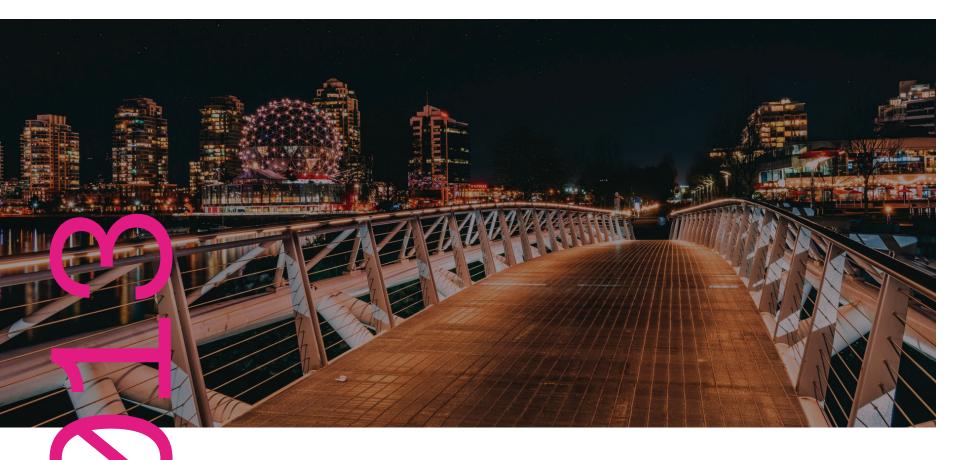
Claridge

778 985 4639 claridgeadvisors.com info@claridgeadvisors.com

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We are Claridge Real Estate Advisors— Improving liveability for a better city.



Managing Principal Yoyoe Lu and her team of real estate specialists are helping to create a more livable Vancouver, now and well into

If you're a homeowner, we can give you an accurate estimate of the value of your property. With our industry insight, we're able to facilitate sales by putting you (the seller) in touch with interested buyers, comprised of a broad network of developers and other

If you're a developer or investor, know that we have keen insight into market trends. This means we're able to provide projections of real estate value throughout Metro Vancouver. We also fully understand OCP protocol and know how and where to save costs associated

the future.

industry professionals.

with land development.

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We are the leading land assembly brokerage in Cambie Corridor Phase 3, expanding into Coquitlam, the Eastside and other municipalities of Greater Vancouver.

Our niche in land assembly



Total Sites Assembled —

60+

 $Total\ Properties\ Assemble d^*-$ 

170+

Total Property Values Assembled —

\$650,000,000+

## Expanding into different realms of commercial real estate



Investment Property Sales



Due Diligence and Consultation



Development Site Sales



Business Advisory



Research and Valuation



Corporate Solutions





An outdated neighborhood shopping mall will soon become a vibrant mixed-use development.



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10	William Wright Commercial Boal Estate Service 67/Retries S Suite 421, Nancouver Voll Sci P 604-428-525 F 504-428-5254 williamsetglet.co		N. nwaging broker	Retail, office and industrial real estate services
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In just six years, we have become one of the biggest players in the city. When people think about land assembly, they think about Claridge.





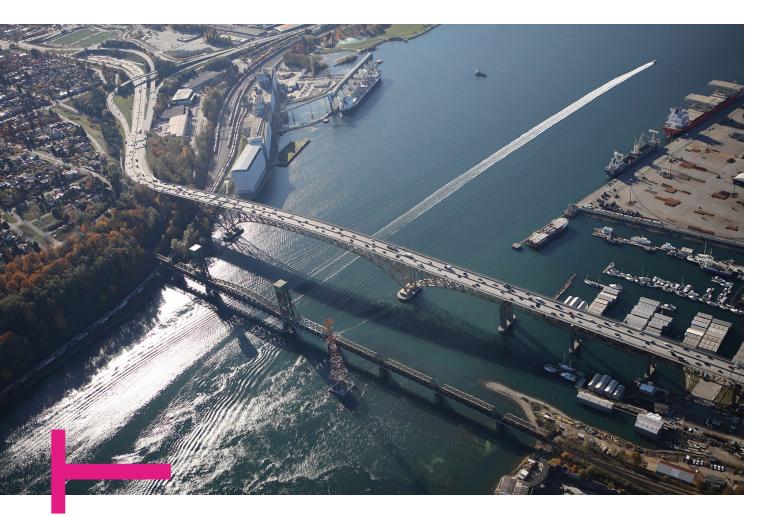
We are a proud partner of the B.C. chapter of the Urban Land Institute, a global organization that provides leadership in the responsible use of land.





We are the proud sponsors of a number of industry related organizations, such as Young Elites Vancouver Business Association.

7



# Our future is being forged from Vancouver's past

Thousands of years before it was incorporated as a city in 1886, the region now known as Vancouver, British Columbia served as a home to a broad cross section of people. The area's proximity to a wealth of natural resources, and the fact that it's situated at the mouth of a major river next to the Pacific Ocean made it an ideal trading gateway to the East. In the latter half of the 20th century, a revitalized Canadian immigration policy made Vancouver, with all its pristine beauty, a magnet for newcomers.

1886

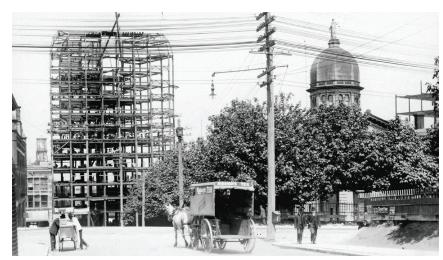


## 1867-1900

Gassy Jack opens the first saloon in 1867 near the Hastings Mill and the settlement of Gastown grows quickly around it. By 1886, the city is renamed "Vancouver" and the Canadian Pacific Railway is extended to the city, triggering an incredible surge of growth, The community of under 1000 settlers jumps to 13 700 by 1891.

**Pictured:** Looking West from the Hastings Mill in 1886.

1909



## 1900-1920

From the turn of the century to the beginning of WWI, Vancouver sees a surge in construction and migrants pour into the city.

The modestly sized city grows to a substantial 115 000 people from the Burrard Inlet to the Fraser River.

**Pictured:** The construction of the Dominion Building at Hastings and Cambie.

1932



## 1920-1950

Construction soon booms again following a slump in growth due to enlistment. The municipalities of South Vancouver and Point Grey are amalgamated in 1929 and the total metro population reaches 304 000.

**Pictured:** The construction of the Burrard Bridge is completed.

1968



## 1950-1970

A post-WWII population boom sees the arrival of 100 000 immigrants as high rise buildings reshape the skyline. Land becomes scarce, and with improvements in highways, suburban development increases drastically. In 1971, the population of Metro Vancouver exceeds a million.

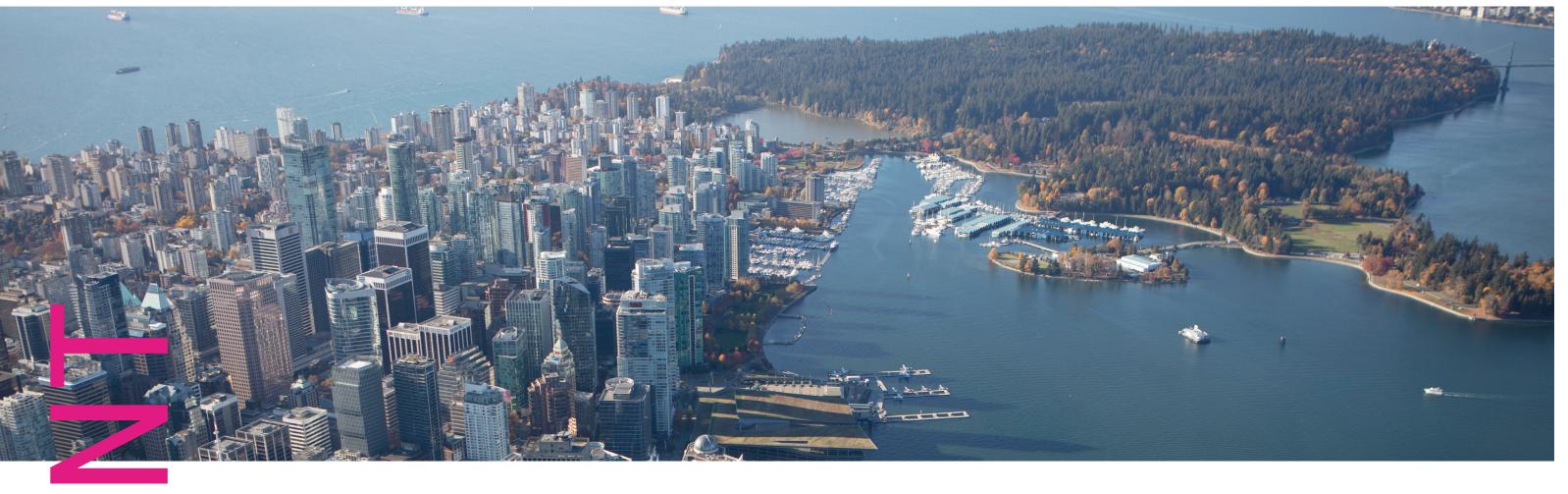
**Pictured:** An aerial view showing both shores of False Creek and the Granville and Burrard Bridge.

Past

Present

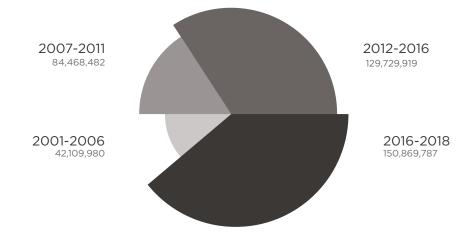
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Today, Vancouver is the most populous metropolitan area in Western Canada and the third most populous in Canada. This is due to a number of favourable characteristics, including its natural beauty, mild climate, ethnic diversity, liveability, prosperous economy (including tech, tourism and trade), excellent education opportunities and proximity to the U.S. border. Indeed, Vancouver seems to be well on its way to becoming on par with cities such as London, New York and Hong Kong. However, Vancouver has geographic factors which limit the growth of housing and commercial locations.



Number of Visitors to Vancouver Since 2001\*

reser

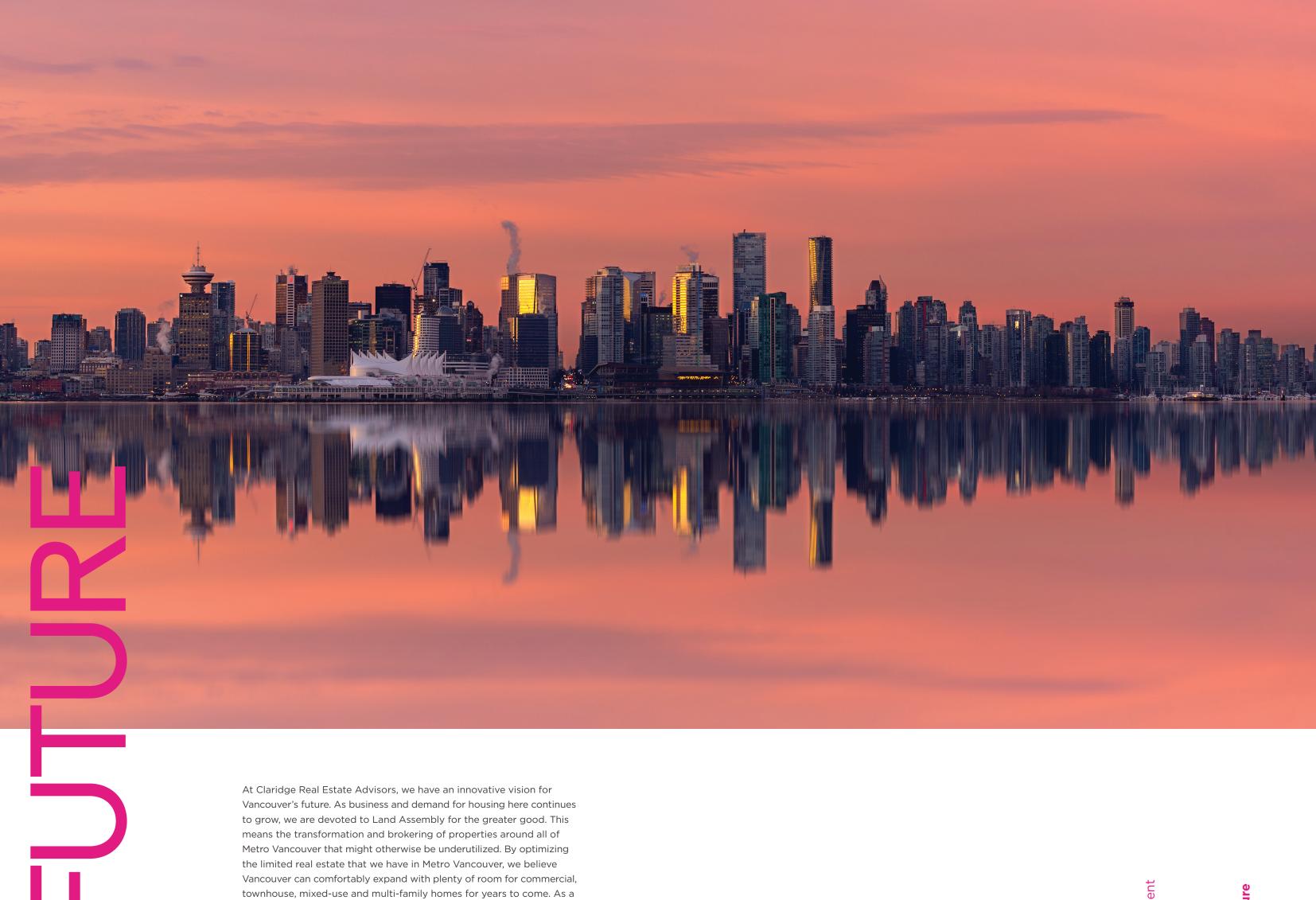
Future

11

Greater Vancouver & North Shore Agricultural Land Reserve Metro Vancouver Transit

Metro Vancouver Transit

<sup>\*</sup> According to Tourism Vancouver



company, we've been doing it since 2013 and have an excellent track

record that includes more than 60 assembled sites.

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