

EXCLUSIVE DEVELOPMENT ASSEMBLY

22213 122 Avenue & 12230 222 Street

Maple Ridge Town Centre | Two lots sold together only

Combined Price: \$4,250,000

Potential 6-storey / 52-unit
concept

Prepared for builders, developers, rental operators and multifamily investors evaluating a Town Centre apartment redevelopment opportunity.

Moe Moghadasian | Vanak International Properties
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Proposed Concept

Opportunity Snapshot

Combined offering - both properties must be purchased together

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Combined Asking Price

\$4,250,000

Two-lot assembly only

Site Area

16,145 SF

Per feasibility study

Proposed Density

2.0 FSR

Approx. 32,290 FSR SF

Proposed Program

52 Units

Studio / 1BR / 2BR mix

Holding Income

\$9,250/mo

Approx. \$111,000/year gross

Status

PAR Submitted

File assignment pending/under review

Key transaction point: properties to be marketed, contracted and completed together as one development assembly. No individual-lot sale strategy.

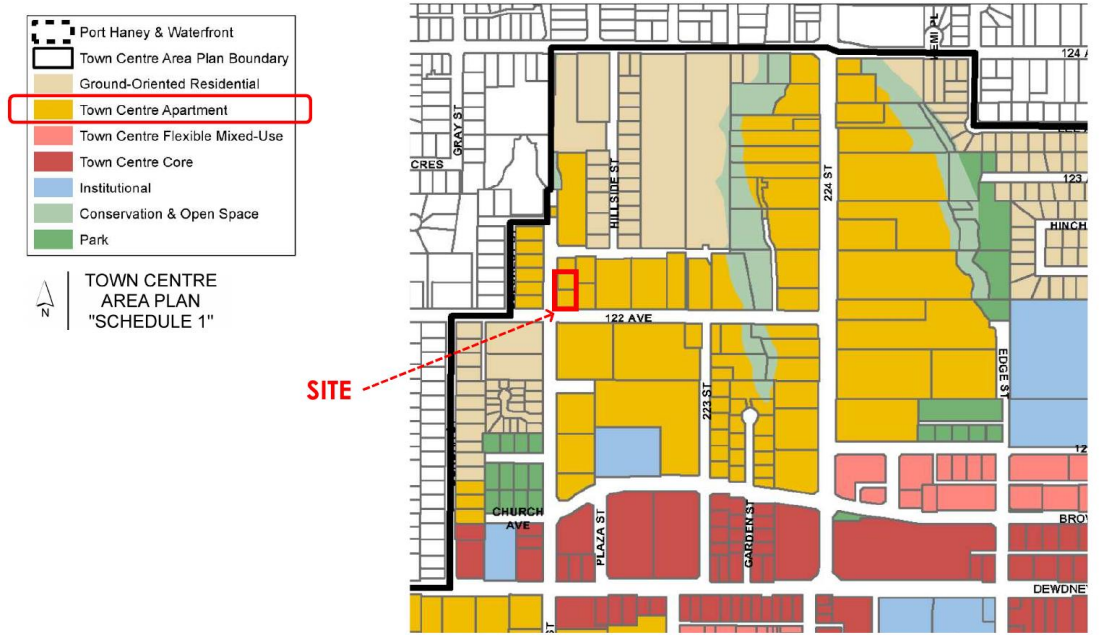


Context Map



Planning & Density Context

Town Centre Apartment context with proposed RM-2 path



Planning thesis

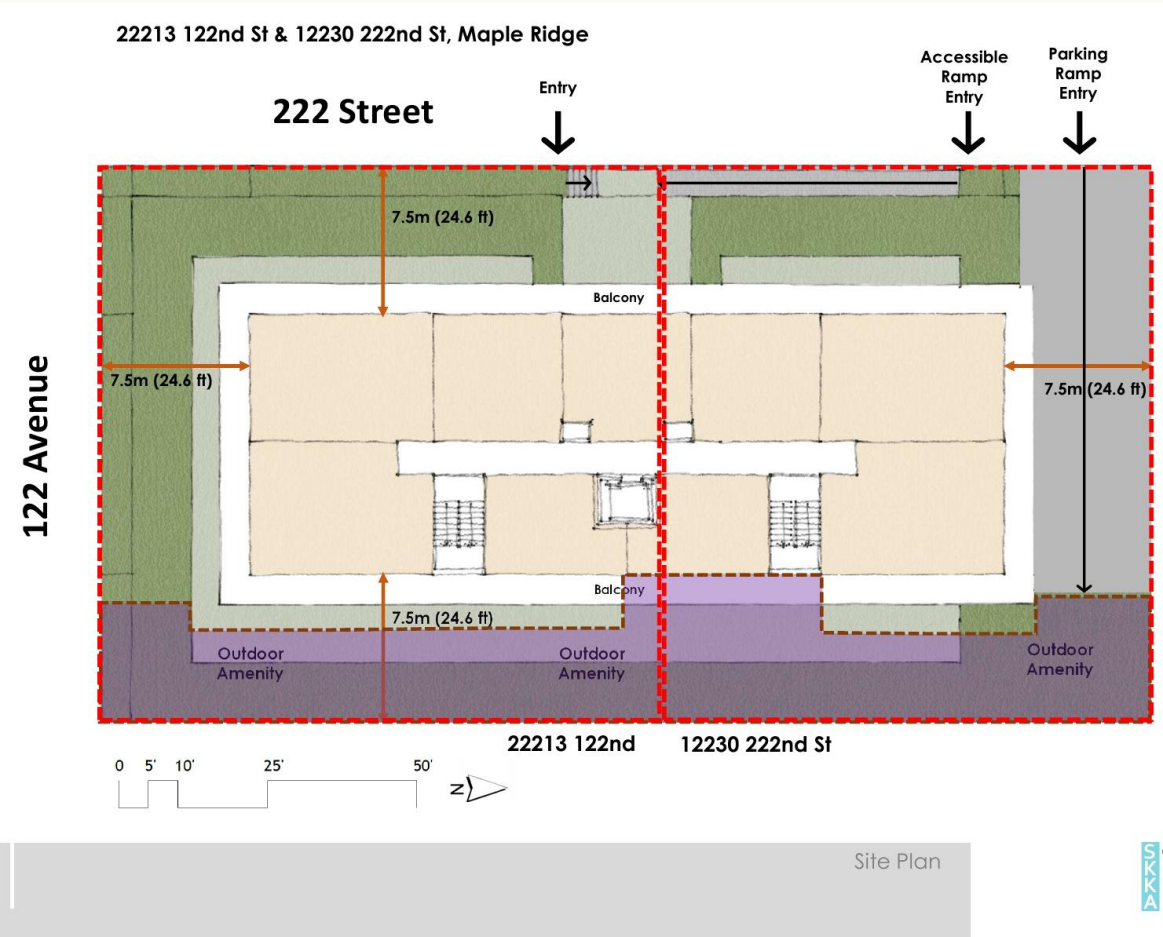
The feasibility package identifies the lands within the Town Centre Apartment context and contemplates an OCP amendment / rezoning from RS-1 to RM-2 for a 6-storey residential apartment building.

Due diligence by purchaser required

Seller package available

Concept Plan

Illustrative 6-storey apartment form based on feasibility study



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Unit Mix

24 / 17 / 11

2BR / 1BR / Studio

Parking

36 + 3

Resident + visitor

Amenity

3,350 SF

Outdoor + indoor

The concept includes one parking level, ground-level lobby / indoor amenity, outdoor amenity space, bicycle parking and a compact unit mix suitable for rental, strata or mixed-tenure delivery subject to approvals.

Developer Economics - High-Level Feasibility

Preliminary scenario analysis before buyer-specific design, financing and approvals

Combined land price	\$4.25M	Two lots sold together only
Implied land / FSR SF	\$132	\$4.25M / 32,290 FSR SF
Implied land / unit	\$81.7K	\$4.25M / 52 units
Holding income	\$111K/yr	Current gross rent support during entitlement
Delivery options	Rental / Strata / Mixed	Purchaser to optimize based on market and approvals

Maple Ridge has materially outperformed the Greater Vancouver apartment benchmark over the past decade, supporting demand for new multifamily supply and future urban-density housing. MLS®, Multiple Listing Service®

Figures are preliminary and for marketing discussion only. Purchasers must verify costs, revenues, parking, CAC/DCC, taxes, financing, approval risk and final design assumptions independently.

Transaction Process

Controlled offering for qualified builders and developers

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1

Request Package

Feasibility study, concept plans, rent information and title materials available to qualified buyers.

2

Review Assembly

Both lots must be purchased together under one coordinated contract structure.

3

Submit Offer

Seller preference for clean terms, strong deposit, reasonable due diligence and certainty of completion.

4

Complete Due Diligence

Purchaser to verify planning, design, financing, taxes, tenancies and development assumptions.

Combined Price: \$4,250,000

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