

DESIGNED AROUND YOU

INVESTMENT PACKAGE

THE LOOP

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THE LOOP

WELCOME TO LIFE IN THE LOOP

Spanning an incredible city block is The Loop, a carefully designed community within a community in the heart of South Surrey. The Loop offers a range of 2, 3 & 4 bedroom brownstone inspired townhomes in a lush tree filled setting, creating a serene atmosphere for families, young professionals, and investors seeking a modern and convenient lifestyle.

There are a number of considerations involved when selecting a home or investment property. Generally speaking it comes down to the location. Situated in the desirable neighbourhood of South Surrey, residents reap the benefits of easy access to everyday essentials and services, but what sets The Loop apart is its unique advantage of being a community within a community.

The Loop offers a lifestyle that surpasses the ordinary standards of a residential community. Its remarkable array of indoor and outdoor amenities stand out as a crucial consideration for your future home or investment. While nearby parks and trails are easily accessible, everything you need can be found right within this development. The Locker, an exclusive two-level fitness center reserved for residents only, provides a private space to stay active. Additionally, the Hideaway boasts two levels of exquisite amenities, including a communal work-from-home area, social lounges, a kitchen and an expansive deck for hosting BBQs. Along the Loop trail, you'll discover Nola Kebne's Scandinavian-style fitness equipment, a spacious fire pit for gathering, a dog wash station, and an outdoor children's play area, offering a serene and enjoyable oasis for residents to unwind and enjoy.

The Loop is positioned to appreciate in value over time. Located in the rapidly growing market of South Surrey, the community benefits from increasing rental rates and a strong appreciation in property values. Purchasing a home in The Loop provides peace of mind, knowing that it is poised to be a sound investment that will continue to grow in value over time. The Loop presents itself as its own hub while still checking the consideration boxes when purchasing a home.



WHY SHOULD YOU BUY PRESALE?

THE
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Buying a presale means your home is purchased prior to the completion of construction, or in some cases, the homes are move-in ready when the sale is firm. Securing a home in a presale community is a great way to make a smart financial decision, whether you are a first-time buyer, downsizer, or a savvy investor.

SOME MAJOR BENEFITS TO BUYING PRESALE INCLUDE:

- The best selection of homes and location
- It gives you more time to save for your mortgage
- Low and more flexible deposit structure
- Opportunity to save up prior to completion
- Potential for price appreciation prior to completion
- Lock into a preferred interest rate
- 2-5-10 year warranty to protect you in case of any unforeseen issues

Best of all, it is hassle-free, and you will be completely guided throughout the homebuying process. The sales, construction, and design teams will facilitate everything for you prior to your occupancy, right down to the appliances. What more could you ask for?

GROWING YOUR WEALTH

Investors look for opportunities that provide the least amount of risk but the highest level of reward. Real estate is a preferred investment because it is a tangible offering that historically increases in value over time. Purchasing a presale home for investment allows for benefits including the ability to pay off a mortgage while obtaining a steady rental income. For South Surrey's market in particular, the opportunity to invest in a home at a reasonable price now, in a community that is growing, has potential for a high return on investment and holds value long-term. Real estate wealth comes down to the basics – the offering, the area, and the numbers.

WHY THE LOOP IS A SMART INVESTMENT

1. Various completion date options in a multi-phased community to suit your timeline
2. Floorplan and home style variety provide strong resale value appeal and less competition when you decide to sell
3. Home customization options that add value to your home
4. Developer with successful track record across South Surrey of creating communities that hold their value over time and remain desirable long term

WHY INVEST IN SOUTH SURREY?

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South Surrey has been a coveted address within the Fraser Valley for the last two decades and for good reason. Looking at the real estate market over the last quarter, the price per square foot sales value has increased by \$26 for townhomes according to research and MLS statistics. A three bedroom townhome saw an increase of \$47,834 in overall sales price compared to the same period last year. While other townhome markets did not see this type of market strength and appreciation, the continued year-over-year growth of its population, economy, and real estate market has shown South Surrey as one of the most desired areas in Metro Vancouver.

South Surrey caters to a diverse demographic of families, downsizers, first-time homebuyers, renters, and owners, there are amenities for everyone. The area is renowned for its highly rated schools, both public and private, such as Grandview Secondary and Southridge School. Here you'll find boundless outdoor activities, recreational options, and family-friendly amenities including, South Surrey's Recreation & Arts Centre with three gymnasiums, a 4,000 sq. ft. fitness studios, youth and senior programs, and a preschool – all located centrally in this neighbourhood.



While residing in South Surrey, one can enjoy all the advantages of a large city while being slightly removed from the hustle and bustle, ensuring a peaceful and relaxed lifestyle. Adjacent to the beach-town of White Rock, renowned for its small-town charm and stunning natural beauty, South Surrey offers easy access to some of the most beautiful beaches in the region.

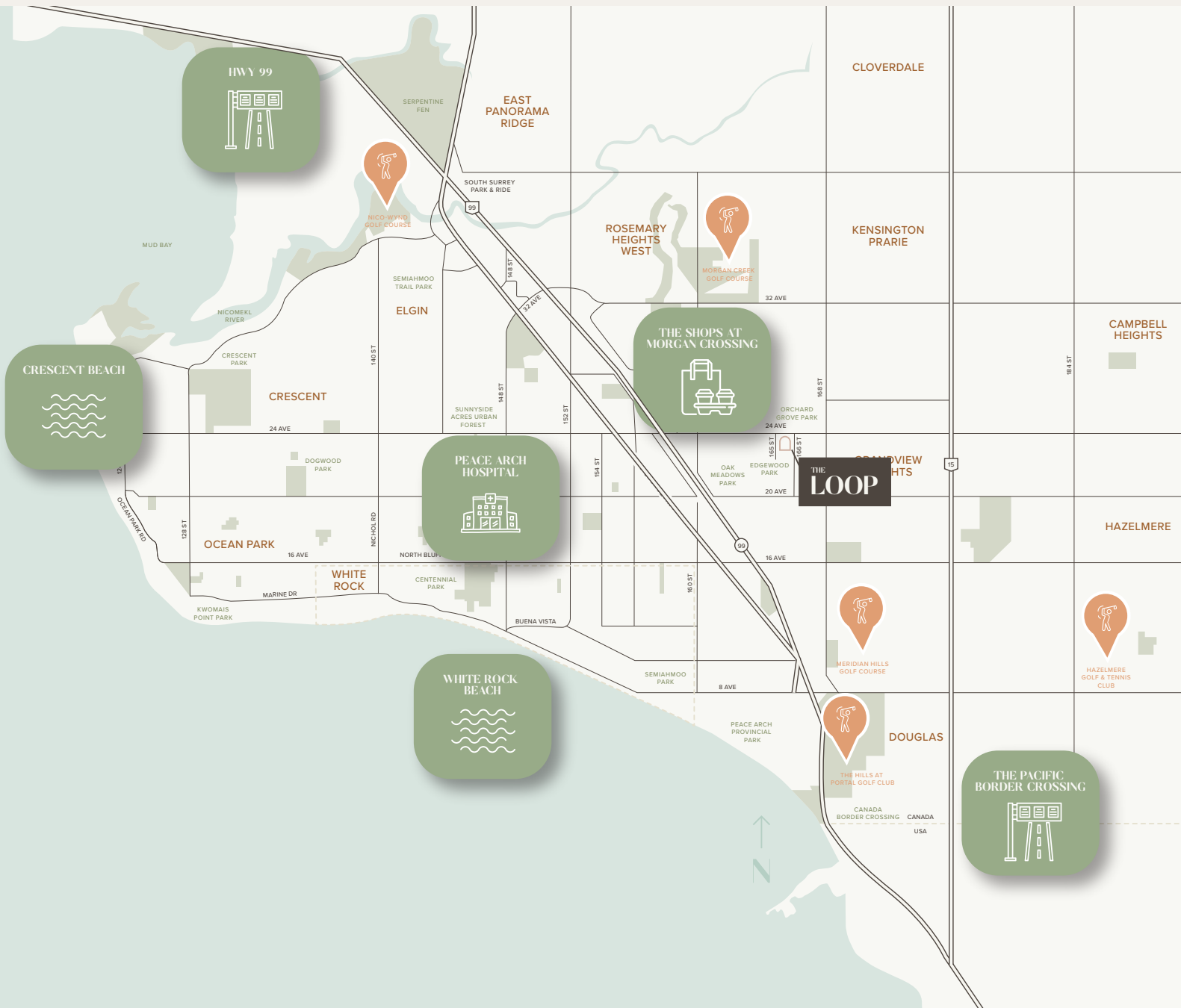
In recent years, South Surrey has emerged as a neighbourhood with an increasing number of real estate opportunities. The value that this community offers has generated a significant demand for real estate, surpassing the current supply. As a result, it is a valuable time to invest in the market in this area.

WHY INVEST IN SOUTH SURREY?

THE LOOP

BEYOND YOUR FRONT DOOR IS AN EXCITING WORLD TO DISCOVER

You are never more than a moment's thought away from shopping, dining and entertainment options with nearby parks and trails for year-round use. South Surrey has many small quaint family-owned businesses which adds to South Surrey's charm. The community is also just a short distance from White Rock Beach, Grandview Aquatic Centre and over 15 golf courses, providing ample opportunities for recreation and relaxation. The Loop is located near Highway access and two Canada-USA border crossings and less than one hour to Vancouver International Airport, making it a convenient choice for those who frequently travel for business or leisure. With so much to offer, The Loop truly represents a remarkable investment opportunity that holds high rental yields and its value for years to come.

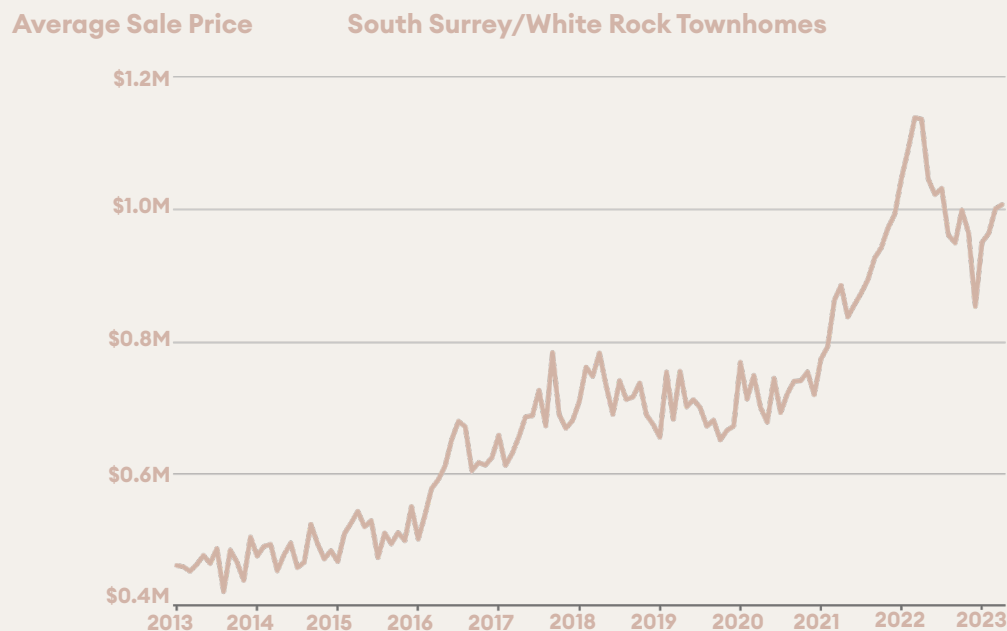


WHY INVEST IN SOUTH SURREY?

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PRICE APPRECIATION RATES OVER THE LAST 5 YEARS

Over the last 10 years, the housing prices in South Surrey have generally shown a positive appreciation, although the rate of increase may have varied from year to year. The graph below from the Fraser Valley Real Estate Board details the average sale price for townhomes in South Surrey and White Rock in the last 10 years.



WHY INVESTING IN THE LOOP MAKES CENTS



South Surrey is a sub-area of Surrey, the second largest city in BC. It provides ample opportunities for work, education, shopping, and various amenities.



The area boasts over 47,000 private dwellings, with approximately 23% of them being occupied by renters as of 2021.



In just one quarter, South Surrey has seen a 1.8% increase in the sale price of resale homes.



South Surrey's population has grown to 120,000 in 2021 - an increase of 15% from 2016.

The average value of dwellings continued to increase in South Surrey and citywide between 2006 and 2016. In 2016, the average value of a dwelling in South Surrey was \$1,079,084, compared with \$757,863 citywide.

PROPERTY INVESTMENT RENTAL MANAGEMENT

THE LOOP

RENTAL INVESTMENT OPPORTUNITY

South Surrey is a popular residential area located in the Greater Vancouver region of British Columbia, and continues to have a growing population. According to Statistics Canada, the population of South Surrey grew by 15% between 2016 and 2021 and is projected to continue to grow in the coming years. The area's high demand and low vacancy rates make it attractive to rental property owners, and as per the Real Estate Board of Greater Vancouver, the benchmark price for an attached home in South Surrey went up 24.9% as of January 2022 from the previous year. Due to its proximity to the city of Vancouver, as well as its scenic beauty and access to outdoor activities, South Surrey is a desirable location for many renters.

The Loop is located in the heart of South Surrey and is in the sought after neighbourhood of Morgan Heights neighbourhood which is minutes away from shopping, beaches, trails, parks, a new aquatic centre, and more. It is also within walking distance of top-rated elementary and high schools, local shops, cafes, and restaurants. At The Loop, everything is at your fingertips.



RENTAL RATES

The rental rates below are proudly provided by Axford Real Estate & Property Management Group. The Axford Group provides property management services in the Tri-Cities and Greater Vancouver area and specializes in rental property management services. Their goal is to provide their clients with the highest level of service and they provide placement services as well as ongoing rental property management services.

ANTICIPATED MARKET RENTS AS OF NOVEMBER 2023*		
The Chelsea	2 Bedroom + Flex, 2.5 Bath	\$3,000 - \$3,100
The Hudson 2.0 & The Crosby	Jr. 3 Bedroom, 3 Bath	\$3,000 - \$3,500
The Bryant	3 Bedroom, 2.5 Bath	\$3,750
The Highline & The Waverly	4 Bedroom, 2.5 Bath	\$3,600 - \$3,700

*Rental rates are provided by Axford Property Management and subject to change as market conditions alter and pending other economic factors.. The market rental rate provided herein is for reference only and not to be relied upon. Under no circumstance will Axford Property Management be liable to any person or business entity for any direct, indirect, special, incidental, consequential, or other damages based on any use of this information. Rate is based on a Resident of Canada status.The intent of this communication is for informational purposes only and is not intended to be a solicitation. E. & O.E. Sales and Marketing provided by Fifth Avenue Real Estate Marketing Ltd. www.fifthave.ca 604-583-2212

WHY INVEST IN A JR. 3 BEDROOM HOME?

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The newest addition to The Loop are the Jr. 3 bedroom homes which offer a unique and flexible floorplan that was designed to cater to various living requirements. The Jr. 3 bedroom home quickly became a fan favorite amongst young couples and families due to its versatility and functionality. One of the key features of the home is its adaptability. The lower level features a bedroom and full bathroom which provides the option of a home office, or a private space for a teenager. The lower level design in particular makes it an attractive option for homeowners who want a space that can adapt to their changing needs over time. Additionally, the main level has an open concept living, dining, and kitchen area, which creates a perfect space for entertaining guests or enjoying time with family, while the upper level of the home boasts two more bedrooms, a full bathroom and ensuite, a quiet oasis to unwind after a long day.

The Jr. 3 bedroom plan isn't just functional, it is also an excellent investment option. Located in an ideal neighbourhood with high rent yields, the Jr. 3 bedroom offers a chance to make a smart investment for the future. With its purposeful design and attention to detail, the Jr. 3 bedroom homes are positioned so you receive the best value for your investment but a place you can proudly call home.

The Jr. 3 bedroom homes at The Loop are an attractive option for those looking for a unique and flexible home that can adapt to their changing needs over time. Its design makes it an excellent investment opportunity, with potential for long-term value appreciation and optimal rental yields. The Jr. 3 bedroom homes truly showcase the versatility and adaptability of Gramercy Homes and their dedication to meeting the evolving needs of today's homebuyers.

REASONS WHY WE LOVE THE JR. 3 BEDROOM

- The additional extra bedroom and bathroom on the lower level opens up many possibilities, such as making it easier to rent or providing a private area for an in-law or teenager
 - Coat closet on the main level helps keep everything organized
 - Spacious kitchen with bar seating, ample storage, and a pull-out pantry for snacks
 - The main floor open concept design makes it ideal for entertaining your guests
 - Large windows allow sunlight to bathe the interiors for a bright and airy space
 - Large primary closet and ensuite with double vanity so you don't have to share



MEET GRAMERCY

THE LOOP

Gramercy Homes is a reputable family-owned and operated development company local to South Surrey and has a track record for building communities that hold value long-term. With over 30 years of experience, Gramercy has established itself as a trusted and respected developer throughout the Lower Mainland. Gramercy's focus is on creating distinctive and innovative residential communities that blend timeless architecture with modern design. The company prides itself on designing with the end user in mind, paying close attention to details that matter most to homeowners.

With a portfolio that includes a wide range from single-family detached to multi-family developments over the Fraser Valley, Gramercy has proven its versatility and adaptability in meeting the evolving needs of today's homebuyers. Their dedication to quality, innovation, and customer satisfaction has led them to be a sought-after choice for homebuyers and investors alike. With past projects most recently developed in the area, The Crossing and The Woods, a drive-by through the community now only proves Gramercy builds with purpose for homebuyers and investors alike for the long-term.



ALDERGROVE
SOLD OUT
Roundhouse



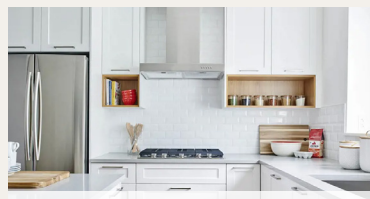
SOUTH SURREY
Now Selling
The Loop



CLOVERDALE
SOLD OUT
Bella Vita Townhomes



SOUTH SURREY
SOLD OUT
The Woods



SOUTH SURREY
SOLD OUT
The Crossing



ALDERGROVE
SOLD OUT
Roundhouse Estates

THE VISION

With their love for South Surrey, Gramercy first found the property that has become The Loop back in 2014 and were awe-struck by its natural tree-filled setting. Strongly believing in the importance of preserving the natural environment, the layout of the development was carefully planned around the existing trees, preserving approximately 70 trees for homeowners to enjoy for years to come.

Always on the hunt for inspiration for their communities, a spark was ignited when Gramercy visited Bellevue and witnessed a project that flawlessly combined modern elements with warm brick accents, reminiscent of tudor-style homes. This inspired their team to strive for a similar look and feel for The Loop, paying meticulous attention to every little detail that would make the development truly stand out. Further world travels aided in interior design choices, amenity layouts and programming, all with the goal to create homes with enduring street appeal and aesthetics that would remain relevant.

Gramercy's vision for The Loop revolves around creating a harmonious blend of location, architectural beauty, and environmental consciousness. With the incorporation of these elements into their development, their goal is to create a community that not only offers an exceptional living experience but also preserves its charm and appeal for years to come. Gramercy believes that the key lies in paying attention to the smallest details and designing around YOU.

DARE TO COMPARE

THE
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Features of the Home	The Loop	Other Developments
Ultra-efficient I-Flow forced air heating for more comfortable living	✓	
All homes are built to step code level 3 for 20% more energy efficiency and cost savings on your bills	✓	
Unique address plaques with lights for an added sense of arrival and safety	✓	
Luxury vinyl plank flooring throughout the main and lower level	✓	
Pull out pantries for extra storage in all homes	✓	
Open accent shelving in upper kitchen cabinets	✓	
Double-bowl stainless steel undermount sink with garbage disposal in kitchens	✓	
Custom wine rack built-in to the kitchen cabinetry in select plans	✓	
Custom coffee bar in select plans	✓	
A spa-like ensuite with custom tiled niche in shower, frameless shower enclosure, and medicine cabinets for additional storage	✓	
Convenient slide rail closet shelving	✓	
Stunning powder room tiled feature wall	✓	
Quality roller shade blinds in living room and bedrooms	✓	
EV outlet rough-in with charging capabilities	✓	
Gas BBQ rough-in included for added convenience	✓	

Personalize Your Home	The Loop	Other Developments
Add a cozy fireplace with wood frame to match the cabinetry in your living space	✓	
Optional upgrade to timeless herringbone plank flooring	✓	
Gas BBQ hookup fully installed at the time of move in	✓	
For a detailed list of personalizations please contact The Loop sales team	✓	

DARE TO COMPARE

THE LOOP

Location	The Loop	Other Develoments
Conveniently situated within walking distance to urban amenities at The Shops at Morgan Crossing	✓	
Located minutes away from high quality education. Both Edgewood Elementary and Grandview Highschool are a quick 10 minute walk and, as a private education option, Southridge is a few minutes drive	✓	
Less than a 15-minute walk to Grandview Heights aquatic centre and fitness facility	✓	
Over 15 golf courses within a 15-minute drive	✓	
15 minutes from 2 USA - Canada Border crossings	✓	
Numerous parks within 10 minutes, including a massive park with playground directly south of The Loop	✓	
Community	The Loop	Other Develoments
A purposely planned community with meandering roadways and sidewalks that increase curb appeal	✓	
Brownstone-inspired architecture with distinctive rooflines, brick façade with tone-on-tone board and baton exterior siding in neutral paint colours and aesthetic black exterior windows	✓	
The Activity Loop includes a walking trail with Scandinavian Nola Kebne outdoor gym equipment, picnic tables, a gas fire pit, and a kid's play area	✓	
The Locker, a two-level fitness centre with cardio equipment and open fitness area	✓	
The Hideaway, a 2-story amenity with communal work-from-home space, a social lounge and kitchen, a convenient dog wash station and a large deck overlooking The Loop Trail	✓	
Thoughtful natural landscaping with over 71 old-growth trees to be kept on the property	✓	

DARE TO COMPARE

THE LOOP

The Team	The Loop	Other Developments
Gramercy is a local, family operated team with decades of experience from luxury single family to multi-family residential in the South Surrey area. They're well known for their attention to detail and building with purpose	✓	
Dedicated customer service team for homeowner care which lends to Gramercy's reputation for uncompromised quality and meticulous attention to detail	✓	
Fifth Avenue Real Estate Marketing partners with their developers to help create long lasting communities that will hold their value over time. They have a proven track record of success in British Columbia spanning 40+ years	✓	
With a substantial portfolio of new construction over the last 15 years, the Kleen Design understands how to maximize a space, create functional kitchens truly understanding how one will live within their home, and carefully selects from the best of design trends that will last	✓	
For every home sold at The Loop, a donation of \$200 is made towards local non-profit organization, as giving back to the existing community is just as important as creating a new extension	✓	

Notes

In our continuing effort to improve and maintain the high standard of the The Loop development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. Please refer to disclosure statement for specific offering details. E. & O.E. Sales and Marketing provided by Fifth Avenue Real Estate Marketing Ltd. www.fifthave.ca

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