

NEWMARK

Highland Park

Strata Windup | Strategic MTM Covered Land Play

301-319 Highland Way & 301-311 Afton Lane, Port Moody BC

Own the Scarcity. Leverage the Infrastructure. Capture the Future.

STEVE DA CRUZ*, CCIM, RI

*Managing Director, Capital Markets
Newmark Canada*

t 604-337-2527

steve.dacruz@nmrk.com

BILL AVGERINOS

*Royal LePage Sterling Realty
t 604-250-4663*

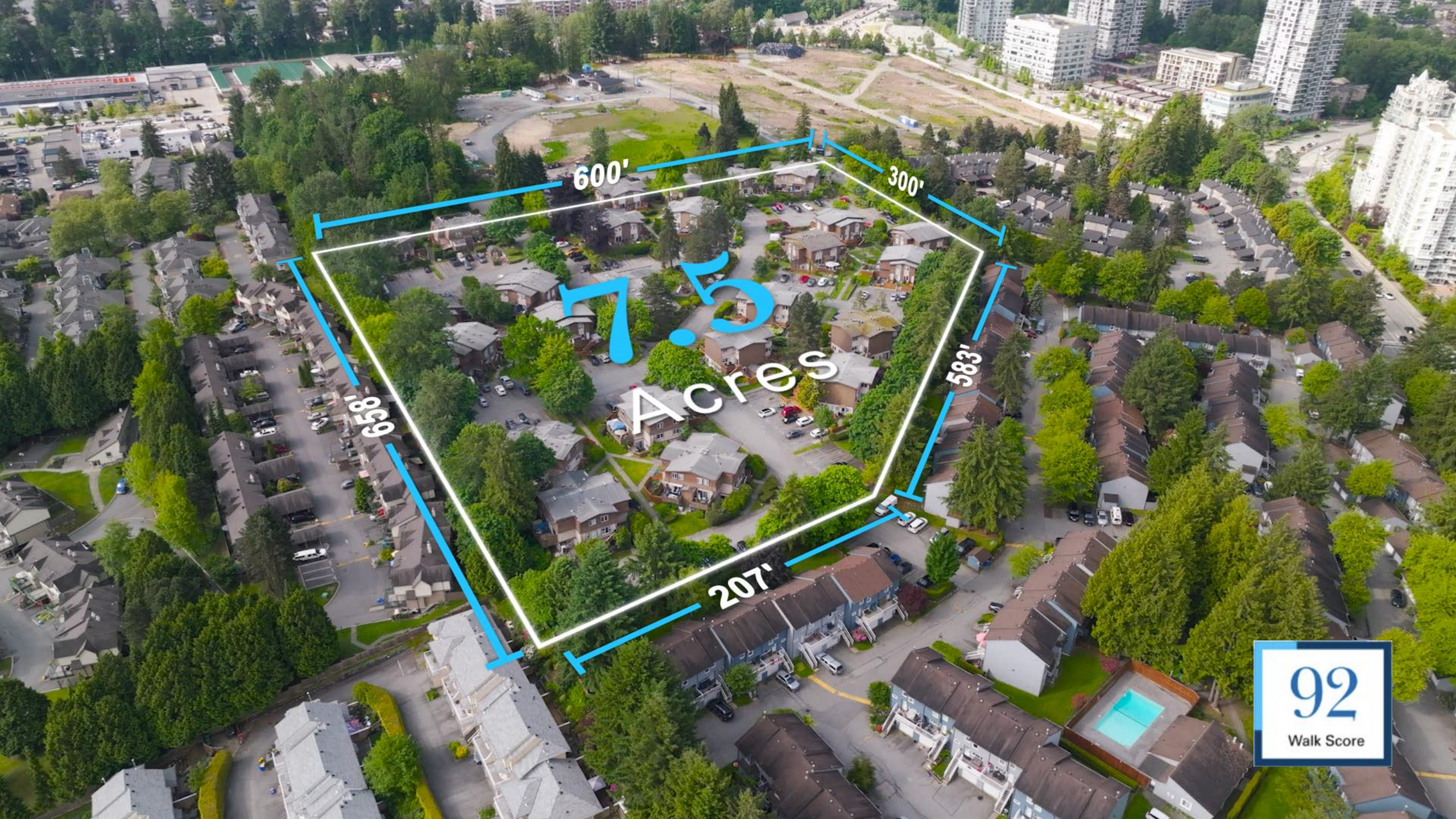
**Personal Real Estate Corporation*



Conceptual & Illustrative Example Only



Scan or Click to
View Video



7.5
Acres

600'

300'

583'

207'

658'

92
Walk Score

The Offering

Executive Summary

Highland Park represents a compelling opportunity for investors seeking an exceptional foothold in Port Moody's most vibrant and rapidly evolving growth corridor. Encompassing approximately 7.5 acres, this high-density, transit-oriented development site occupies a strategic location surrounded by a range of prominent, newly master-planned communities and is just steps from rapid transit infrastructure. This enviable positioning ensures resilient, long-term demand and competitive market relevance as the region continues to urbanize and attract significant private and public investment.

This opportunity is expertly tailored for institutional and private capital targeting both attractive, stabilized cash-flow and significant redevelopment potential. Investors will benefit from the property's proven income generation in its current use, while also capitalizing on the substantial upside afforded by a thoughtfully conceived, multi-phase business plan. The plan is designed to maximize value through a staged redevelopment approach, ensuring risk-mitigated progress and the ability to realize superior returns over the long term.

Highland Park's blend of immediate income, strategic location, and transformative growth prospects positions it as a premier asset for those pursuing outstanding returns in a high-demand, transit-oriented environment. Bids are invited without pricing guidance.





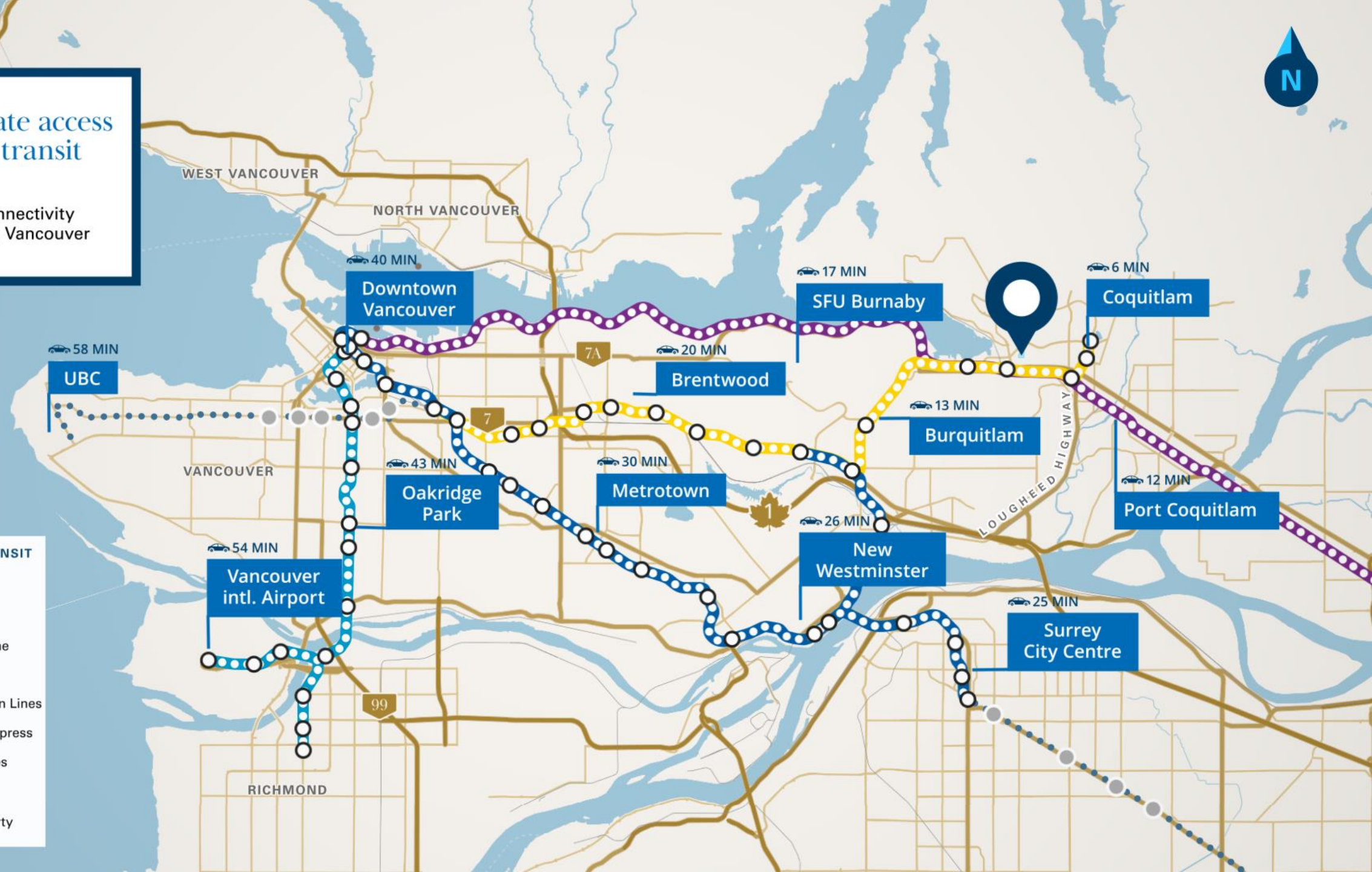
Investment Thesis

Strategic Covered Land Play

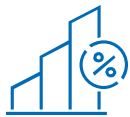
The subject site is a 7.5-acre property in Port Moody's sought-after Inlet district and presents an exceptional investment opportunity, anchored by significant income and redevelopment potential under the 2050 Official Community Plan. While currently configured as 150 potential income producing townhomes, the site is earmarked for new residential construction. Located within the Province of BC's TOA Tier 3 radius with minimum density of 3.0 FSR and minimum heights of 8 stories, the site is an attractive prospect for visionary investors and developers aiming to maximize value and density. With its scenic ocean and mountain views, the property's immediate access to public transit, shops, recreational amenities, and parks further enhances its appeal. The convenient, walkable location provides residents and future buyers with proximity to a full range of urban services, supporting long-term value and demand. Importantly, the existing tenant base ensures stable holding income, offering cash flow stability for investors while redevelopment plans are put forward and approvals are pursued.

Immediate access to rapid transit

Providing connectivity
across Metro Vancouver



Investment Highlights



Annual Rent
Escalations Hedge
against Inflation



Zero Percent
Vacancy for
3 Bed Units*



Future
Redevelopment
Considerations



Estimated NOI
\$4,652,292
(Stabilized)



~50 in-place
Tenancies at
various rates



Market Leases of
~100 Townhouses
Upon Completion



Massive Nearby
Density &
Intensification



Long-term
Investment
Optionality



Premium Market
Location within
Tri-Cities Areas

**Port Moody Housing Needs Interim Report – November 2024*



Salient Summary

| | | | |
|--------------------------------|--|---|--|
| Strata Plan | NWS 971 | Land Use Controls | Currently Zoned RM-3, Low-Density Townhouse Residential; DPA-1 Residential |
| Addresses | 301-319 Highland Way & 301-311 Afton Lane, Port Moody BC | BC Assessed Value | \$94,691,800 (2026) |
| Legal & PID | See Data Room for comprehensive list | Taxes | \$370,392.80 (2025) |
| Site Area | Approximately ~7.5 Acres or 326,700 SF | GLA | 137,997 SF |
| Improvements | 25 Wood Framed Six-Plexes of 150 Townhomes built in 1978, well maintained | Projected NOI | \$4,652,292 (Subject to market conditions, underwritten as stabilized commencing Jan 2027) |
| Unit Mix | 90x 3 Bed Units (60%) & 60x 2 Bed Units (40%), range 890 SF – 1090 SF | TOA Policy (Bill 47) | Prescribed Distance: 400m – 800m |
| Existing Tenancies | Schedule K for ~50 total units as at Q3 2025 (Approx 100 Owner Occupied) | Minimum Allowable TOA Density (FAR) | Up to 3.0 (980,100 SF) |
| Amenities | Indoor pool and Community Centre, In-Suite Laundry, 4 playgrounds, 92 Walk Score | Minimum Allowable TOA Height (Storeys) | Up to 8 |
| Official Community Plan | Port Moody 2050 – Coronation Park "Area C" Adoption targeted by mid-2026 | Financing | Title cleared upon completion of wind-up and discharge |



DEMOGRAPHIC

\$114,770
Median Household Income



Skytrain Stations



City Lands



Municipal Boundary



Skytrain Station 200m Buffers



Skytrain Station 400m Buffers



Skytrain Station 800m Buffers



Parcels within 200m (up to 20 storeys or 5.0FAR)



Parcels within 400m (up to 12 storeys or 4.0FAR)

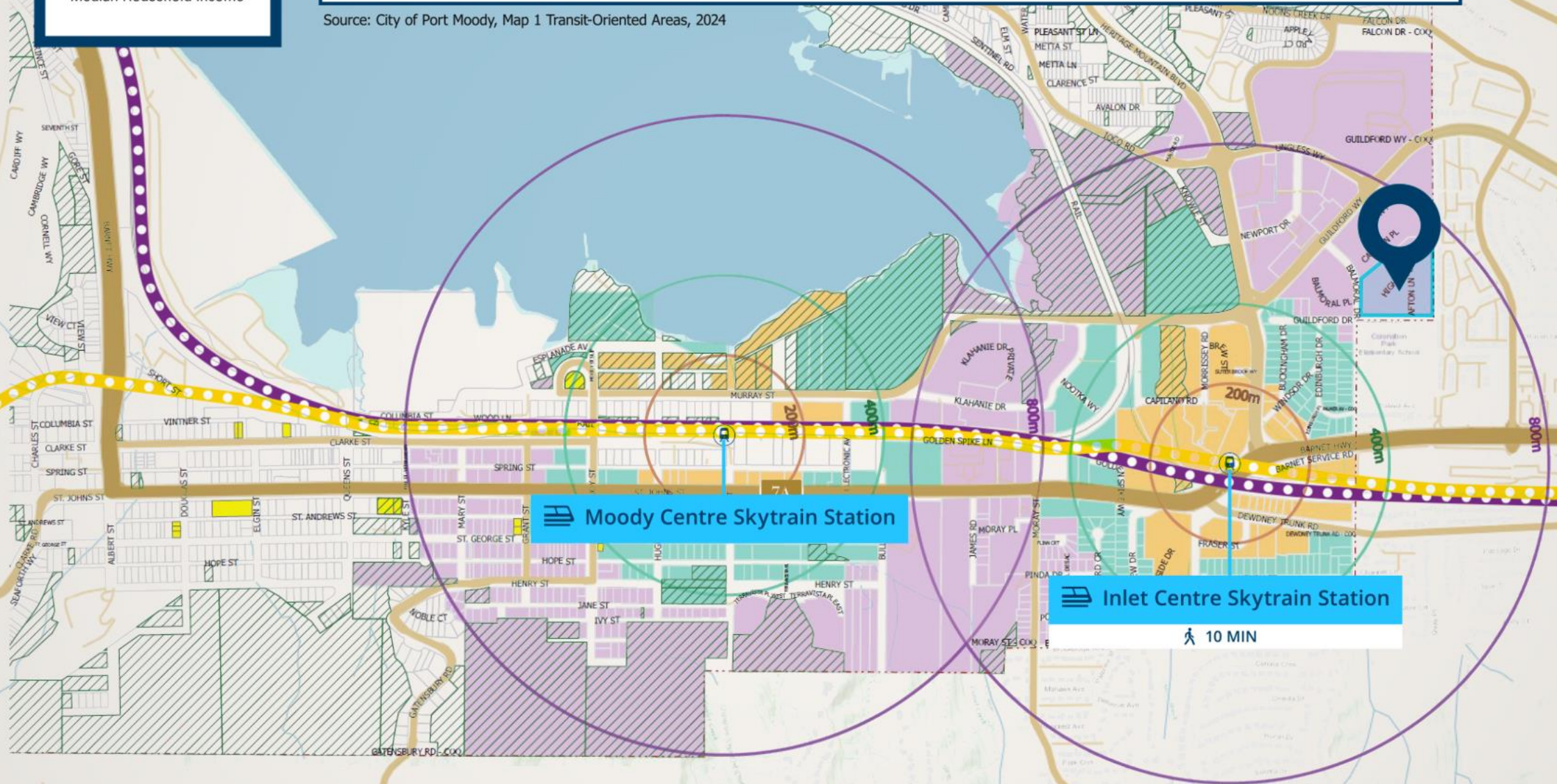


Parcels within 800m (up to 8 storeys or 3.0FAR)



Exempted Heritage Properties *

Source: City of Port Moody, Map 1 Transit-Oriented Areas, 2024



Development Potential Rationale

The City of Port Moody's 2050 Official Community Plan (OCP) establishes a long-term framework for managing growth, urban development, and community amenities. Within this context, the Coronation Park and Inlet Station areas emerge as strategic locations—driven by their proximity to rapid transit and key civic amenities—making them ideal for higher-density, transit-oriented redevelopment. The 2050 OCP is targeted for adoption in 2026, to align with provincial housing legislation requirements.

- **Alignment with High-Density Vision:** The OCP and associated Neighbourhood Plan emphasize the creation of vibrant, pedestrian-friendly precincts centred on public transit. While current amendments outline policies for mid-rise forms (such as up to eight storeys in certain sub-areas), there is important precedent and professional rationale for contemplating and illustrating higher forms in select sites. The City previously considered intensification for the immediate surrounding area, reflecting a strategy to maximize transit adjacency, manage anticipated population growth, and promote environmental sustainability through efficient land use.
- **Policy Cohesion & Future Flexibility:** Provincial Bill 47 (Transit-Oriented Area legislation*) sets minimum density and height requirements near transit nodes, reinforcing the suitability of substantial building heights at Coronation Park and Inlet Station. The 2050 OCP calls for housing diversity, affordability, and community-serving uses—objectives best achieved via multi-tower, mixed-use development that includes rental, family-oriented, and senior-accessible units, as well as investment in public amenities such as parks, childcare, and sustainable infrastructure.
- **Comprehensive Implementation:** The planning and review process for these areas is supported by rigorous master planning, phased infrastructure, and a mandate for environmental, geotechnical, and community impact assessments. By illustrating and planning for densification, property owners and investors signal proactive alignment with the City's evolving policy environment and regional growth imperatives.

**Nota Bene: TOA requirements are minimums, not guaranteed entitlements. Actual development rights require full planning approval processes. 26 Storey Tower Examples are conceptual and illustrative only.*



Burrard Inlet



Scan or Click to
View Video

Conceptual & Illustrative Example Only

POTENTIAL MINIMUM
BUILDABLE AREA
PER TOA POLICY

980,100 BSF
approx. minimum

3.0 FSR MIN

MINIMUM
ALLOWABLE HEIGHT
OF 8 STORIES



Offering Process

Purchasers

The Sellers of Highland Park are selling the buildings and land collectively as a Strata Wind-Up sale as governed by the Strata Property Act of British Columbia. Qualified purchasers may request the Confidentiality Agreement to register interest and gain access to the data room containing extensive supporting materials including 75-page CIM, historical operating expenses, underwriting, market sales & rental data and much more. Bids are invited without pricing guidance.

Offers

The sale of Highland Park will be conducted as a collective Strata Windup, governed by the Strata Property Act of British Columbia. Offers are to be submitted in the form of the Vendor's preferred Letter of Intent (LOI). All interested parties will be provided with identical documentation upon request. The LOI shall encompass the purchase of all strata lots, the common property, and the underlying land, and is subject to the provisions detailed in the Strata Property Act. The LOI will outline the required sequence of events necessary for the successful completion of the Strata Windup. All received offers will be presented to the Strata Council for review upon receipt.

Process

Offers received will be presented to the Strata Council upon receipt. Once an offer is negotiated, a formal resolution is presented to the strata owners. Purchasers must be aware that a significant owner approval threshold (80% as set by legislation) is required for the sale to proceed. After owner approval, the transaction requires court confirmation to ensure fairness and compliance. Purchasers should understand the court's role in validating the deal and its timeline implications. Once all approvals are secured, the sale closes, and proceeds are distributed among the strata owners. Purchasers can then take possession, knowing all legal and procedural requirements have been satisfied. The process involves strict legal oversight, requires several formal approvals, and follows established legislative procedures, ensuring transparency and regulatory compliance throughout the transaction.

Exclusive Advisors

N.R.E. Newmark Real Estate Canada Limited DBA Newmark Canada in association with Royal LePage Sterling Realty. All enquires can be directed to Steve Da Cruz.

For more information:

STEVE DA CRUZ*, CCIM, RI

Managing Director, Capital Markets

Newmark Canada

t 604-337-2527

steve.dacruz@nmrk.com

**Personal Real Estate Corporation*

BILL AVGERINOS

mrbillrealtor@shaw.ca

t 604-250-4663

Royal LePage Sterling Realty

220 Brew Street, Suite 801

Port Moody, BC V3H 0H6

t 604-421-1010

NEWMARK CANADA

595 Burrard Street, Suite 3063

Vancouver, BC V7X 1K8

t 604-256-2680

Licensed in British Columbia, Canada as Newmark Canada

E&O DISCLAIMER STATEMENT

Information Accuracy: The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. All measurements, square footage, financial data, and property details are approximate and should be independently verified. **Forward-Looking Information:**

This document contains forward-looking statements regarding development potential, financial projections, market conditions, and planning approvals. Such statements are based on current expectations and assumptions and are subject to risks and uncertainties that may cause actual results to differ materially. Recipients should not rely on forward-looking statements for investment decisions.

Professional Advice Required: Prospective purchasers must conduct their own independent due diligence and seek appropriate legal, financial, planning, and professional advice before proceeding. This information does not constitute investment, legal, or professional advice. **No Liability:** Newmark Canada, Royal LePage Sterling Realty, and their representatives accept no responsibility or liability for any loss, damage, or expense arising from reliance on this information or any errors, omissions, or changes herein. **Terms Subject to Change:** All terms of sale, availability, and information are subject to change or withdrawal without notice.

NMRK.COM

Thank you for your consideration.

NEWMARK

