

INVEST IN KELOWNA

AT WATERSTREET

BY THE PARK



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Culture &
Entertainment

WATERSTBYTHEPARK.COM

Dear Neighbours,

We are excited to share some of the reasons that Orchard Park Properties chose Kelowna, one of Canada's leading locations for investment, as the home of our Water Street by the Park development. Our goal is to enhance the community with a landmark residential project that will highlight local downtown businesses and capture the best of Kelowna lakeside living.

Kelowna was the first choice for this project because of the outstanding natural beauty of the area and the unmatched Okanagan lifestyle. Our vision is to create elevated living environments with stylish architecture and design, top quality finishes, and a world class amenities package for our residents to enjoy year-round.

Kelowna is a city on the rise, showing incredible economic strength and growth, while maintaining a strong sense of community and local pride. Water Street by the Park is happy to be here, and we look forward to adding value to the city while being a good neighbour to those in downtown Kelowna and all area residents.

See you by the park,

Anthony Beyrouti & Apriano Meola

Co-Founders

Orchard Park Properties Ltd.

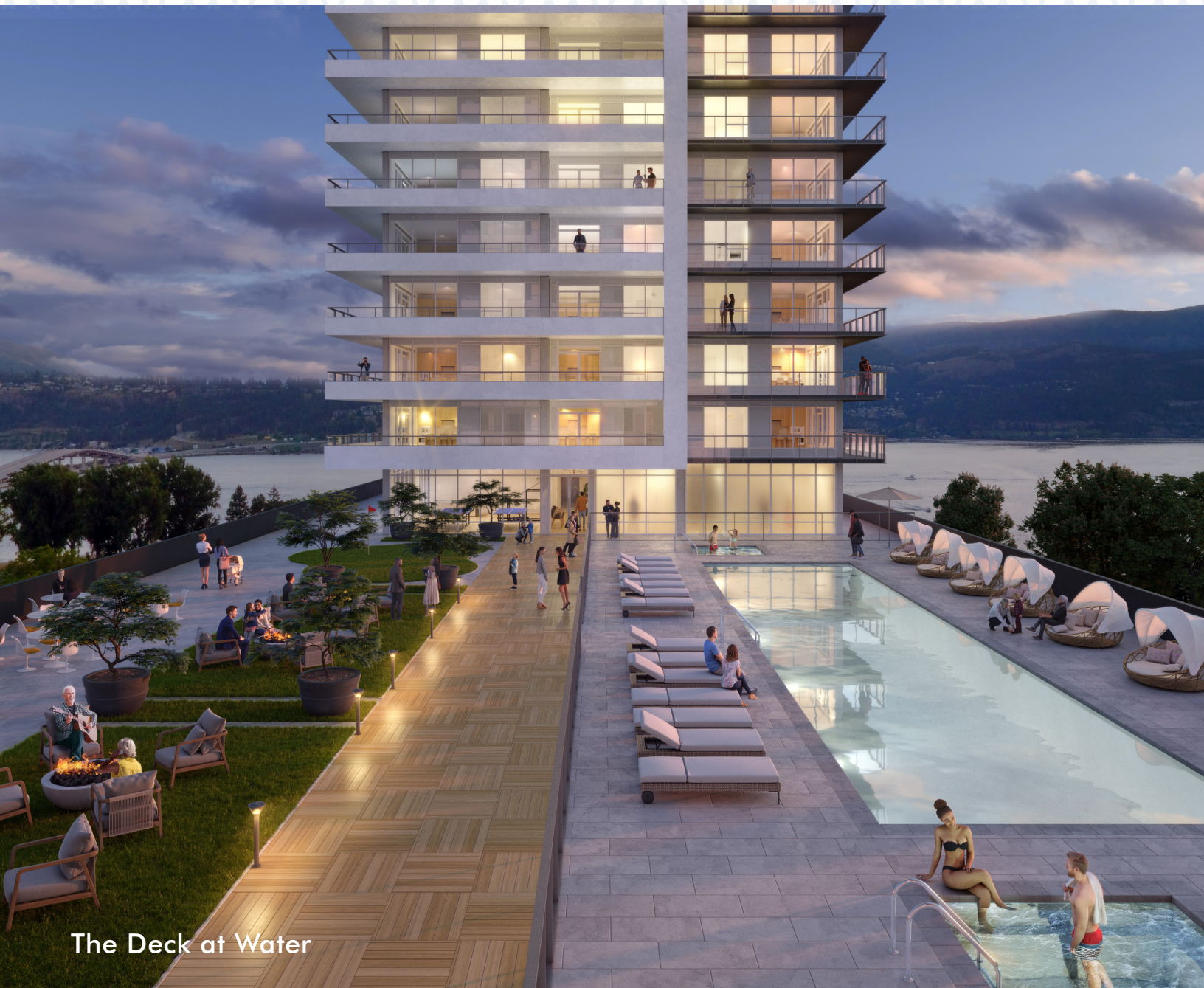




WATERSTREET

BY THE PARK

Indoor outdoor **lifestyle amenities** to enjoy year round



The Deck at Water

1 INVEST IN KELOWNA

Orchard Park Properties is proud to invest in Kelowna and is committed to enhancing the downtown core with Kelowna's newest development, Water Street by the Park. We are confident our investment will elevate economic growth and inspire vibrant lifestyle in the city and surrounding Okanagan area.

2 A CITY ON THE RISE

Population

149,687¹

Average Household Income

\$91,999²

2022 Real Estate Sales

+25%³

Kelowna is already one of the fastest growing cities in Canada and the largest community in the Central Okanagan Regional District. Renowned for world class wineries, beautiful scenery, and year-round outdoor recreation, Kelowna has become a hot spot for visitors and was recently named as a top place to visit in 2021 by CNN.

Downtown Kelowna buzzes with an exciting balance of business and culture, where historic charm and waterfront views offer a unique living experience.

Water Street by the Park is in the heart of the city, in a prime location with a current Walk Score™ of 95. Kelowna's waterfront boardwalk, museums, art galleries, boutique shops, and locally owned restaurants are all just a stroll away.

According to Global News⁴ and Fundscaper, **Kelowna is the top-emerging real estate market in Canada**, based on key performance indicators such as population, GDP per capita, employment, income, and housing prices, to determine which Canadian cities showcase the most promising growth and investment potential. "In the next 5 to 10 years, in Kelowna especially, you not only have millennials entering their first-time home ownership years and their prime earning years – they're all going to be in the market – then you have retirees," Brendon Ogmundson, Chief Economist with the BC Real Estate Association.

"You're going to get, in Kelowna, this huge wave of Millennials who are going to hit the market at one point and another big wave of Baby Boomers that are retiring and looking to come to Kelowna. It's a lot of demand from demographics and, when you have those demographic demands in markets that are really undersupplied in terms of listings, you're going to get accelerating prices."

Similarly, the rental market has also shown incredible growth, and according to statistics reported by Global News the average market rental rate was roughly \$900 for an average 1-bedroom apartment in Kelowna in 2015, a number which has soared to \$1,795 in 2022, and with such an increase in cost, the demand for rental properties has only increased, with Kelowna Capital News reporting vacancy rates hovering at only approximately 2%.



KELOWNA'S TOP 10 ATTRACTIONS

1. **Okanagan Lake** offers a plethora of activities including swimming, waterskiing, sailing, and kayaking.
2. Exceptional winter sports and recreation at **Big White Ski Resort**.
3. Unwinding on the waterfront and enjoying the beaches, swimming, and the public tennis courts at **Kelowna City Park**.
4. Downtown Kelowna's **restaurants, parks, and local retail shops**.
5. Kelowna's award-winning **wineries**.
6. The historic **Kettle Valley Railway** with trails for biking, hiking, and walking.
7. The lush **Kasugai Gardens**, a hidden oasis in the heart of the city.
8. A vibrant craft beer scene at Kelowna's **local breweries and annual beer festival**.
9. Kelowna's expansive **bike path**, including 300 kilometers of on-street bike lanes.
10. 19 local **golf courses** for year-round play.

3 AN EMERGING NEIGHBOURHOOD



A WATER STREET BY THE PARK



B CITY PARK



C BERNARD AVENUE



D FUTURE UBCO CAMPUS



E YACHT CLUB



F WATERFRONT PARK



G PROSPERA PLACE

4 HOUSING MARKET

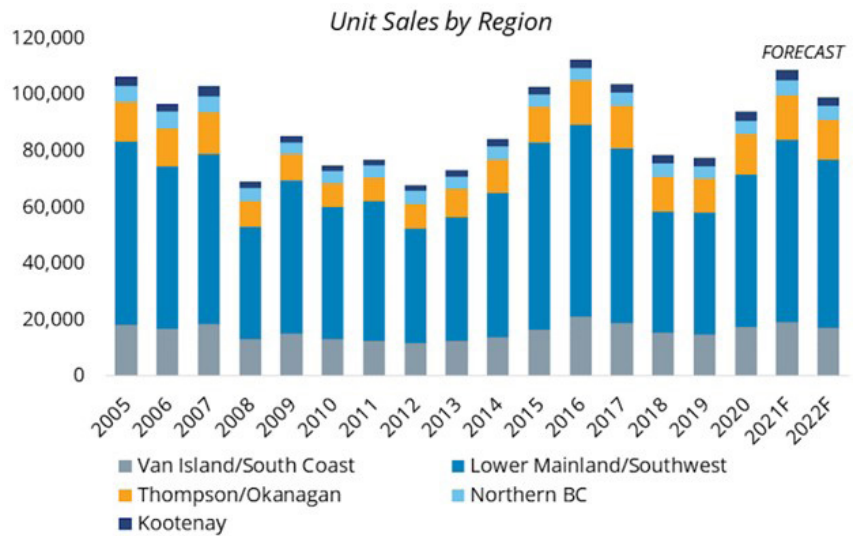


UNDISCOVERED POTENTIAL

The housing market in Kelowna has been steadily increasing over the years, with a 25% surge in sales from 2020 - 2021. Growth is projected to keep trending, with B.C. Real Estate economist Brendon Ogmundson stating in a media release, "Listing activity could not keep up with demand throughout the year. As a result, we start 2022 with the lowest level of active listings on record."

GROWTH

Kelowna is the fourth fastest growing metropolitan area in Canada⁴, with a stronger than average growth rate of 1.9% and the second lowest unemployment rate in the country, and a top-performing market for unit sales in British Columbia¹ Kelowna maintains its friendly and hospitable small-town feel, attracting new residents with limitless activities and buzzing lifestyle.



5 ECONOMICALLY ROBUST & EXPANDING

A layered and thriving economy protected Kelowna through the challenges of 2020. Tourism is a billion-dollar industry and growing, contributing over \$800 million and providing more than 8,000 jobs within the community, but Kelowna has a much broader economic picture.

Healthcare is a large contributing industry, stemming from sources like the Kelowna General Hospital and Clinical Academic Campus, as well as the Southern Medical Program at the University of British Columbia Okanagan. The city is also known as the fastest growing technology hub in the province, with the tech sector bringing \$1.6 billion into the region. Manufacturing, aviation, and agriculture also contribute to a balanced economy.

For small business, there is no better location for entrepreneurs than Kelowna, ranked as one of the top cities in Canada for its thriving local economy. In the 2020 Labour Market Performance Report, Kelowna took the crown with the number one spot!

KELOWNA'S TOP EMPLOYMENT SECTORS

Healthcare & Assistance	17.1%
Retail Trade	12.9%
Manufacturing	12.0%
Construction	10.7%
Education Services	7.4%

SOME OF THE LARGEST COMPANIES IN KELOWNA INCLUDE:

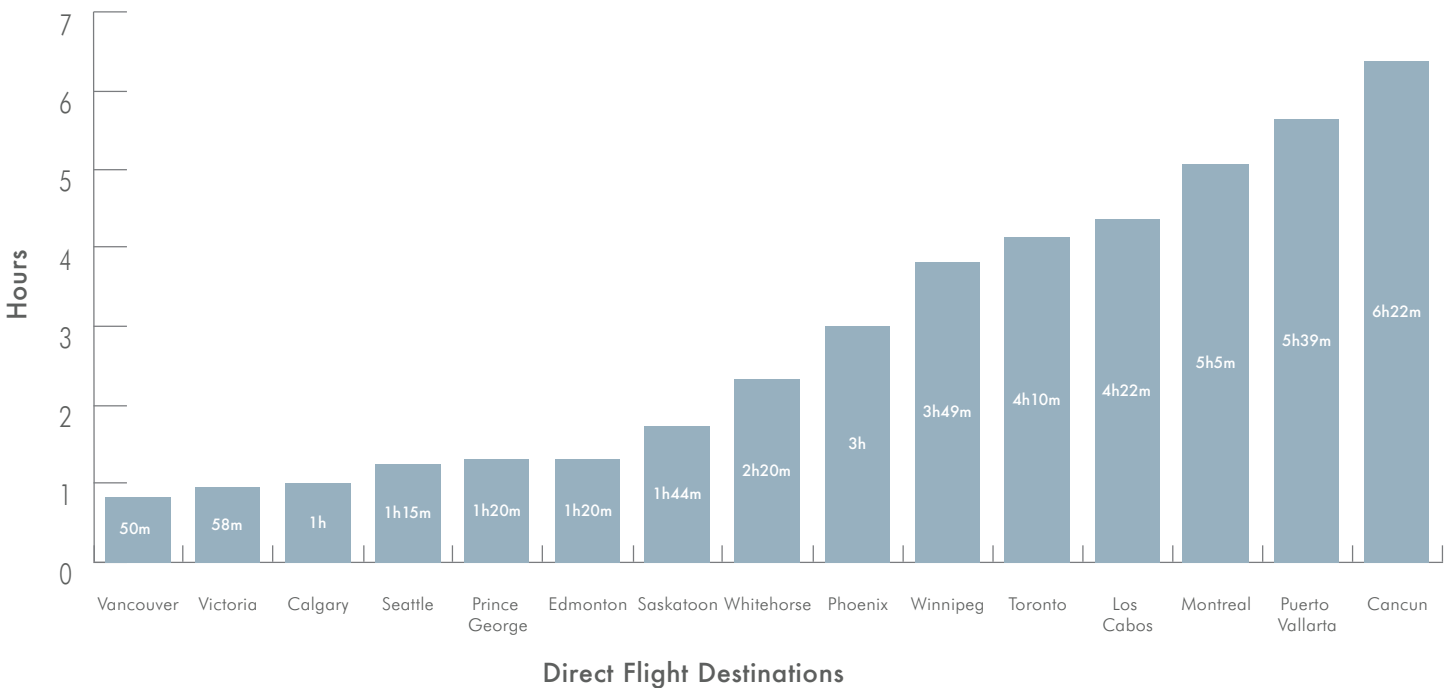
Kelowna Flightcraft Group
BC Tree Fruits
Sun-Rype Products Ltd.
Alpine Aerotech
Anodyne Electronics Manufacturing Corp.
Reidco Metal Industries Ltd.
Campion Marine Inc.
Northside Industries
BC Hydro
TransLink
University of British Columbia

6 ACCESSIBLE LOCATION & GROWING AIRPORT



Kelowna is only a few hours from Vancouver, and the international airport makes it an ideal destination for investors from around the globe. With over 2 million passengers traveled through Kelowna's terminal, making it one of Canada's tenth busiest airport, offering direct flights to 15 destinations across Canada, the USA and Mexico, the Kelowna airport received \$15 million dollars in federal funding to enhance infrastructure.⁵

TRAVEL TIME FROM KELOWNA:



7 STUNNING BUT SUSTAINABLE

While picturesque landscapes of the lake and mountains draw residents to Kelowna, there is also an abundance of agricultural land. The Okanagan Valley is known for its vineyards, as it is a premiere grape growing region within Canada.

The City of Kelowna understands the importance of preserving the Okanagan's resources and has active plans to help combat climate change. The city is increasing sustainability by reducing dependency on cars, with a bike lane network featuring 300 kilometers of on-street bicycle lanes and the most extensive cycling network in Canada.

CLIMATE

Kelowna is known for having an excellent climate throughout all four seasons. With over 2,000 hours of sunshine annually and mild winters compared to neighbouring provinces, you can enjoy the natural beauty Kelowna has to offer all year-round.

OKANAGAN LAKE

Okanagan Lake supplies irrigation to the agricultural sector, surrounding residents, and local fish and wildlife. The lake spans 135 kilometers and provides endless summer fun and recreational activities, and, according to legend, it is the home of Ogoopogo, a mysterious and mystical lake creature living in the depths.

8

A WORLD LEADER IN EDUCATION

The Central Okanagan School District is the fifth largest and one of the fastest growing school districts in British Columbia and Kelowna and also offers excellent post-secondary education with a range of institutions.

The 2021 Times Higher Education Impact Ratings ranked the University of British Columbia in 13th place when compared against 1,117 universities from 94 countries, **solidifying UBC as a global leader in education.** The Kelowna General Hospital is the centre of UBC Okanagan’s medical school and clinical academic campus for instruction and research.



Proposed UBC Okanagan campus

UBC is teaming up with the City of Kelowna to expand the academic space at the Okanagan campus. “This project demonstrates UBC’s commitment to the future of the Okanagan and the interior region of BC while creating new opportunities and ways for students and community partners to access all that UBC has to offer,” says Santa Ono, the President of UBC. The growth at UBCO is a direct reflection of the unique experience offered on campus and within the surrounding community.

Kelowna is also home to Okanagan College’s largest campus which offers a variety of academic degrees, technical programs, and continuing education to more than 10,000 students. In addition, Okanagan Community College is the fastest growing college in Canada.

9 ADVANCED HEALTH CARE

Kelowna General Hospital is the primary acute care health facility for the Central Okanagan, offering high-level, specialty medical care and was named one of BC's top oncology facilities. The extensive level of high-quality care and access to the latest medical technologies, paired with the appeal of Kelowna lifestyle, has attracted top tier specialists, physicians, and medical professionals to the city.

State-of-the-art technology and a world class surgical centre enhances the hospital's ability to provide superior intensive cardiac, perinatal, and surgical care. In fact, KGH is in the top 2% of best hospitals in Canada, ranking twenty-third out of 1,400 hospitals in the country⁶.





10 A CENTRE OF CULTURE & ENTERTAINMENT

Food and drink, art, music, and culture are all part of the fabric that makes Kelowna vibrant. Kelowna's rich arts and entertainment scene means there is never a dull moment, with shows, exhibits, festivals and other events happening throughout the calendar year. World class opera, the Kelowna Art Gallery, and the Okanagan Symphony Orchestra all contribute to the city's highlights. The Cultural District, located just minutes from Water Street by the Park, has an abundance of galleries, theatres, unique shops, museums, outstanding restaurants, and is also home to the Rotary Centre for the Arts.

The region also hosts several international events each year, including Kelowna Pride Week and the Fall Okanagan Wine Festival. Sports are also a major component and source of pride in the community, with our Kelowna Rockets winning the Memorial Cup and WHL Championship four times!



WORLD CLASS WINERIES & LAKE LIFE

Kelowna is the premiere location for winemaking in British Columbia. Agriculture, specifically commercial fruit growing, was one of the first economic drivers in the region and remains a robust industry today with production of fruit, wine, and ciders. There are over 40 wineries within a 20-minute drive of Kelowna, and many have won national awards for their vintages. Spearhead Winery and Quails Gate have won international awards, while Mission Hill won Best Chardonnay Worldwide in 1994.

A CITY FOR ALL SEASONS



With an enviable climate, robust with sunshine, and a location close to the lake, the mountains and with a large array of recreational trails, Kelowna is a playground for all seasons.

In summer, enjoy watersports and the beaches of Okanagan Lake, hit the links on your choice of 19 local golf courses, or pay a visit to one of the many local wineries. Autumn welcomes the harvest season and the change of colours, inviting visits to local farms, wineries, hiking, biking and horseback riding in the crisp fall temperatures. Come winter, it's time to strap on your skis or snowboard and travel just forty minutes to one of Canada's best alpine resorts, Big White Ski Resort. And as spring warms up, take an outdoor fitness class, go for a jog on picturesque running trails or meet friends for an outdoor brunch at one of your favorite eateries featuring fresh, local ingredients. Throughout the year take part in festivals, farmers markets, cultural events, live theatre and everything else that makes Kelowna one of the most attractive places in Canada for homeownership and investment.



WATERSTREET

BY THE PARK

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LOVE WHERE YOU LIVE

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RESOURCES & REFERENCES

- ¹ Kelowna Capital News
- ² Kelowna Now / BC Business
- ³ BC Real Estate Association
- ⁴ Global News
- ⁵ Vancouver Sun
- ⁶ Newsweek

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