

**A golden opportunity to invest  
in a thriving Canadian city.**

Sunrise Gardens is the dawning of an exciting real estate opportunity in the northeast region of Regina. Comprised of seven inviting two and three storey walk-up condominium buildings situated amongst a well-maintained single-family home community, Sunrise Gardens is enhanced by an abundance of parkland, close proximity to schools and convenient access to many other urban amenities.

**Discover the emerging market that is quickly gaining popularity. The opportunities are limited; learn how you can invest in this growing economy.**

# features

## property

- Sunrise Gardens is comprised of seven inviting two and three storey walk-up condominium buildings located in the northeast region of Regina.
- Built in 1980, these wood framed buildings offer eight well-designed floor plans, including either a large balcony or open patio and an outside storage area.
- Sunrise Gardens features 158 one and two bedroom residences: 60 apartment-style and 98 garden-style suites, ranging in size from 721 to 924 square feet.

## renovation

- The in-suite renovation program is estimated at \$1.3 million and each suite will undergo a renovation program as required, which may include fresh paint, replacement of counter tops in kitchen, new flooring and updated fixtures.
- Exterior and common areas of the building will undergo an as needed renovation program valued at approximately \$550,000 and will include landscaping upgrades, concrete and asphalt improvements, repairs to decks and stairwells, fresh paint and flooring in hallways.

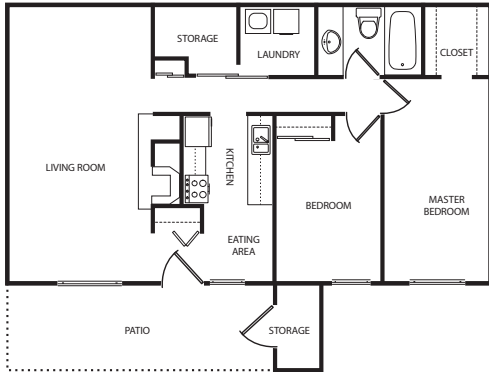
## financial

- A reserve fund of approximately \$181,000 has been established for Sunrise Gardens and a first year reserve allocation for the property of \$32,000 has been put in place through the condo budget.

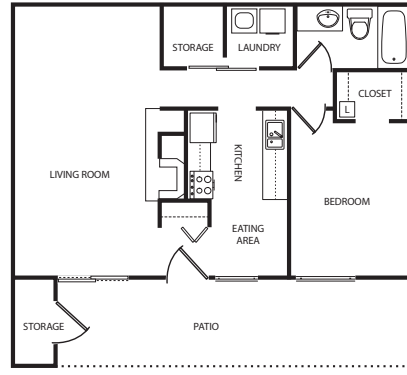
## property management

- Sunrise Gardens will be professionally managed by Gateway Property Management Corporation working closely with Signature Service to provide the best possible lifestyle and experience for all Sunrise Gardens residents, along with professional asset management for our investors.
- Founded in 1964 and with over 40 years of property management experience, Gateway Property Management Corporation is a full service management company with Canadian offices in Vancouver, Victoria, Prince George, Calgary, Toronto and Montreal.
- Gateway has extensive experience in the condominium market, currently managing over 20,000 residential units and 1.4 million square feet of commercial space. More important that Gateway's experience is their reputation for providing property owners with the highest caliber of professional service and support.

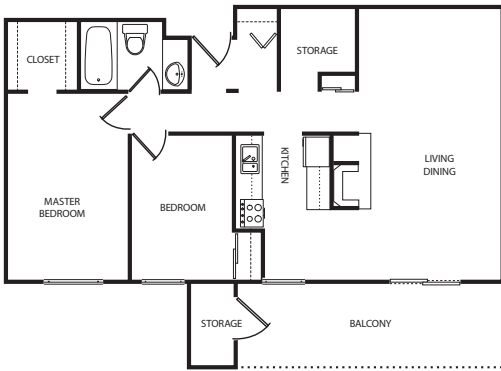
Suites	Types	Style	Purchase Price	Approx. Sq. Ft.
22	1 Bedroom	Apartment	\$63,500	689 – 700
43	1 Bedroom	Garden	\$76,000 – \$77,000	721 – 764
38	2 Bedroom	Apartment	84,000 – \$85,000	829 – 915
55	2 Bedroom	Garden	\$90,000	926 – 947



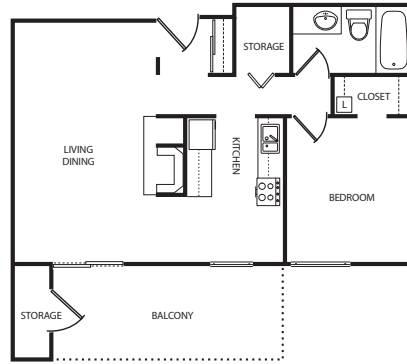
**UNIT TYPE "A"**  
934 sq. ft.



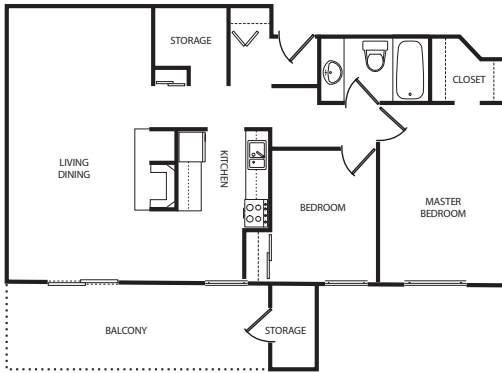
**UNIT TYPE "B"**  
753 sq.ft.w



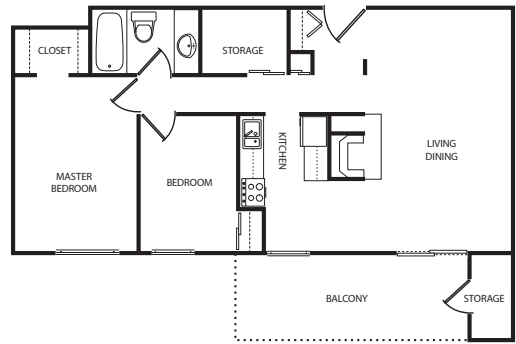
**UNIT TYPE "C"**  
903 sq.ft.



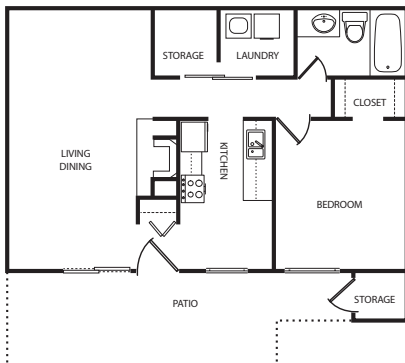
**UNIT TYPE "D"**  
646 sq.ft.



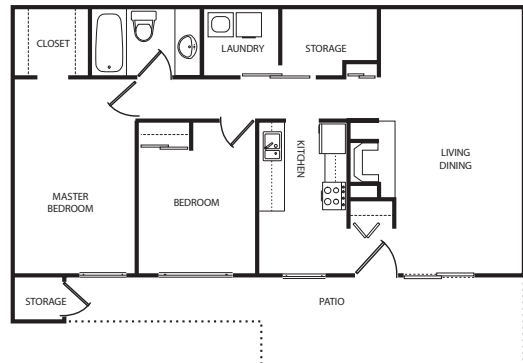
**UNIT TYPE "E"**  
882 sq.ft.



**UNIT TYPE "F"**  
819 sq.ft.



**UNIT TYPE "G"**  
721 sq.ft.



**UNIT TYPE "H"**  
923 sq.ft.



# Regina

## Why should you invest with confidence in the Regina property market's impending, yet quiet boom?

- Regina offers the 6th lowest business costs of 64 cities studied by KPMG, accordingly more and more business is on its way.
- The list of companies investing in Regina includes Canadian Tire, IPSCO, Winners, Home Depot and Stor-Edge. Likewise, the city itself is investing in a new conference centre and two new housing developments of \$110 million and \$50 million.
- New developments in Regina include the Canadian Police Research Centre, which will establish Regina as the world leader in research on public safety, and the Regina Research Park, adjacent to the University of Regina, has been selected to be the site of the new \$26.7 million provincial health laboratory. Completion is slated for March 2008.
- Air Canada has recently introduced a new daily non-stop Toronto flight as business travel to Regina increases.
- The population is stable and has been rising by 5,000 a year in the last few years; the city is beginning to enjoy the wealth, with retail spending rising by 8.5% last year.
- Regina is a smaller city of only 200,000 people – the restored Wascana Lake recreation area is in the city and countryside is 20 minutes away on the Trans-Canada Highway.
- The climate offers warm, dry summers and cold, dry winters with 2400 hours of sunshine and 36cm of precipitation – about the same as Los Angeles.
- Art, theatre and museum culture is well supported by Regina University, which has a thriving arts faculty.
- Sports activity is centred on Taylor field and Regina offers plenty of action in hockey, football and baseball.

## Regina Real Estate – the numbers speak for themselves:

- + 10% price increases are expected for 2007 (Source: CMHC)
- 21% is the year-on-year rise to June 2006 for new houses
- - 7.3% is the decrease in overall housing supply
- - 48% is the reduction of condominium supply in 2004-2005
- + 14% is the resultant price increase for condominiums per square foot
- 3% is the steady historical vacancy rate for Regina
- 100% of money invested in this market is smart money

The first quarter shows significant rises in new starts, but they are following an interesting trend that makes Sunrise Gardens even more attractive. Single-family house starts are up 12.6% and row condominium buildings are up 33%. The supply and demand picture for owners of refurbished condominium buildings looks very promising.

There is currently a 0.3% upwards blip in condominium vacancies, but this tends to reflect the poorer condition of apartments in the less affluent areas. As the economic picture for Regina continues to improve and earnings start to rise, more and more people will seek more desirable apartments in attractive neighbourhoods... such as Sunrise Gardens. Rental rates are projected to remain steady for the immediate future.

Rental rates are projected to remain steady for the immediate future. As housing becomes more expensive, rental demand will rise and owners of medium-rent refurbished apartments will be in a very comfortable position. Employment is in transition from the service sector to goods, but overall wages are rising steadily and local GDP remains around 3%. Regina's general economic scenario is reassuring for investors in rental property.

Commercial real estate activity is healthy, with increasing speculative buying of industrial land for the coming boom, and with more immediate construction of retail space – the biggest this year being the \$22.9 million River City Mall.

“(Regina) Employment gains in the 15-24 age cohort good news for landlords” – CMHC rental market report

“Investment capital will continue to flow into Regina, given its strong economy.”

**-Canadian Real Estate Investment Forecast**

# Regina

## **A Message from Mayor Pat Fiocco:**

Welcome to Regina, a city I am proud to call home. Regina is an excellent place to raise a family, with an abundance of parks, family attractions, bicycle pathways, organized sports and sports facilities, and excellent school systems. It is a city that celebrates its cultural diversity and is known for its generous, friendly people. Regina is a dynamic, progressive community, with a strong, diversified economy and a quality of life that is exceptional. Where else in Canada can you enjoy top-notch big city attractions while taking only 20 minutes to get from one end of the city to another? Regina is a city that's growing, with a vision to be home to 250,000 citizens by 2010.

Over the past three years, we have changed the image and perceptions of our community at home, across Canada and beyond with a promotional campaign called "I Love Regina". The campaign has met with huge success and I invite you to find out why. Explore all that Regina has to offer. Visit Tourism Regina and learn about Regina's attractions, festivals and events, stores, restaurants and more, and then come for a visit.

Discover Canada's Queen City and enjoy it every step of the way. With exciting times ahead, I look forward to being a part of Regina's new attitude as we soar through the 21st century.

## **Mayor Pat Fiocco**

## **Saskatchewan is the next Western province to follow Alberta's boom – but based on real wealth.**

The local economy has a solid foundation in traditional exploitation of natural resources – the rate of new drilling license applications is rocketing. As the second-largest oil exporting province after Alberta, producing 419 barrels of oil daily compared to Alberta's 571, Saskatchewan has much to offer with oil, gas, potash, uranium and diamonds under its ample plains.

Looking forward, the provincial government has noted the increasing incomes of Brazil, India, Russia and China and begun major efforts to develop its high tech industry. Saskatchewan is preparing to add value to the local mineral resources and achieve some significant additional earnings through the export of these minerals.

The Regina Regional Economic Development Authority's purpose is purely to help the research and industry sectors work with each other. Regina's University – ranked No. 6 in Canada – is the centre of a new wave of technology and innovation that is rolling across the province: efforts leading to the introduction of two major plants to make ethanol fuel from grain, wind farms and biotech startups. The university's success means increasing support for higher education. As the needs of new industries change, the province is recognizing the importance of replacing retiring boomers with motivated and qualified youth.

Furthermore, the economy is shifting away from macro economy-dependent service industries to real local wealth, with a reassuring decrease in the effect of stock market jitters.

Although Alberta has recently been attracting workers away from Saskatchewan's traditionally low-unemployment labour market, this trend won't last – Saskatchewan's wages are exactly inline with the rest of Canada. Surprisingly, housing remains affordable for the moment, therefore sky-high Calgary and Edmonton housing prices will push workers back East again to buy in Saskatchewan – this is the right time and place for property investment.

"Saskatchewan has recently joined the small group of "have" provinces." Todd Hirsch, chief economist, Canada West Foundation.



## location

15 Alport Crescent, Regina, Saskatchewan

Sunrise Gardens is located in the Upland neighbourhood of Regina; situated amongst a well-maintained single-family home community, that is enhanced by an abundance of parkland, close proximity to schools and convenient access to many other urban amenities.

For more information:

[www.2020properties.com/sunrisegardens](http://www.2020properties.com/sunrisegardens)



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