



CAMELLIA

RESIDENCES

Senior Living Rental Investment Opportunity



Project Summary

Camellia Residences is the newest senior living community to be added to the vibrant Surrey City Center. Offering recreational, hospitality, and health services to its residents, Camellia Residences is an all-inclusive senior living community that seeks to redefine retirement lifestyle.

Lot Size: 1.18 Acre

Total Square Footage: 92,696 square feet

Number of Suites: 117

Estimated Completion: Summer 2021

Status: Under Construction





Locational Study

Location: 10928 132nd Street, Surrey

Situation a mere 5 minutes away from Surrey's vibrant downtown core, residents at Camellia Residences can easily access vital urban amenities such as rapid transit, shopping centers, healthcare services, and nature parks.

Farmer's Markets

Dozens of farmer's markets surround Surrey's downtown core providing a wide selection of locally grown organic produce for a healthy diet.



Rapid Transit

Located 2 city blocks away from Camellia Residences, Gateway Skytrain Station offers direct access to Waterfront Station.



Central City

Located 5 minutes away from Camellia Residences, the Central City shopping district boasts all major retailers, supermarkets, as well as access to a wide array of daily services.



Parks

Camellia Residences is surrounded by some of the most breathtaking natural scenery in the Lower Mainland with Holland Park, the largest nature park in Surrey only minutes away.





Residences

Standard Studio
410 sq.ft

Standard 1-bedroom
537 sq.ft

Camellia Residences is comprised of a mix of **116 units, including, studio, 1-bedroom, 1-bedroom + den, and 2-bedroom** units.

Each floorplan had been meticulously designed to include features that cater specifically to the lifestyles of seniors while keeping luxury and spaciousness in mind.



Anti-slip Flooring

Each home is furnished with quality anti-slip and water resistant laminate and tile flooring to minimize the risk of seniors becoming a victim of accidental falls.

Wheelchair Accessible Bathrooms

The dimensions of all bathrooms have been widened to accommodate wheelchairs such that any wheelchair can make a full turn in the bathroom with ease.

Other Design Features

Other design features such as lowered countertops and heightened electrical outlets have been thoughtfully incorporated to make life easier for senior residents.

Lifestyle Services

Combining **hospitality**, and **recreational** services to create a healthy and balanced retirement lifestyle

Hospitality Services

- Daily in-house dining options
- Laundry service
- Janitorial service
- Transportation service
- Personal concierge



Recreational Services

- SPA treatment
- Beauty salon service
- Fitness classes
- Hobby classes
- Outdoor activities
- Social clubs
- Group activities



Medical Services

24-hour Emergency Response

In-house 24-hour Emergency Response service with professional nurses and care aides on staff to attend to medical emergencies at any time of the day.



Medical Clinic

Fully functioning medical clinic with family doctor open 6 days in a week for residents and neighbours in the immediate vicinity.

Integrated Medical Clinic

Camellia Residences operates an integrated medical clinic that aims to conveniently combine various medical services into one in-house entity, giving residents access to the medical help they need without having to leave their homes.

Specialized Therapy

Provide specialized therapy such as massage therapy and physiotherapy for residents upon request.



Medicinal Service

Provide residents with convenience of placing orders and delivery of medications for on site.

Daily Assistance

Providing residents with daily assistance of everyday tasks such as feeding, movement, grooming, bathing, etc.



CAMELLIA

RESIDENCES

Developed and
managed



ATL Senior Living

Started in 2013, ATL Senior Living specializes in the development and operation of senior communities in Metro Vancouver. With our current projects located in Maple Ridge, Surrey, Chilliwack, and Kelowna, our vision is to emerge as a leader of Canada's senior living industry and fulfill the mission of **“improving the well-being of the people we serve by promoting community, dignity and independence through the aging process”**.

Development
and Construction

Budgeting
and Operations

Management
and Training

Sales
and Marketing

Leasing
and Property Management

BC Seniors Market

Provincial
Seniors Population Ratio

19.7%

Surrey
Seniors Population

183,000

Senior
Vacancy Rate

near "0"

Surrey
Senior Communities

19

Rental
Rates

30% above
average

Surrey
of Beds Available

<2,000

Average
Waiting List Time

2+ years



Investment Model

Purchase multiple units to as long-term rental investments that will continuously generate rental income year after year.

Ask about our multiple unit discount

Average
Cap Rate
(before
discount)

5%

Full Service
Property Management

The operator to manage units on behalf of investors, sparing investors from having to deal with mundane activities normally associated with leasing property such as tenancy selection and tenancy disputes.

Rather, the operator, ATL Senior Living, will **lease units, manage units, collect rent,** and **disburse rental income** on behalf of the investors.

Rental Analysis

Monthly Income (Unit Type)

	Studios	1-Bedroom
Average Rent (Camellia)	\$1,600	\$2,000
Property Tax	- \$100	- \$120
Property Management	- \$128	- \$160
Strata Fees	- \$160	- \$210
Net Income	\$1,212	\$1,510

Leaseback Protection

Purchaser to reserve right to request for leaseback protection from Developer for up to 2 years to ensure full occupancy.

Rental Pool

Collect rent every month regardless of vacancy rate through rental pool where rental income.

Professionally Managed

Professional operator to manage rental process, including tenant selection, documentation, and tenant care.

High Lease Rate

Average lease rates for Independent Living across Lower Mainland is about **30% higher** than that of market condos.

Low Vacancy

Current vacancy rate for Independent Living across the Lower Mainland is **near 0%**, far lower than any other type of real estate.

Long-term Tenants

Average length of tenancy for Independent Living is estimated to be **8 years** or longer.

Investment Advantages

Purchase multiple units to as long-term rental investments that will continuously generate rental income year after year.

1

High Cap Rate

Achieving an **average of 4.5%**, the cap rate is higher than most other types of strata rental investments including retail, office, warehouses, and presale condos.

2

Low Risk

With vacancy rates in the senior living market being near zero for years, investors' risk is minimized.

3

Long-term Holding

Investors may hold on to their investments for as long as they wish, generating high income all the while.

4

Low Maintenance

Under professional management by ATL Senior Living and its team of senior living specialists, investors are free to focus on other ventures.

5

Robust Target Market

The rapid increase of people entering senior age ensures that the senior living market remains robust and communities alike are never short on tenants.

Development Progress

**Estimated Completion:
Summer 2021**



Construction officially commenced on June 4, 2019 as the team at Ventana Construction broke ground.

Since then, construction had been progressing smoothly on-schedule with the lower level estimated to be completed by the end of March, 2020.

We estimate completion of Camellia Residences to be in the summer season of 2021.

