

NEW PURPOSE BUILT RENTAL INVESTMENT OPPORTUNITY



RED

COMO LAKE

717 COMO LAKE AVENUE \ COQUITLAM, BC



A premier multi-family investment opportunity designed and constructed using one of the region's most sustainable and durable building technologies, SmartWood™ by Adera.

RED Como Lake, will deliver 59 condo quality rental suites to the blossoming neighbourhood of West Coquitlam, steps from The Evergreen Line's Burquitlam Station.



The Offering

Cushman & Wakefield ULC ("C&W") is pleased to offer to the market a 100 percent freehold interest in **RED** Como Lake, a 59-suite market rental project developed and constructed by Adera (the "Vendor") utilizing their proprietary best-in-class SmartWood™ technology, located at 717 Como Lake Avenue, Coquitlam, BC (the "Property"). **RED** Como Lake is being offered to the market on a forward sale basis with an anticipated completion date of Q2 2023.

RED Como Lake will be a six storey purpose-built rental multi-family asset comprised of approximately 38,000 square feet of net rentable area offering a healthy superior quality infrastructure that distinctively complements the neighbourhood's design.



INVESTMENT HIGHLIGHTS

Brand new 6-storey mass timber SmartWood™ construction that will persistently command market-leading rents in a perennially tight rental submarket in the Metro Vancouver region

Condominium-style finishes

A recently established rapid transit oriented location bringing together downtown Vancouver, Port Moody, and everything in between

A highly desirable lifestyle location offering diversified civic and retail amenities, outdoor recreation, transit, schools and employment opportunities

Unique synergies with the neighbouring condominium project, Duet, recently completed by Adera with future phases planned along Como Lake Avenue

A project that pledges to deliver a triple bottom line

RED
Rental Excellence Defined

ADERA **RED** RENTAL PROGRAM

The Story

Imagine a place where your activities connect you to your neighbours. Where wellness and smart, sustainable living in a quiet and secure home is non-negotiable. Where finding a place to store your bike and connect with friends is status quo. Where unwinding over a rooftop barbeque is how you end the day. **RED** builds wellness centered rental communities brought together by a shared sense of values for an active and sustainable future.



PROJECT OVERVIEW

717 COMO LAKE AVENUE \ COQUITLAM, BC

PROPERTY HIGHLIGHTS

- Rapid transit-oriented location; Burquitlam SkyTrain Station
- West Coquitlam Address – highly sought-after central Coquitlam location
- Close to Simon Fraser University Campus
- SmartWood™ by Adera is engineered structural wood that outperforms steel and concrete in many ways
- QuietHome™ is Adera's proprietary floor and wall system that reduces sound transference between floors and walls and heat loss which will help to keep operating costs lower
- The Adera Sustainability Program, ensures an efficient building with low flow fixtures, energy efficient appliances and LED lighting throughout the building

YEAR 1



\$1,995
Projected
Average Rent



\$3.10
Projected
Average Rent
PSF



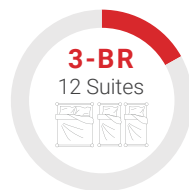
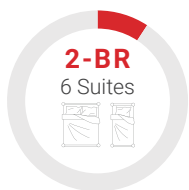
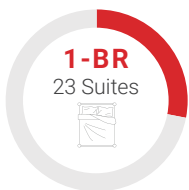
644 SF
Average
Suite Size



\$1,122,000
Projected
Stabilized NOI



SUITE MIX



Total = 59 Suites

SALIENT PROPERTY DETAILS

Address	717 Como Lake Avenue, Coquitlam, BC
PIDs	031-127-762 and 009-804-757
Net Rentable Area	37,994 sf
Lot Area	17,189 sf
Land Use	RM-3
Number of Suites	59 suites
Unit Sizes	
Studio	480 sf - 499 sf
1 Bedroom	459 sf - 628 sf
2 Bedroom	703 sf - 773 sf
3 Bedroom	931 sf - 1,024 sf
Parking	56 stalls
Amenity	Rooftop deck and garden

OFFERING PROCESS

Please contact a member of the exclusive property advisors noted below for guidance on the offering process. A Confidential Offering Memorandum ("COM") will be made available to prospective purchasers upon the receipt of a signed Confidentiality Agreement.

ACCESS TO THE DUE DILIGENCE DATA ROOM

All prospective purchasers are required to complete and sign a confidentiality agreement.

PRICING GUIDANCE

All inquiries regarding the Property, offer submission and pricing guidelines should be directed to the exclusive listing agent noted below on behalf of the Vendor.



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