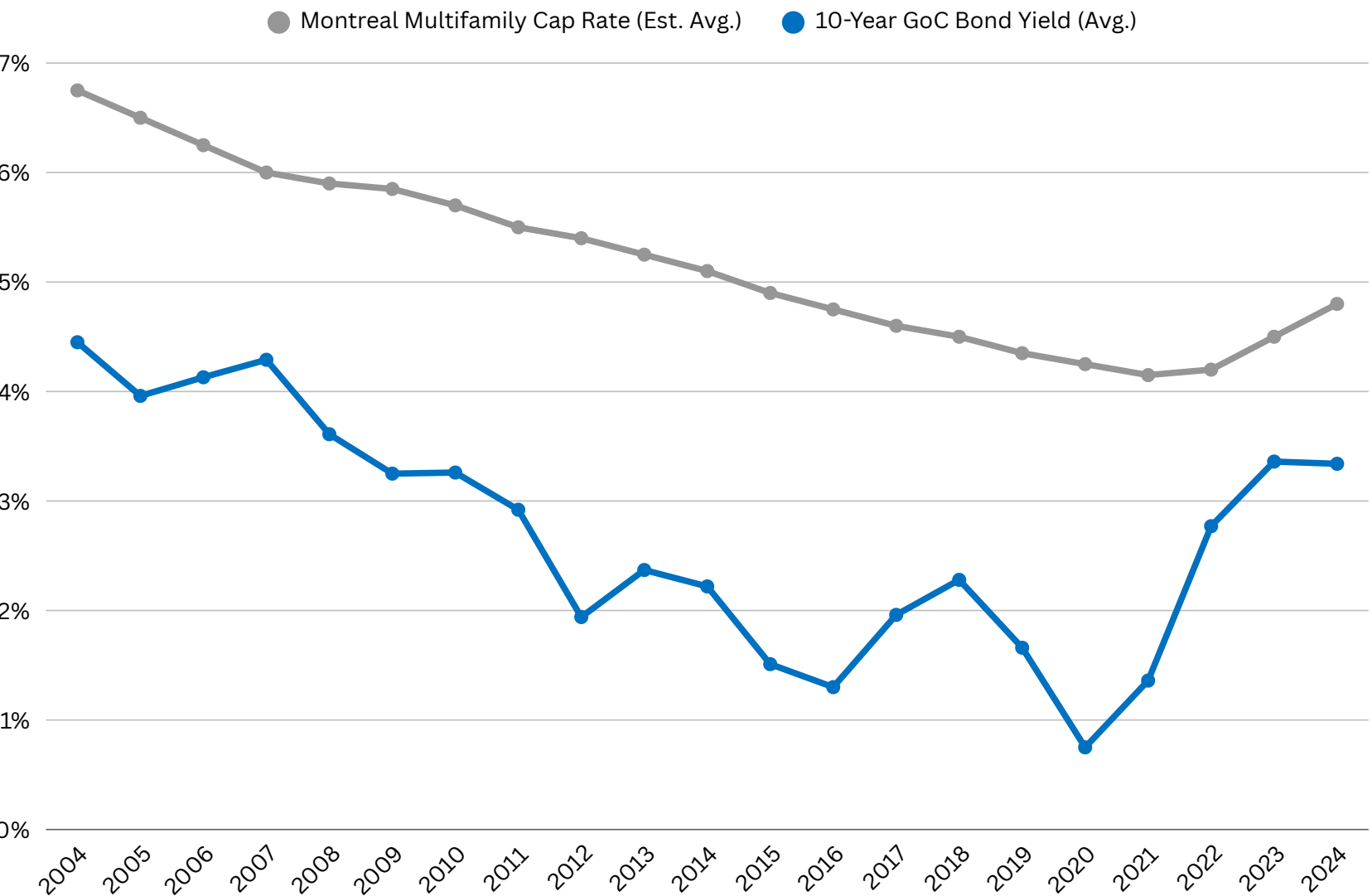
**9-12%**



- 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 Montreal North Shore, Saint-Eustache 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.





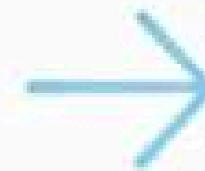
## NEXT STEPS FOR INVESTORS



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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## **Investment Risks**

An investment in the opportunities described herein involves significant risk and is suitable only for qualified investors. Past performance does not guarantee future results. This presentation may contain forward-looking statements, and actual results can differ materially.

## **Seek Professional Advice**

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

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