

LAILER I

CAPITAL FUND

Add **Real Estate Development** to
Your Investment Portfolio with
Diversified Small Scale Multi Unit Housing

EXECUTIVE SUMMARY

Schedule a private call to learn more:

Cynthia Aasen

Dealing Representative

Business Development, Western Canada



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BUSINESS PLAN

Laidler Capital Fund I is a limited partnership formed to invest in and derive profit from pre-zoned, small-scale multi-unit residential real estate developments in high-demand neighborhoods across Burnaby, BC. The Fund indirectly acquires interests in these projects by purchasing limited partnership units in subsidiary partnerships, enabling local investors to participate in the redevelopment of family orientated housing in exclusive formerly single-family neighborhoods.

FUND STRATEGY

Project Selection

- Invests only in pre-zoned, small scale multi unit sites with building permit pathways in place.

Builder Partnerships

- Partners with vetted local builders known for their proven track record and reliable project delivery.

Investor Protections

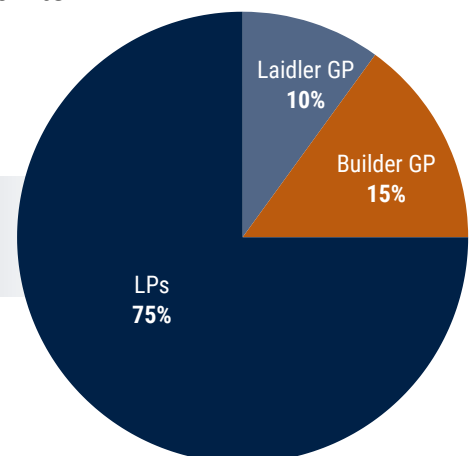
- Preferred 12% annual return before profit-sharing begins
- Projects must meet strict underwriting criteria including revenue validation, city approvals, and cost containment
- Passive investor oversight through an Investor Rights Committee

Investment Structure

- 10% deposit required; \$100K minimum
- Investors gain indirect real estate exposure through units in the Fund
- Each project is held in a separate LP managed by a General Partner
- Income generated through construction and sale of housing units

CAPITAL STACK

Each general partner is contributing 15% of project equity and Laidler Capital GP contributing 10%



THE OPPORTUNITY

Laidler Capital Fund I Limited Partnership ("the Partnership") presents a unique opportunity for accredited investors to participate in the development of 23 new homes across **three small scale multi unit** housing projects in Burnaby, BC.

These projects are enabled by recent **provincial zoning changes (Bill 44)** and are structured to reduce typical development risks through streamlined permitting, conservative financial modeling, and strong alignment between investors and developers.

LAILLER CAPITAL FUND I



Development Sites



Homes



Investment Timeline (yrs)



Preferred Annual Return



Projected Annual Return

PROPERTY OVERVIEW

LAILLER CAPITAL FUND I

Homes for Families and Downsizers

3 Bedroom Townhomes	4
4 Bedroom Townhomes	15
3 Bedroom Det Strata Homes	2
4 Bedroom Det Strata Homes	2



6339 Dufferin, Burnaby
12 Slab-on-Grade Townhomes



3381 Lealand, Burnaby
7 Slab-on-Grade Townhomes



7609 Coldicutt, Burnaby
4 Detached Strata Homes

Laidler Capital is more than an investment fund — it's advancing government housing policy by transforming local capital into much-needed, family-oriented housing

\$7.5M raise will be allocated as follows:

- **Dufferin: 12 Slab-on-Grade Townhomes**
- **Lealand: 7 Slab-on-Grade Townhomes**
- **Coldicutt: 4 Detached Strata Homes**

Each general partner is contributing 15% of the Project Equity and Laidler Capital GP contributing 10% of Laidler Capital Equity ensuring a strong alignment of interests.

Class A Units: \$5.05M – *closing by Summer 2025*

- 12% p.a. preferred return
- 60% of remaining profit share
- Land contributed at cost
- Projected annual return: 16%

Class B Units: \$2.45M – *closing 30 days before Spring 2026 construction start*

- 8% p.a. preferred return
- 50% of remaining profit share
- Land valued at appraised market value
- Projected annual return: 14%

**Capital Raise May Be Reduced with Lender Approval of Appraised Land Values*

INVESTMENT HIGHLIGHTS

- **Streamlined Approvals**
Burnaby allows 4–6 unit developments to proceed directly to building permit.
- **Rare Product Type**
All homes feature slab-on-grade design with private garages.
- **Affordability**
Over 80% of homes are priced under \$1.6M, well below the \$2M+ duplex market.
- **Downsizer Appeal**
Two detached homes are tailored for aging in place.
- **De-Risked Strategy**
Conservative revenue assumptions, 7.5% hard cost contingency, and no personal guarantees required from LPs.
- **Appraised Land Values**
Land lifts through subdivision completion.

FINANCIAL OVERVIEW

- **Total Project Costs: \$29.15M**
- **Projected Net Revenue: \$35.25M**
- **Projected Profit: \$6.1M**
- **Return on Cost: 20%**

BURNABY ADVANTAGE

Burnaby is one of only two Metro Vancouver cities with a viable framework for Small Scale Multi-Unit Housing. Its updated zoning bylaws eliminate development permits, allow up to four stories, and enable higher-density infill projects on lot size minimums 3,014 sf.



WHY THESE PROJECTS?

- **Strategic Locations:**
 - *Dufferin:* Double lot across from Riley Park, near Royal Oak SkyTrain & Metrotown.
 - *Coldicutt:* Backing onto Cariboo Hill School Park with immediate highway access.
 - *Lealand:* Cul-de-sac in Government Road area near top schools & Burnaby Lake.
- **Barrier to Entry:** Projects selected from over 400 underwritten sites for every unit to benefit from an attached garage.
- **Market Positioning:** Designed to meet local demand for family housing under \$1.6M for Slab on Grade Townhomes and under \$2M for Detached Strata Homes.

DEVELOPMENT MILESTONES



TRACK RECORD: LAIDLER GROUP

Founded by Bill Laidler, the Laidler Group has brokered over \$600M in land transactions and currently manages more than 400 multi-family units in various stages of development. Notable projects include the Sitka House and multiple Small Scale Multi Unit Housing developments in Burnaby.



Sitka House

A 88 unit six story wood frame building with a focus on connection with four separate indoor amenity rooms and a common 3,500 sf rooftop patio.



Kyle Park Senior Living

Port Moody's first Continuum of Care Seniors homes that allow for aging in place. Complete solutions for complex memory care to independent living.

RISK FACTORS

- **Risks:** Market conditions, permit delays, infrastructure requirements, BC Hydro timelines, subdivision uncertainty.
- **Mitigation:** Conservative pricing, priority locations, experienced builder GPs, zoning compliance, hard cost contingency, and no rezoning risk.

INVESTOR PROTECTION

Investor Rights Committee:

- Approves any material project changes, delays, or cost overruns.

Additional Funding Protection Program:

- Limits capital calls with increased contingency and oversight.

No Personal Guarantees:

- LPs are not liable for financing risk

INVESTMENT COMMITTEE

The committee governs oversight of project execution, funding draws, and investor representation.



BILL LAIDLER

General Partner, Real estate strategist with a track record of sourcing, underwriting, and infill development projects across Metro Vancouver.



MIKE SABA

Real estate finance professional, specializing in structuring and securing development financing for multi-family and mixed-use projects across Western Canada



GARY POONI

President of Pooni Group, a leading land use planning and urban development consultancy with decades of experience in Metro Vancouver real estate.

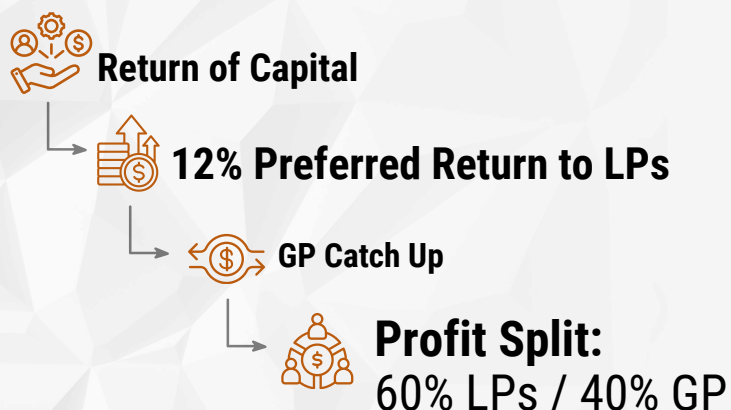
HOW TO INVEST

- 1 Open a Parvis account (Exempt Market Dealer)
- 2 Complete KYC and confirm accredited status
- 3 Sign subscription documents
- 4 Submit 10% deposit;
remaining balance due June 16, 2025



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