



GOLDSTREAM
RESIDENCES

Investor Presentation 2023

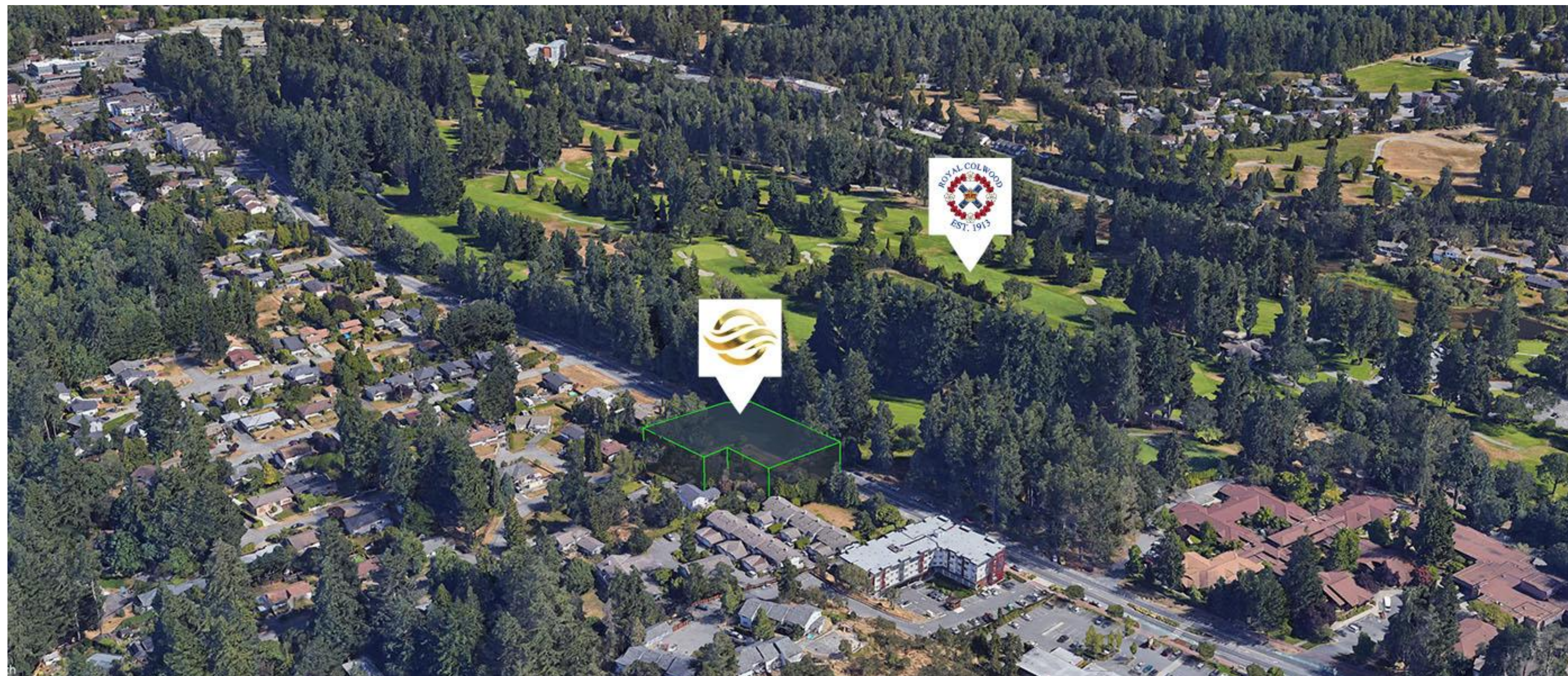




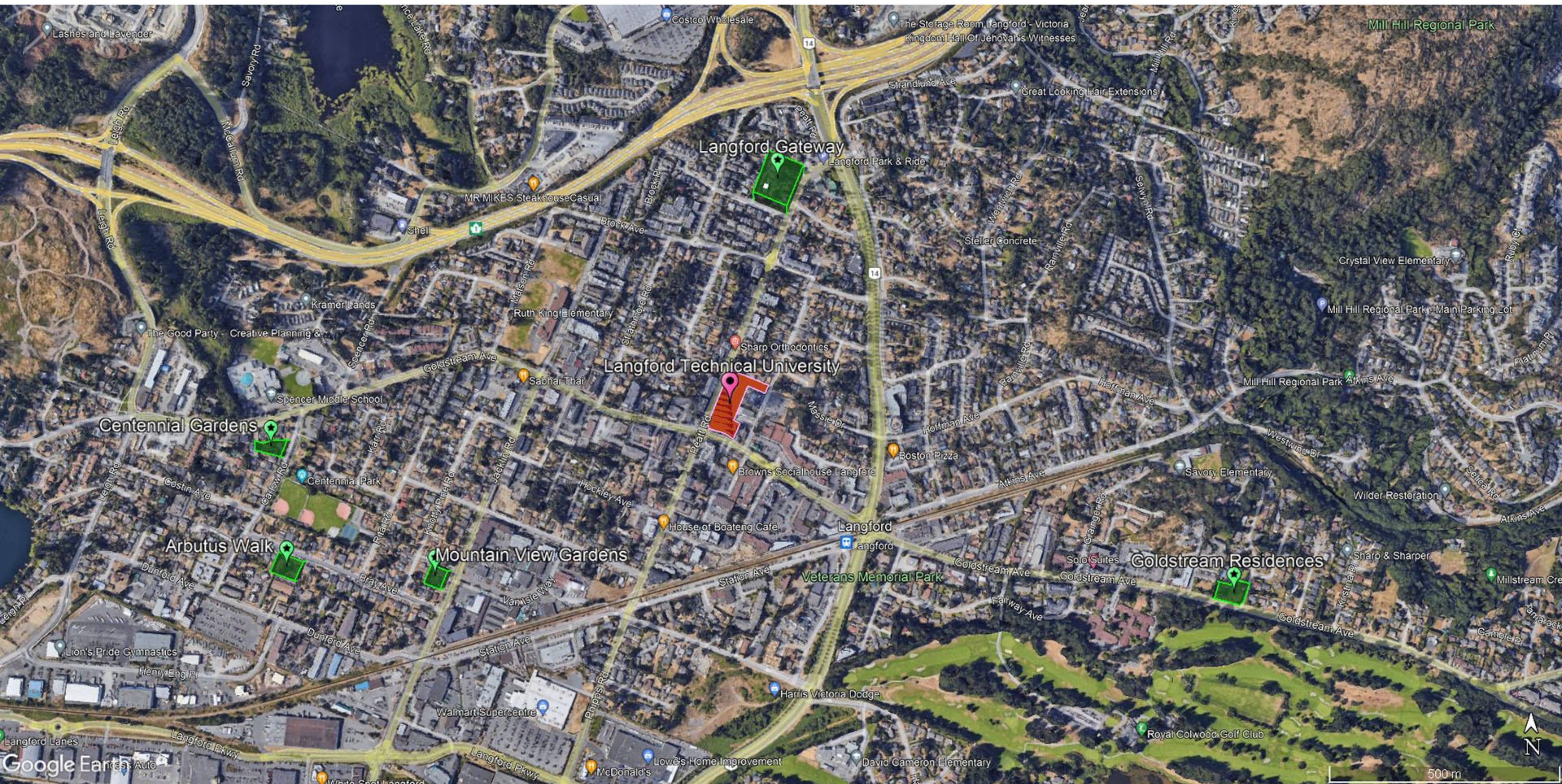
Let us Build for you.

Goldstream Residences

76 homes located in the central density area of Langford, BC. One of Canada's fastest growing communities. A few blocks away from Langford's announced technical university.



Acknowledging the traditional territories of the Lekwungen (Songhees)
and Sc'ianew (Beecher Bay) ancestors and families.





Opportunity / The Investment Strategy

Limited Partnership

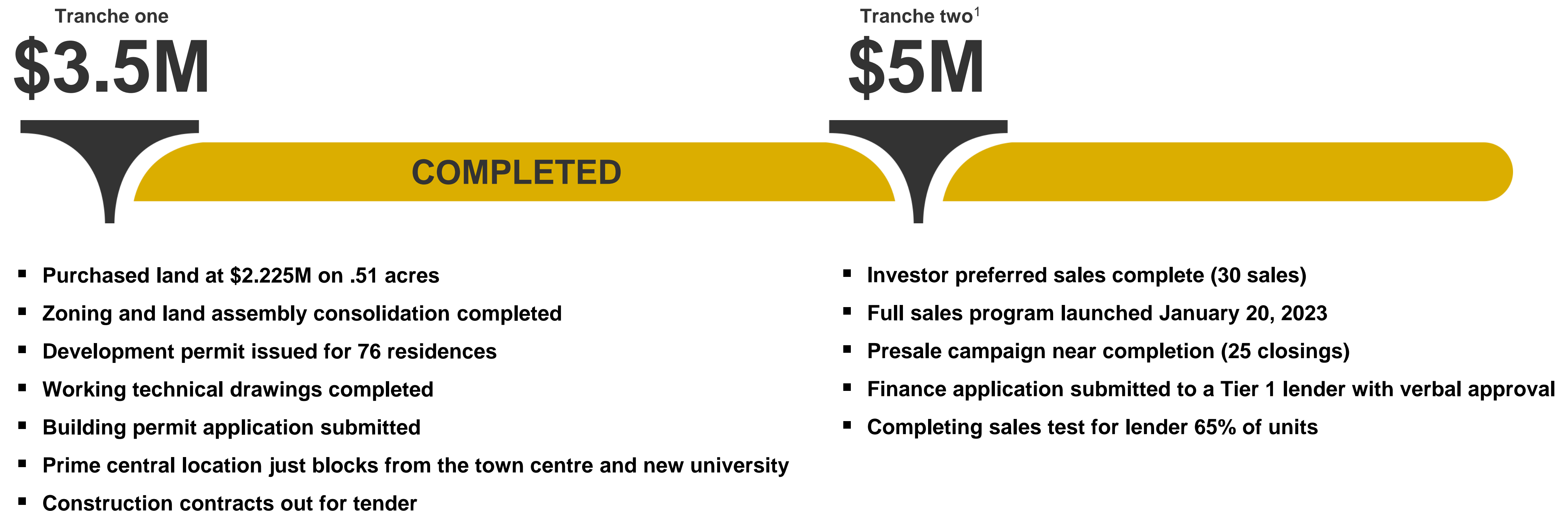
**Contracted Preferred
Fixed Return of 15%**

TFSA & RRSP Eligible



Opportunity / The Investment Strategy

A two-stage equity raise – Phase 1 Completed





Investment Summary

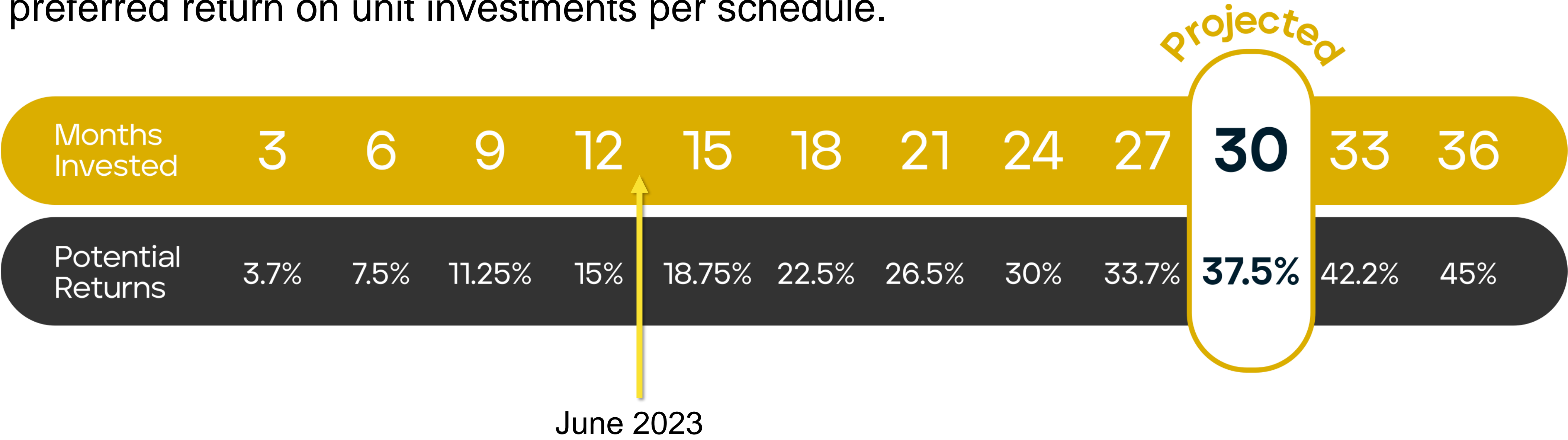
Project Costs	
Land Purchase	\$2,225,000
Hard Costs	\$19,116,340
Soft Costs	\$4,411,455
Finance & Capital Costs	\$1,870,825
Contingency	\$1,102,864
GP Costs	\$845,000
Total	\$28,726,484
Equity Sources	\$8,500,000
Debt Financing	\$20,226,484
Projected Profit	\$8,547,172
Projected Return on Cost	29.75%
Projected Project IRR	28.71%
Total	\$28,726,484



Opportunity / The Goldstream Residences

Limited Partnership Return On Equity:

Investors will receive a targeted annualized 15%* preferred return on unit investments per schedule.



*Exit upon sale of real estate and distribution of profits



Investment / Proforma – 76 Units

Projections	Total	/Unit	/ft ²
Gross Revenue *	\$38,826,725	\$510,878	\$761.56
Sales Commission	\$1,553,069	\$20,435	\$30.48
Net Sales Proceeds	\$37,273,656	\$490,443	\$731.53
COSTS			
Land Purchase	\$2,225,000	\$29,276	\$43.67
Hard Costs	\$19,116,340	\$251,530	\$375.18
Soft Costs	\$4,411,455	\$58,045	\$86.58
Contingency	\$1,102,864	\$14,511	\$21.64
Finance & Capital Costs	\$1,870,825	\$15,629	\$34.95
TOTAL	\$28,726,484	\$377,980	\$563.78
PROFIT	\$8,547,172	\$112,463	\$167.75

* Gross Revenue based on 50,953 saleable sq. ft.

Note 1: Hard costs include off-site and on-site services, civil works, building construction and landscaping.

Note 2: Soft costs include insurance, taxes, levies, home warranty, permitting, architectural, engineering, quantity surveyor, legal and accounting.



Project / Goldstream Residences

Development permit issued for **76 condominium** homes with a total of approx. **50,953 SF** saleable.

1 bedroom: 560 sf average
2 bedroom: 830 sf average



THE GOLDSTREAM RESIDENCES



Innovative Design



Rooftop common area including:

- Common sitting area
- Fire pit
- Landscaped areas with potential for personal gardens
- Views of green areas and Royal Colwood Golf Course
- Great sunsets

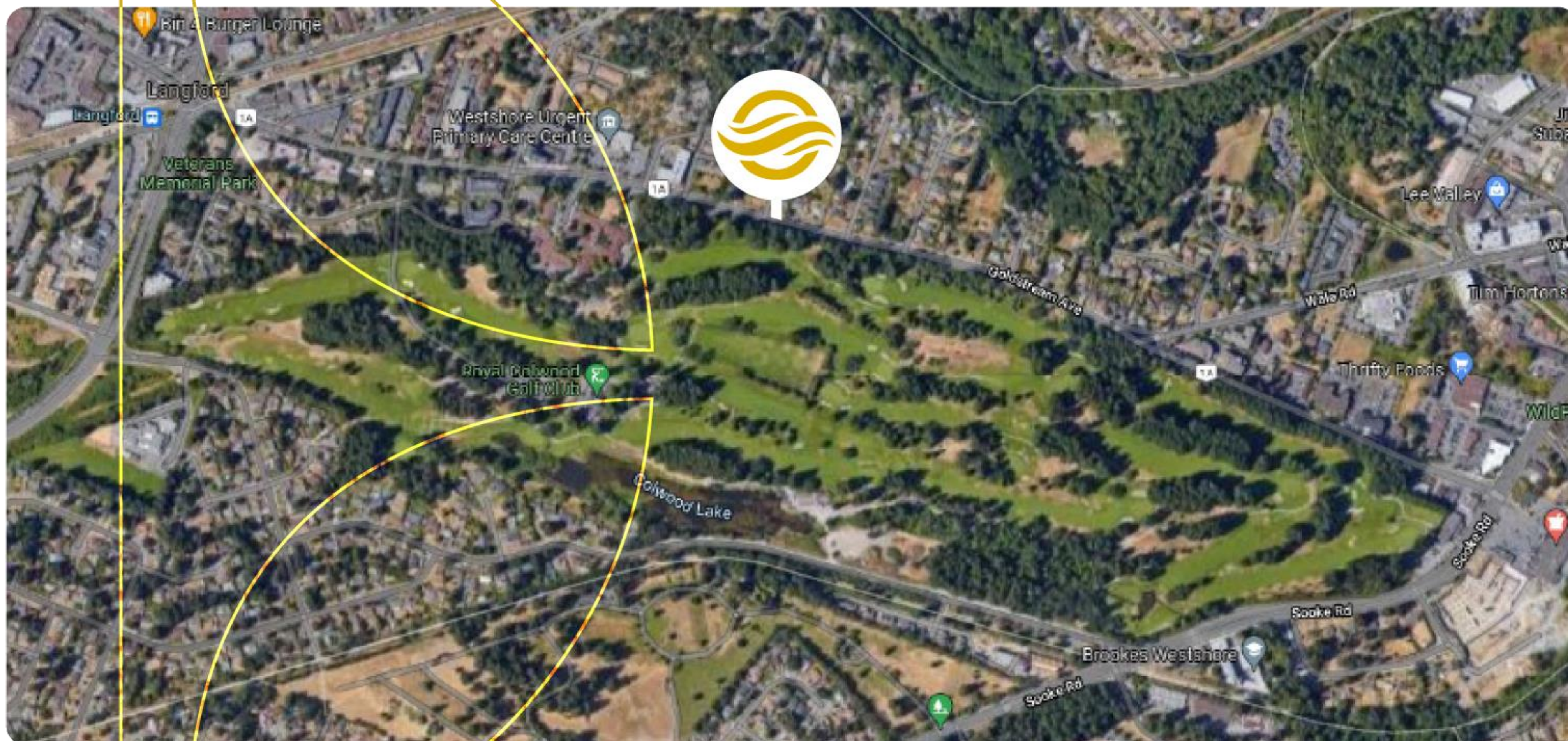


Developer Designs and Images

Creative common area usage:

- Common sitting area at the entrance with welcoming appeal
- First Nations art enhancing the entrance area
- Floating entrance walkway with unique water feature design
- Thoughtful and innovative landscape design
- High tech innovation where possible







Project / Location Amenities



Local Fun For The Old and The Young



Parks and Recreation

Goldstream Provincial Park almost 1000 acres
4 Lakes – Langford Lake, Glen Lake, Florence Lake and Lake Ida Anne



Sports Team

Pacific FC, Canadian Premier League (granted ownership 2019)
Starlight Stadium (6,200 seats and Home of Rugby Canada)



Golf & Tennis

Private Royal Colwood Golf Club across the street from Goldstream Residences est. 1913.
Bear Mountain Golf & Tennis Resort.
36 holes designed by Jack Nicklaus, indoor/outdoor red clay tennis courts
Olympic View Golf Club



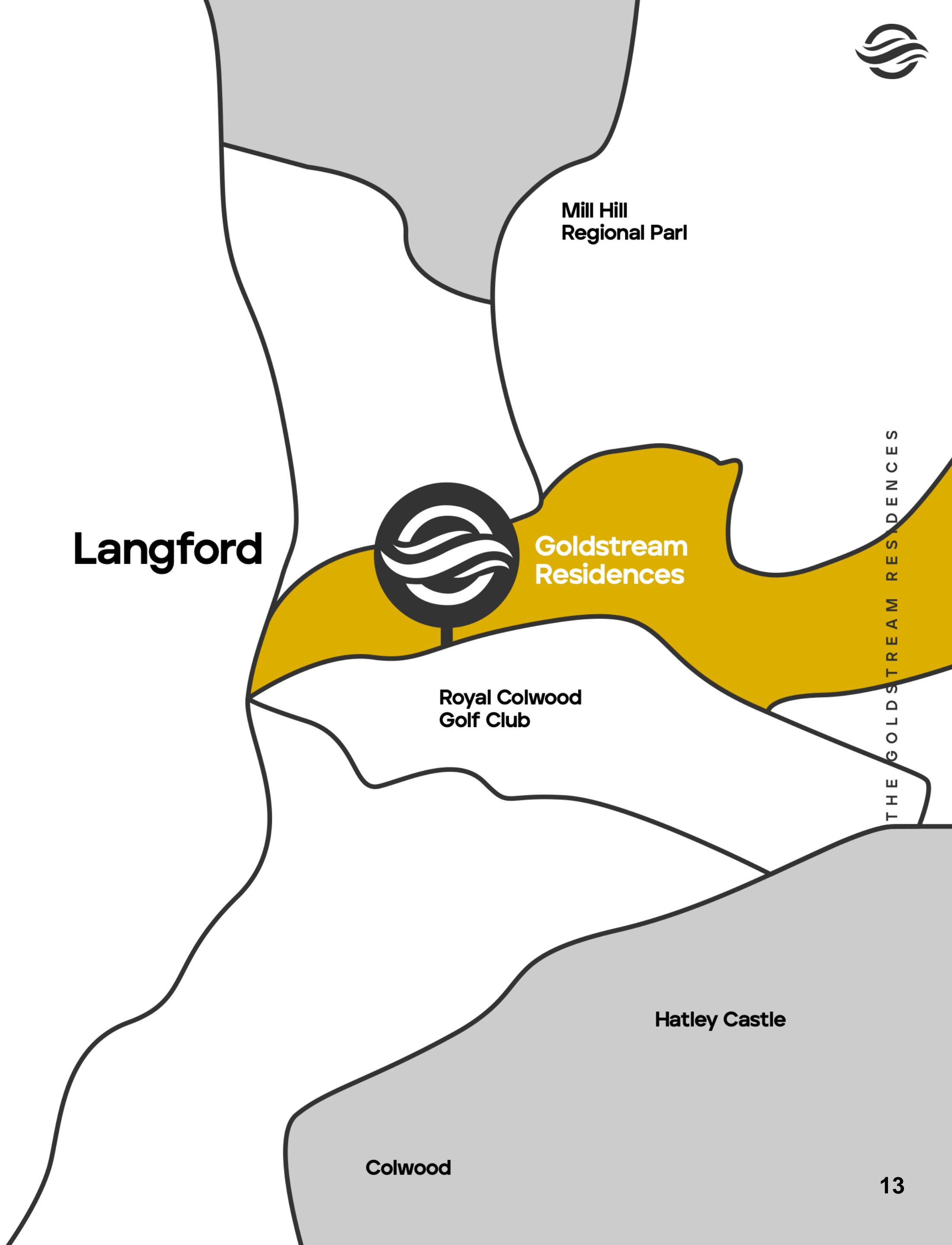
Skiing

Mount Washington-2.5 hour drive



Surfing

Sombrio Beach – 1.3 hour drive, Jordan River – 1 hour drive





Langford and downtown Victoria are becoming the main density corridors of the capital regional district, attracting young people and new residents from across Canada.





In 2020 and 2021, Langford
voted as the most liveable
community in Canada, the
most resilient city & best
place to work in BC. In 2022,
Langford ranked 3rd fastest
growing city in Canada.



Langford

Langford #1 on top-10 list of fastest-growing cities in B.C.

Attracting businesses, offices and jobs is by design, to allow families to live and work in one place.

Langford ranked best community in B.C. by Maclean's magazine

Through strong partnerships with the business, recreation and development community, the City of Langford has been able to keep property taxes low, allowing residents an affordable and well-rounded quality of life.

Langford was ranked the most liveable place in Canada by rates.ca

It is an attractive, small but fast-growing west coast city.

Langford top list of B.C.'s most resilient cities amid the pandemic from BC Business and Environics Analytics

Based on demographic, workforce composition, real estate, and employment trends.





Langford

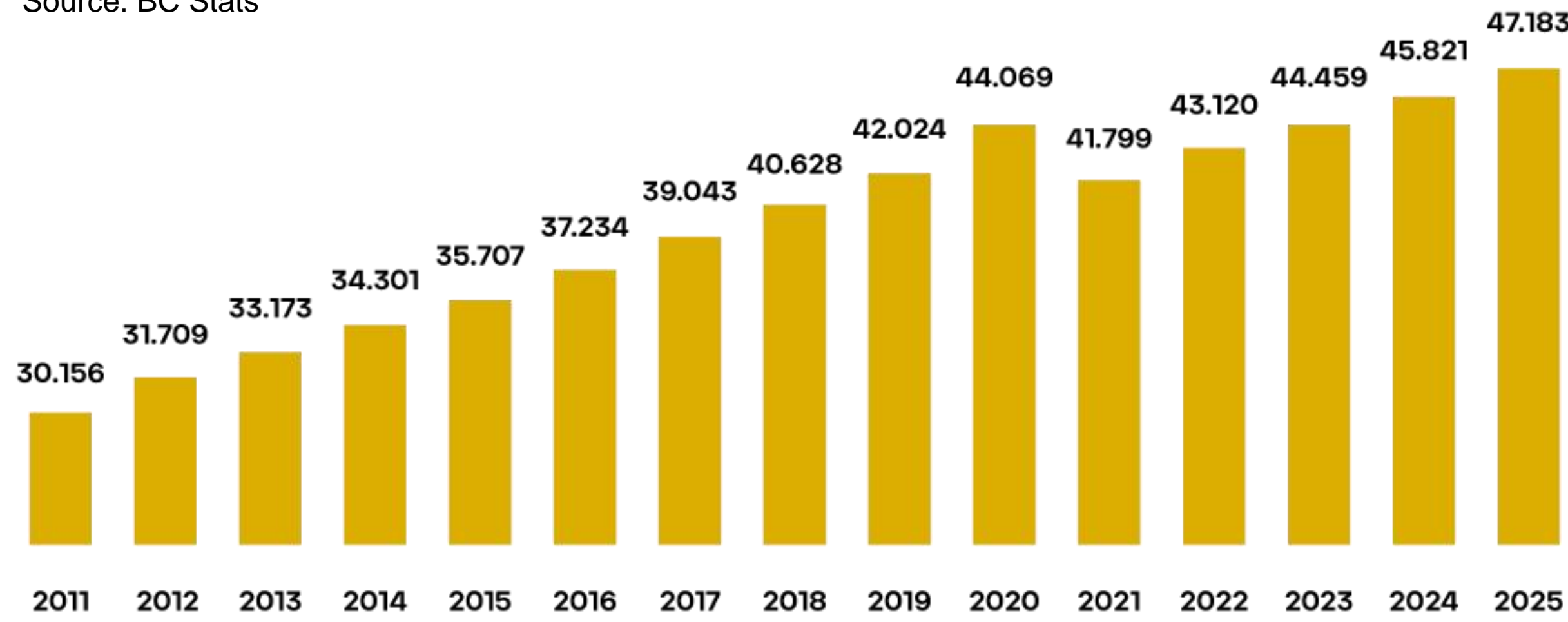
Since its
incorporation
in 1992

Long-time Mayor Stew Young –elected since it was incorporated in 1992 – is committed to densifying Langford’s city centre for the benefit of the majority.

“We’re adding 2,000 to 3,000 people a year here... 2,000 homes will need to open each year in Greater Victoria for the next five years to keep up with demand.”

Population Estimates

Source: BC Stats



New proposed development, Langford Gateway



\$1 billion luxury condo development One Bear Mountain

THE GOLDSTREAM RESIDENCES



BUSINESS GROWTH

Recently voted Best Place for Work in BC

- BC Business Magazine

“We roll out the red carpet for anybody with a new business, and we make sure that we look after them....
I phoned Costco to come, I phoned Home Depot, and we went after a lot of the big boxes in the beginning to create a tax base.” **Mayor Stew Young**

\$44 million

Sep. 2021-\$44 million tech investment, Plexxis Software relocates headquarters from Ontario, opening August 2022.



THE GOLDSTREAM RESIDENCES

Team / Cynterra



Robert Fraser CEO and President

Bob provides for Goldstream Residences Corp. a 40-year career of expertise in real estate acquisition, finance, and development. After entering the corporate world as a business analyst with Dun & Bradstreet Corporation growing to senior management, Bob moved to a more entrepreneurial role in the real estate industry. Bob continues to be active in all facets of real estate development in the U.S., Mexico and Canada.

His time and tenure as a specialist in finance and real estate brings proficiency to facilitate and manage a debt fund and specifically to analyze the value of the real estate assets being funded.





Disclaimer & Forward Looking Statement

This document has been prepared by Goldstream Residences Corp. (“the Company”), the general partner of Goldstream Residences Limited Partnership (together the “Issuers”), and is being provided solely as a guide to give background information to enable recipients to assess whether they wish to enter into discussions with the Company regarding this development project. *All statements or views expressed and all statements relating to expectations regarding future events or the possible future performance of the proposed transaction represent the Issuers’ assessment and interpretation of information available as of the date of this document. Prospective Investors must determine for themselves what reliance (if any) they should place on such views, and the Issuers accept no responsibility in respect thereof. Prospective investors are strongly advised to conduct their due diligence, including, without limitation, the legal and tax consequences of investing in the proposed transaction. *No representation or warranty, expressed or implied, is or will be given by the Issuers or any of their advisors. Should any views be given as to expectations, these are illustrative only; none of the opinions should be taken as forecasts or promises on the part of the Issuers, nor should they be taken as implying any indication, assurance or guarantee that those assumptions are correct or exhaustive. *All liability for reliance on the contents hereof is expressly excluded. *This document does not constitute investment advice. This document does not amount to an invitation or inducement to buy or sell an investment, nor does it solicit any such offer or invitation in any jurisdiction as it is only provided for information purposes. *Should participation occur such participation may expose potential investors to a significant risk of losing their investment.

Forward-looking Statement

*This document may contain forward-looking information that is or may not be complete. Any project analysis and forward-looking information is the Issuers’ projections based on project planning and analysis using industry-accepted assumptions and analysis techniques for the real estate market for the Project and is subject to error. While the Issuers’ management believes its assumptions and analysis are valid and reasonable, actual results may vary from the forward-looking information and there are a number of inherent risk factors, such as variability in real estate pricing, prices for construction materials, and government policy that could have a negative impact on the Issuers or project and could cause actual results to differ materially from the forward-looking information. The Issuers undertake no responsibility to update their forward-looking information. The reader is directed to the Issuer’s current disclosure document, if any, for full consideration of the risks, assumptions, and forward-looking information.



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