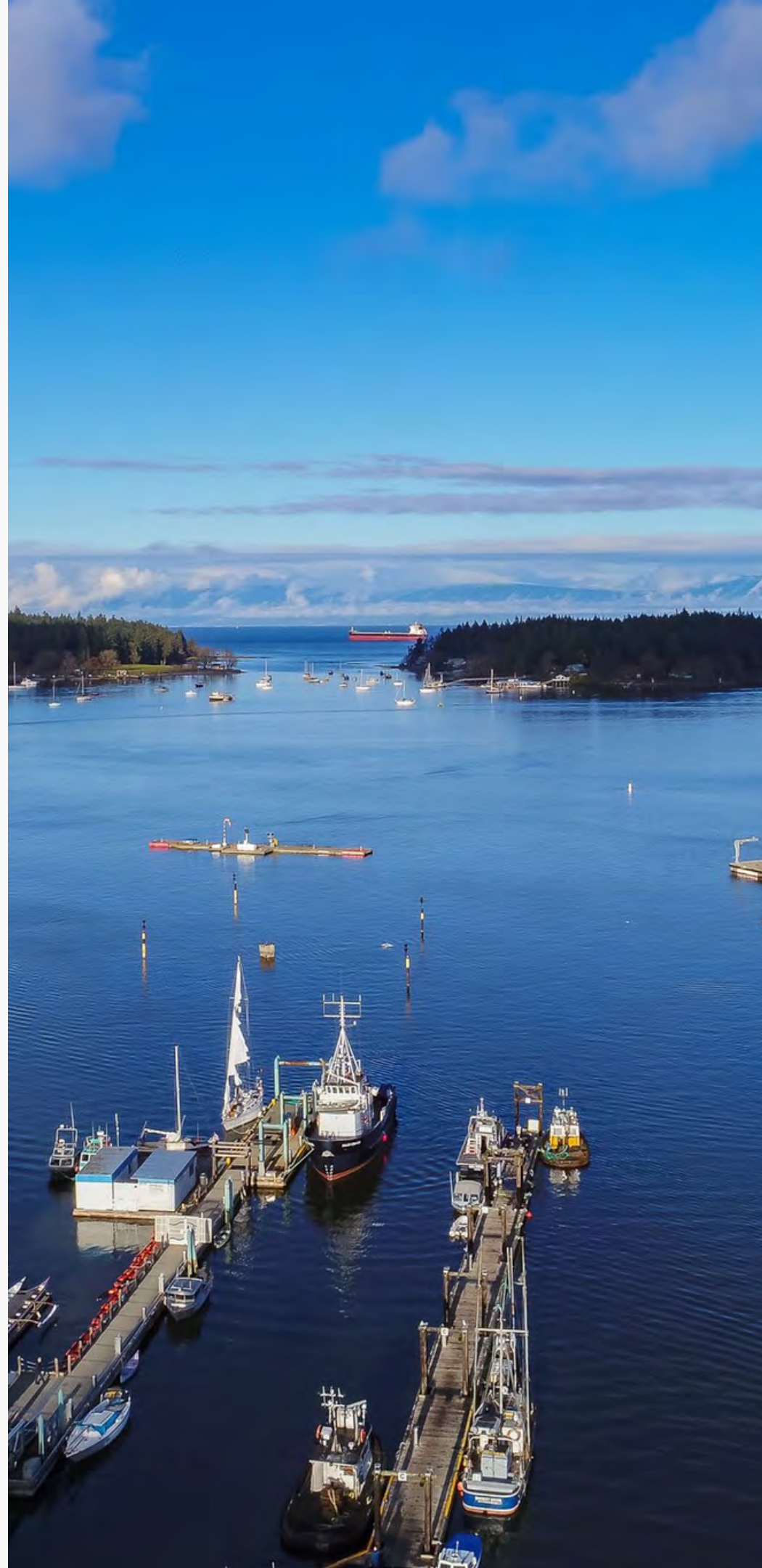


THE | STATION

529 TERMINAL AVENUE NANAIMO





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PROPERTY SUMMARY

The Station combines easy access to nature with the urban convenience of downtown living. The six-story, 69-unit building houses a mix of micro studios, studios, one-bedroom and two-bedroom homes, and offers residents a broad range of amenities, from outdoor green space to a fitness facility and flex room. Private balconies expand your outdoor living space and feature views of Newcastle Channel and Mount Benson. Inside, create the perfect backdrop for your style with two west coast-inspired interior palettes.

The Station is just 5 minutes on foot from Nanaimo's Harbourfront Walkway, and less than 10 to the heart of Downtown Nanaimo. Trails, parks, and water recreation are also just outside your door. The Station's ideal location makes it easy to enjoy leisure time in nature without compromising urban accessibility.

THE STATION



BUILDING OVERVIEW THE STATION

ADDRESS	529 Terminal Avenue, Nanaimo		
BUILDING DESCRIPTION	The six-story, 69-unit building houses a mix of micro studios, studios, one-bedroom and two-bedroom homes.		
UNIT MIX	STUDIO	20	311-559 sq.ft
	1 BEDROOM	27	526-776 sq.ft
	1 BEDROOM + DEN	18	690-832 sq.ft
	2 BEDROOM	4	818-990 sq.ft
PARKING	81 parking stalls. 30 Surface and 51 underground stalls.		
PRICE RANGES	STUDIO	\$189,900 - \$285,900 + GST	
	1 BEDROOM	\$339,900 - \$439,900 + GST	
	1 BEDROOM + DEN	\$379,900 - \$449,900 + GST	
	2 BEDROOM	\$509,900 - \$529,900 + GST	

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BUILDING HIGHLIGHTS



Pet friendly



Flex rooms and fitness facility



Quality interior finishings w/ stainless steel appliance package and in-suite laundry



81 parking spaces with 8 designated EV charging stations



Ocean views from select units

AREA HIGHLIGHTS

THE STATION



BY FOOT

- 5 Minutes- Harbourfront Walkway
- 10 Minutes- Bowen Park
- 10 Minutes- Starbucks
- 20 Minutes- Downtown core
- 20 Minutes- BC Ferries and SeaAir
- 25 Minutes- Grocery store



BY BIKE

- 7 Minutes- Grocery store
- 10 Minutes- Downtown core
- 15 Minutes- Recreation centre
- 15 Minutes- Vancouver Island University



BY CAR

- 4 Minutes- BC Ferries and Sea Air
- 4 Minutes- Hospital
- 8 Minutes- Hiking and biking trails
- 90 Minutes- Downtown Victoria



COMMUNITY OVERVIEW



THE STATION

1 LOCATION

Nanaimo, "The Harbour City," is an oceanside community located on the southeast side of Vancouver Island and is its second-largest urban centre.

2 ECONOMY

Widely recognized as the economic hub of North and Central Vancouver Island, Nanaimo is the fifth fastest-growing urban centre in the province.

3 DEMOGRAPHICS

Nanaimo is fast drawing the attention of young professionals and families attracted to the area's affordability and lifestyle.

NANAIMO

LOCATION

Located on the east coast of Vancouver Island, Nanaimo (including the Regional District of Nanaimo) is a commercial hub serving approximately 170,757 people. The region's central location has enabled the City to develop into an important retail, service, transportation and distribution centre for central and northern Vancouver Island.

The City of Nanaimo contains approximately 58% of the Regional District's population but possesses 75% of its retail and service floor space. The city hosts numerous satellite offices of Vancouver companies and a very busy Harbour Port Authority.

The region has experienced steady and accelerating population growth, increasing 100% from 77,624 residents in 1981 to 155,698 residents in 2016, at an average rate of 2.7% per year.

POST-SECONDARY PROGRAMMING

Nanaimo houses the main campus for Vancouver Island University (VIU). Offering a wide range of post-secondary programming, VIU has a student population of 14,484, with a steadily increasing proportion of international students, currently around 2000. Many graduating students choose to stay in Nanaimo and on the Island after completing their education, thereby improving the area's demographic diversity.

DEMOGRAPHICS

The median age of Nanaimo residents, according to Statistics Canada, is 44.2 years, with 66,795 residents — or 63.7% — between the ages of 15 and 64. Residents work mainly in sales and service, trades and transport, business, finance and administration, with an average total private household income of \$76,949. The Regional District of Nanaimo's temperate climate, central location, easy access to education, health care services and natural beauty are magnets attracting thousands of visitors and relocators annually.



LOCAL AREA OVERVIEW

TRANSPORTATION

The City of Nanaimo is ideally situated as a transportation hub for Central and North Vancouver Island. The property location facilitates easy mainland access via Departure Bay Ferry and Seair Seaplanes (4 minute drive) or downtown Harbour Air Seaplane and Helijet options (4-8 minute drive). Highway 19, Vancouver Island's main north-south thoroughfare, is just a 10-minute drive away, and Victoria, the provincial capital, just 90 minutes.

DEMOGRAPHICS

The property's local population (1 km radius) currently stands at 834 persons within 497 households. The average household size is 1.7, evenly split between households with children (53%) and households without (47%). The median age is 38 and the average household income is \$43,805. Population growth in this area has increased 23% since 2013. There is a high proportion of rentals; 380 people (76.5%) rent and 117 (23.5%) own their properties.

LEISURE

The property's location — just 5 minutes walk to the Harbourfront — affords easy ferry or private boat access to both Saysutshun (Newcastle Island) Marine Provincial Park, and a vast array of water-sport activities. Proximity to the multi-purpose, paved E&N & Parkway Trail gives walkers, cyclists, and those in wheelchairs safe access to shopping, schools and work. The nearby 36-hectare Bowen Complex is home to a variety of leisure activities as well as hiking trails.

RETAIL

Nanaimo also possesses Vancouver Island's largest shopping complex, Woodgrove Centre. Woodgrove, Costco and other big box stores are within 14 minutes of the property by car, and serve shoppers throughout the Central and North Island. Two minutes drive north from the property is a convenient commercial centre, offering residents a BC Liquor Store, Cobbs Bread, Nesvog Meats and Sea Drift Fish Market in addition to services, including BMO. Also within minutes of the property are independent, boutique shopping and dining in both the Old City Quarter and downtown Nanaimo's Commercial Street. Grocery and pharmacy needs can also be met downtown at nearby Port Place Mall, with a Thrifty Foods, London Drugs, and various chain restaurants including Noodle Box & Starbucks.





RECREATION

- 1. Harbourfront Walkway
- 2. Bowen Park
- 3. Off leash dog park
- 4. Maffeo Sutton Park
- 5. Ferry to Newcastle Island



TRANSPORTATION

- 6. Bus Stop
- 7. BC Ferries
- 8. SeaAir Seaplanes
- 9. HarbourAir



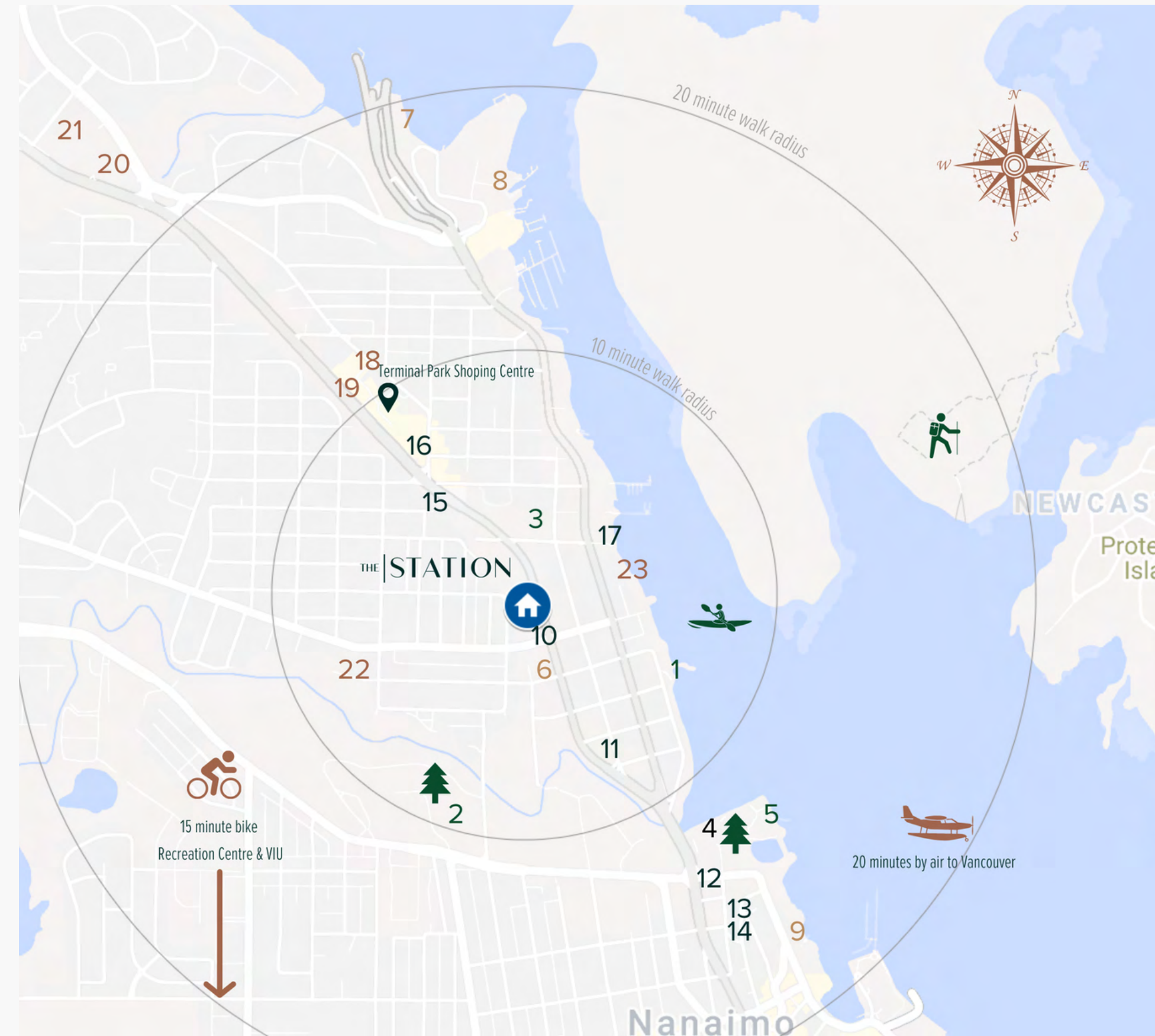
RESTAURANT/CAFE

- 10. Sushi Momij
- 11. Chicken and Sea
- 12. White Sails Tap house
- 13. Gina's Mexican Cafe
- 14. Nest Bistro
- 15. Manvirros Indian Grill
- 16. Starbucks
- 17. Sealand Pho



SHOPPING

- 18. Nesvogs Meat
- 19. BC Liquor store
- 20. Townsite Grocery
- 21. Save-on Foods
- 22. Staples
- 23. MB Mart



ABOUT THE DEVELOPMENT TEAM

PRINCIPLE

DEVELOPER: PRINCIPLE PROPERTY GROUP INC.

Developing quality homes and building urban communities. The Principle Property Group believes in creating relevant community enhancing developments that leave a positive architectural footprint. Listening to and understanding what the community wants is critical to creating a project design and delivering our goal. We are currently focusing on the redevelopment of areas of urban Nanaimo areas to provide a variety of housing solutions and densification aimed at building a thriving commercial downtown centre. Our vision aligns with that of the City of Nanaimo, and we work to anticipate and provide solutions that address the City's concerns when it comes to design development.

MATTHEW T. HANSEN
architect

ARCHITECT : MATTHEW T. HANSEN ARCHITECT

Award winning Architect with over thirty years of success, Matthew has shaped the landscape of our projects, contributing significantly to downtown Nanaimo's vibrancy. His designs blend urban living with relevant architecture.

parkshore
Projects Ltd.

PROJECT MANAGMENT: PARKSHORE PROJECTS LTD.

Parkshore Projects' culture of excellence and innovative design are firmly anchored in more than seven decades of combined experience in real estate and construction. Parkshore has earned a reputation for creating timeless, energy efficient homes for the way people live today.



APPENDIX ITEMS



FLOOR PLANS

STUDIO

~~TYPE D~~

~~TYPE D MOD~~

~~TYPE E MOD~~

TYPE E

~~TYPE N~~

TYPE M

TYPE J

1 BEDROOM

TYPE A-MOD

TYPE C

TYPE G

TYPE G-MOD

TYPE G2

TYPE H

TYPE H-MOD

~~TYPE H2~~

TYPE L

TYPE O

TYPE O-MOD

1 BEDROOM + DEN

TYPE A

TYPE A2

TYPE A2-MOD

TYPE B

~~TYPE B MOD~~

TYPE K

2 BEDROOM

TYPE I

TYPE P

FAQ's

WHERE IS THE STATION LOCATED: 529 TERMINAL Ave, Nanaimo BC

HOW MANY FLOORS: 6 Stories

HOW MANY CONDOS: 69 units consisting of Micro Studios, Studios, 1-bedroom and 2-bedroom condos

WHAT ARE THE VIEWS: Ocean views from select east facing units and Mountain views from select west facing units

HOW BIG ARE THE CONDOS: Condos range in size from 311 sq.ft. to 990 sq.ft.

PRICES STARTING AT: \$189,900 + GST

WHEN CAN I MOVE IN: Expected completion Summer 2025

WHEN WILL CONSTRUCTION BEGIN: Winter 2024

CONCRETE OR WOOD FRAME: Wood frame

WHAT AMENITIES ARE THERE: Outdoor green space, secure bicycle storage, EV chargers, flex room and fitness facility

HOW MANY ELEVATORS: 1

BIKE STORAGE: Yes, located in the underground parkade

PARKING SPACES: 81 parking spaces: 51 underground and 30 surface parking spaces

ARE THERE ELECTRIC CAR CHARGE STATIONS: Yes, 8 designated EV charging stations and approximately 25 stalls with EV rough-ins

ARE PETS ALLOWED: Yes, one cat or one dog – see bylaws in disclosure statement for full details

ARE THERE ANY AGE OR RENTAL RESTRICTIONS: No age or rental restrictions

WHAT IS INCLUDED IN THE CONDO: 5 appliances including stainless steel stove, fridge, dishwasher, microwave and white stackable washer and dryer

IS THERE IN-UNIT LAUNDRY: Yes

WHAT TYPE OF HEATING IS IN THE BUILDING: Heat Pump/AC in building common areas; Each unit heated by electric baseboards with AC upgrade option

HOT WATER TANK OR CENTRAL BOILER SYSTEM: Central Boiler

WHAT IS THE STRATA FEE: Approximately .38 cents per sq.ft. – review Disclosure Statement for more details

IS THERE NEW HOME WARRANTY: Yes, 2/5/10-year Travellers warranty

ARE CONTRACTS ASSIGNABLE: See Disclosure Statement for details; fees and restrictions apply

HOW MUCH IS THE DEPOSIT: 15% for individuals ; 20% for corporations or multiple unit purchases

IS THERE GST: Yes, GST is applicable at 5%. Please contact your accountant or tax advisor.

ARE THERE ANY OTHER TAXES: Yes, there is property transfer tax. Please consult your lawyer and or accountant for possible exemptions.

CONTACT INFORMATION

250.277.9546

sales@principleproperty.ca

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