

July 2020
Volume II

Property Updates:

6494 Paddle Road
Closing: July 29, 2020

6493 Paddle Road
Closing: August 21, 2020

At a Glance Project Update

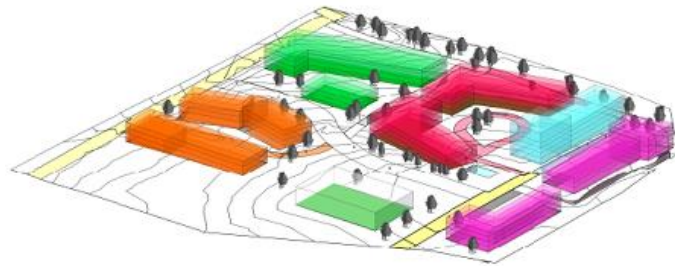
Get Involved

Team Introductions

- Ben Brown
- L7 Architects
- Arrow Engineering

Newsletter

Cowichan Condos Inc.



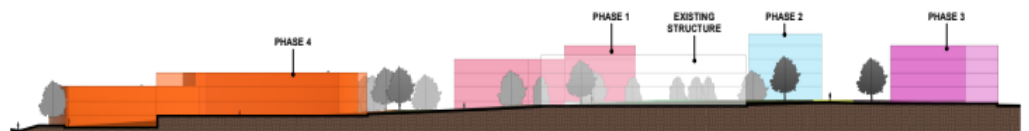
Project Update

Cowichan Condos Inc. has created a great team. As Shareholders, we appreciate and acknowledge your participation in the project. Cowichan Condos Inc. is developing a community for the middle/working class population. Doing a project of this size requires a capable team as trying to accomplish this project individually would be challenging; together, we will build, design, and construct a brand-new community.

We can accomplish our construction goal of 777 units. The project started at 430 units and has progressed to 777 units. With your financial support by way of additional funding (loans or mortgages), the project can continue to reach our goal of 777 units.

To keep the project on course, we are still seeking additional funding to purchase the most sought-after development land in the Cowichan Valley. Your participation in this unique, modern, and original designed residential complex is providing the middle/working class with an opportunity to live within a well-planned, eco-friendly community.

The 0% vacancy rate is affecting the middle/working class and the ability to find a rental unit is becoming increasingly challenging. The District of North Cowichan supports this project as all indications suggest the housing crisis is hampering commercial development within the district as well as employment statistics.



Time to Celebrate and Participate

GET INVOLVED

- Mortgages short term, between 1 and 2 years
- Mortgages open and pay 5% Interest on 1st's and 8% on 2nd's
- Bonus % equity ownership into Cowichan Condos Inc which owns the entire project, proposed to be worth \$211 million

Phases	1 st Mortgage	% Bonus	2 nd Mortgage	% Bonus
Phase 1	\$ 2,000,000	2%	\$ 700,000	1%
Phase 2	\$ 1,000,000	1%	\$ 400,000	1%
Phase 2	\$ 500,000	½ %	n/a	n/a
Phase 2B	\$ 1,000,000	1%	\$ 400,000	1%
Phase 3	\$ 2,000,000	2%	\$ 700,000	1%
Phase 5	\$ 700,000	1%	\$ 200,000	½ %
Total	\$ 7,200,000	7 ½	\$ 2,400,000	4 ½

BONUS!

Stewardship has its benefits! Partners get the use of a beautiful fully furnished 3-bedroom penthouse apartment with gorgeous field and mountain views.



Team Introductions

Ben Brown, Construction Manager

Cowichan Condos Inc.

Ben has recently joined the team and comes with over 25 years of comprehensive management in a variety of construction teams and mixed-use, commercial, and industrial projects. Ben is well versed in contract negotiations, resource allocation and project scheduling with a sound knowledge of accepted construction standards, building codes and municipal zoning requirements. He is GSC and PMP Certified, Leadership and Team Building Certification, Construction Contracts, Planning and Risk Assessment and has his certification in Procor-Project Management Software as well as CSTS Safety Training.

Welcome to the Cowichan Condos Inc. Team Ben!!!!



Website: <https://l7architecture.ca/what-we-do/>

Lead Architects for Project: The firm has the collective spirit of energetic and passionate professions committed to creating relevant architecture. Their approach is client-centred, and they are committed to quality, details, and innovation. They embrace new ideas and open communication. They utilize sophisticated software and have developed a skill for high-quality visualizations.

Cowichan Condos Inc. is incredibly pleased with the work they are doing for the project and is looking forward to the collaboration.



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Website: <https://www.arrowonline.ca/project-experience/>

Lead Engineering Firm for the Project. Arrow Engineering specializes in relationship building for quality mechanical, structural, electrical, and civil projects. They believe every project should start with an honest conversation. They work together to do great work. Arrow Engineering works with like-minded teams who bring the best ideas to the table.

Cowichan Condos Inc. is eager to be doing business with Arrow Engineering.

Incorporating a Green Concept

A Green Community Concept

Keeping with the natural surroundings of mountains and rolling fields, Cowichan Condos is considering many green concepts for the community. By recognizing the need to reduce our carbon footprint, Cowichan Condos Inc. is finding products that align with the natural environment creating an earth-friendly community.

The project is considering using natural resources such as rainwater harvesting, significantly reducing water waste by using rainwater to support a community garden, an outdoor car wash and dog wash.

The following are just a few concepts for consideration:

- Electric Bike Charging Stations
- Electric Scooter Charging Stations
- Electric Vehicle Sharing (Car Sharing)
- Rainwater Harvesting
- Outdoor Gym
- Biodegradable Chemicals for Outdoor Carwash
- Property maintenance done by quieter electric landscaping tools
- Library in/out book sharing
- Tesla power wall and solar cells
- Community outdoor barbecue gathering area



1.1 Site Amenities



Outdoor Playground



Outdoor Gym



Picnic/BBQ Area



Community Garden



Book Exchange Booth