CUSHMAN & WAKEFIELD
Capital Markets

Fully Entitled

Development Offering

COURT ORDERED SALE

5589-5661 BAILLIE STREET
VANCOUVER, BC

Property Offering – Court Ordered Sale – 5589-5661 Baillie Street, Vancouver, BC

PROPERTY INTRODUCTION

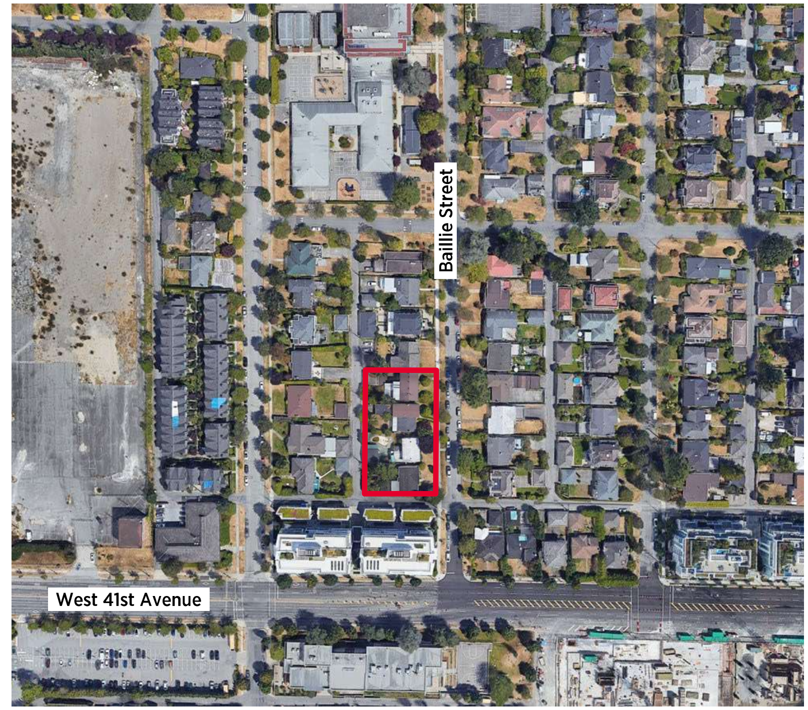
On behalf of the Lender through a court ordered sale process, C&W is pleased to offer for sale a 100% freehold interest in 5589, 5611, 5637, & 5661 Baillie Street, Vancouver, BC (the "Property"). The Property is comprised of four contiguous parcels within the Cambie Corridor Plan directly across from Oakridge Centre. The 28,895 sq. ft. Property was successfully rezoned in July 2022 and achieved conditional development permit approval from planning in May 2023 permitting 78,919 square feet of 100% market rental in two buildings across six storeys.

The Property comprises four single family lots that have been assembled and successfully entitled to allow for 118 secured market rental units with an average unit size of approximately 525 square feet along with 72 parking stalls, and 172 bicycle stalls. The Apartments Oakridge land use designation allows for 2.50 FSR and six storeys for market rental or 2.00 FSR and four storeys for market condo providing prospective buyers with flexibility. Furthermore, the Property lies within the Tier III of the Province's TOA development policy allowing for 8 storeys or 3.0 FSR.

The Property benefits from a highly amenitized location in the heart of the Oakridge neighbourhood surrounded by parks, schools, community centres, rapid transit, and the flagship redevelopment of Oakridge Centre which will deliver one of the region's most prominent mixed-use retail centres. Upon completion, Oakridge Centre will house over 300 stores, 2,600 residents and provide employment space for up to 3,000 creative professionals.

The Property represents an opportunity to acquire a fully entitled development site in the Oakridge Municipal Town Centre that benefits from speed to market and desirability as wood frame market rental in a rapidly growing submarket and a location with distinct accessibility.

The Property is being offered for sale to the market through a court ordered process. All offers to purchase should follow the content and submission guidelines set forth in the data room and be submitted to Cushman & Wakefield ULC. All offers are subject to court approval and must include a "Schedule A." All inquiries regarding the Property, data room access, offer submission, and pricing should be directed to the exclusive listing agents on behalf of the Lender.



PROPERTY DETAILS

Address	5589, 5611, 5637, & 5661 Baillie Street, Vancouver, BC
PID	009-396-675 | 009-430-504 | 004-513-070 | 009-430-521
Site Area	29,895 sq. ft.
Zoning	RS-1
OCP Designation	Cambie Corridor Phase 3 – Apartments Oakridge
OCP Designation FSR	2.0 FSR or 2.5 FSR | 4 Storey Market Condo or 6 Storey Rental
Approved Density	78,919 sq. ft.
Gross Taxes	$72,733
Price	$22,000,000

PROPERTY HIGHLIGHTS

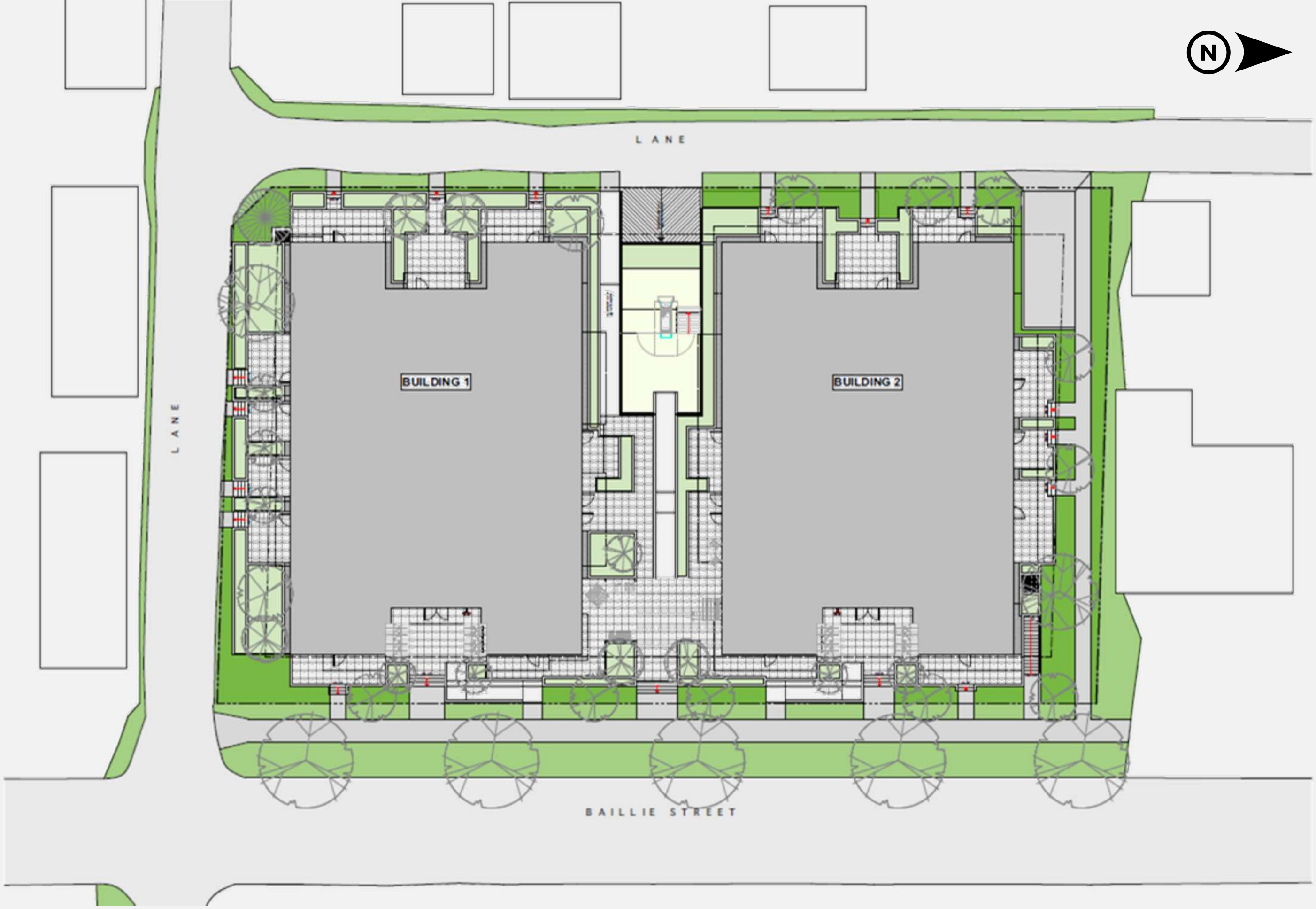
Wood Frame Site
Highly desirable built form that delivers an appealing price point, speed to market, budget maintenance, and benefits from third reading entitlements that alleviate development risk

Strong Fundamentals
The Vancouver rental market remains robust with compressed vacancy rates, rising rents, and a growing population drawn to mixed-use town centres serviced by rapid transit

Marquis Location
The location within the heart of the Cambie Corridor directly across from the redevelopment of Oakridge Centre provides access to world-class amenities, services, retail, grocery stores, restaurants, cafes, recreation, parks, and schools

Rapid Transit Access
The Property is directly across West 41st Avenue from the Canada Line's Oakridge Station making downtown Vancouver and YVR equally accessible in less than 20 minutes

Attractive Submarket
An established neighbourhood that will continue to grow and benefit from synergies with some of the region's most prolific master-planned projects and a clear path to densify



DEVELOPMENT STATS	
GBA	78,919 sq. ft.
GBA Net of Exclusions	74,678 sq. ft.
Building 1 (South) Units	61
Building 2 (North) Units	57
Total Units	118
Unit Mix	Studio: 48 Units 1 BR: 26 Units 2 BR: 44 Units
Adaptable Units	100 Units
Accessible Units	18 Units
Average Unit Size	525 sq. ft.
Parking Stalls	72 Total | 66 Residential | 6 Visitor
Bicycle Stalls	172 Stalls

National Capital Markets Group

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