

SECHELT

Performing Equity (Sechelt) Ltd.



MOMENTIX
CAPITAL

► Performing Equity



▶ Performing Equity

OVER \$1B IN EXPERIENCE

- Researching and identifying emerging and undersupplied markets
- Securing unique local opportunities and acquiring with favourable terms
- Working creatively with municipalities and key suppliers to provide great projects

► Performing Equity

OPPORTUNITY-
OCEANSIDE BC
REAL ESTATE

3
INVESTMENT
OPTIONS

UP TO
21%* 



THE PE TEAM



MIKE DREVER
President



JOHN MURPHY
Director Acquisitions



DARRYL INGLIS
Director of Development



PETER STEELE
Revenue Automation



AKOS MAGYAR
Business Development



ENN OUN
Corporate Finance

PE PAST PROJECTS

The PE team has successfully developed, acquired, and repositioned over \$1B in multi-family and resort properties in 119 projects in Canada, the USA, and Mexico

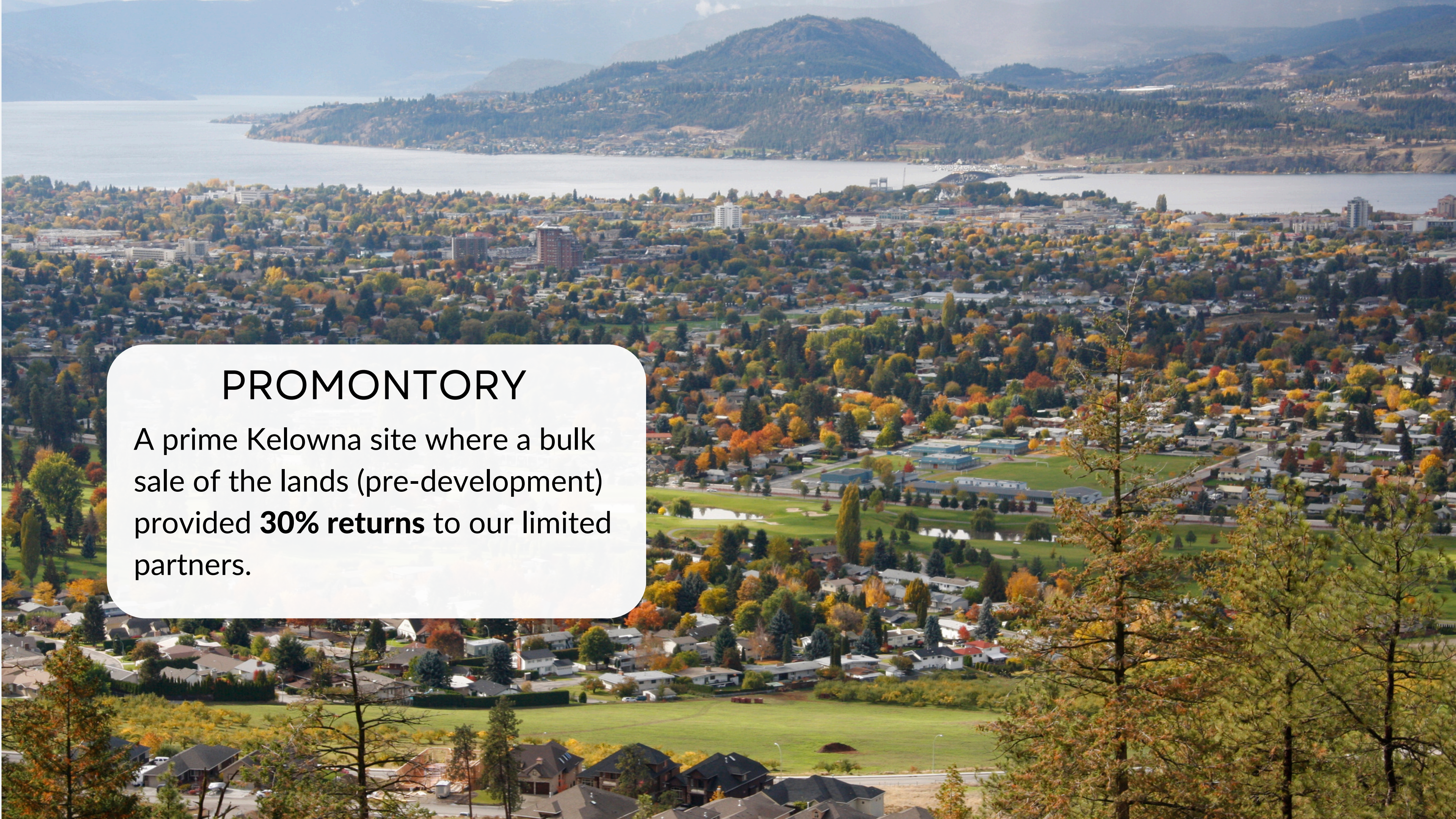


Recent BC Projects

THE LAUREN

- Emerging market, 60 mins to Vancouver, undersupplied
- Successfully acquired, demolished, permitted, developed and sold
- 48 condo & 2 retail unit building in prime downtown location
- **33% return** average to our investors



An aerial photograph of Kelowna, British Columbia, Canada. The city is densely packed with residential and commercial buildings, interspersed with trees showing vibrant autumn foliage in shades of yellow, orange, and red. In the background, a large body of water (Lake Okanagan) stretches across the horizon, with a prominent mountain range visible under a clear sky. The foreground shows a mix of green grass and more autumn-colored trees.

PROMONTORY

A prime Kelowna site where a bulk sale of the lands (pre-development) provided **30% returns** to our limited partners.

HOUSING SUPPLY CRISIS = OPPORTUNITY

- 
- An aerial photograph of a densely packed urban neighborhood. The image shows a grid of streets with numerous small, multi-story houses. The roofs are mostly light-colored, and there are patches of greenery and trees interspersed among the buildings. A street with a crosswalk is visible in the lower-left quadrant.
- Municipal incentives to densify
 - Federal incentives
 - low cost financing
 - tax breaks
 - Impact Investing

SECHELT, BC

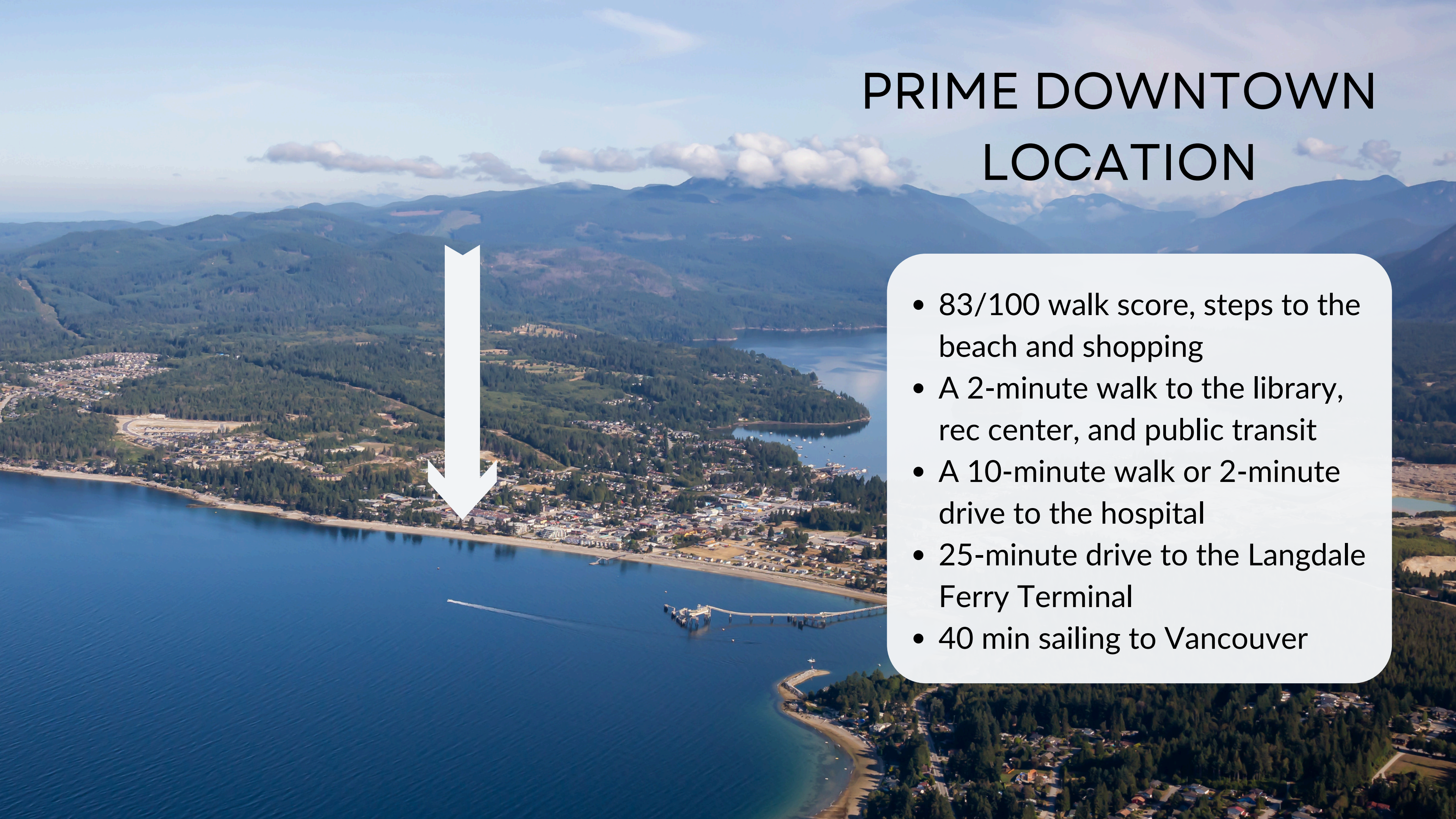
- Emerging Market
- Proximity to Greater Vancouver
- Desirable coastal location and climate
- Affordable living
- Regional Center for Infrastructure
- Growth limited only by its housing shortage
- Municipal development motivation



SECHELT, BC



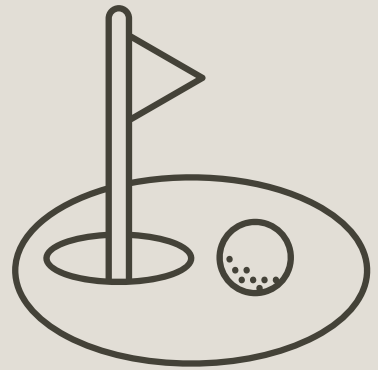
PRIME DOWNTOWN LOCATION

- 
- An aerial photograph of a coastal town, likely Langdale, British Columbia. The town is situated on a peninsula or along a bay, with a large body of water in the foreground. A large white arrow points from the top of the image down to the downtown area, which is densely packed with buildings and surrounded by green hills. In the background, there are more mountains and a clear blue sky with some clouds. A long pier extends into the water, and a small boat is visible near the shore.
- 83/100 walk score, steps to the beach and shopping
 - A 2-minute walk to the library, rec center, and public transit
 - A 10-minute walk or 2-minute drive to the hospital
 - 25-minute drive to the Langdale Ferry Terminal
 - 40 min sailing to Vancouver

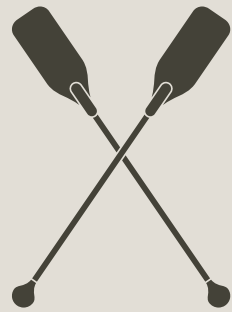
LIFESTYLE



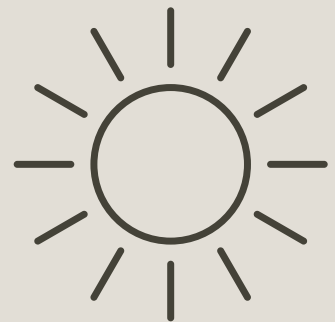
800 KMS of HIKING TRAILS



2 NEARBY GOLF COURSES



50 NEARBY LAKES



240 SUNNY DAYS



THE HUB OF THE SUNSHINE COAST



Serving the Sunshine Coast
area of just under 30,000



Regional healthcare
provider



Transportation
point for Sunshine Coast







OPPORTUNITY - SECHELT



An aerial photograph of a coastal town. A large, irregularly shaped area is outlined with a white dashed line, indicating a development site. This site is bordered by a body of water to the north and west, a residential area with houses and trees to the north and east, and a commercial area with a large parking lot and buildings to the south and east. In the background, two forested islands are visible in the water under a clear sky.

1.66
acres

Current Zone

C-4

Downtown
Commercial

New OCP up to

**2.8
FAR**

DIVERSIFICATION VIA MIXED USE



MUNICIPAL MOTIVATION

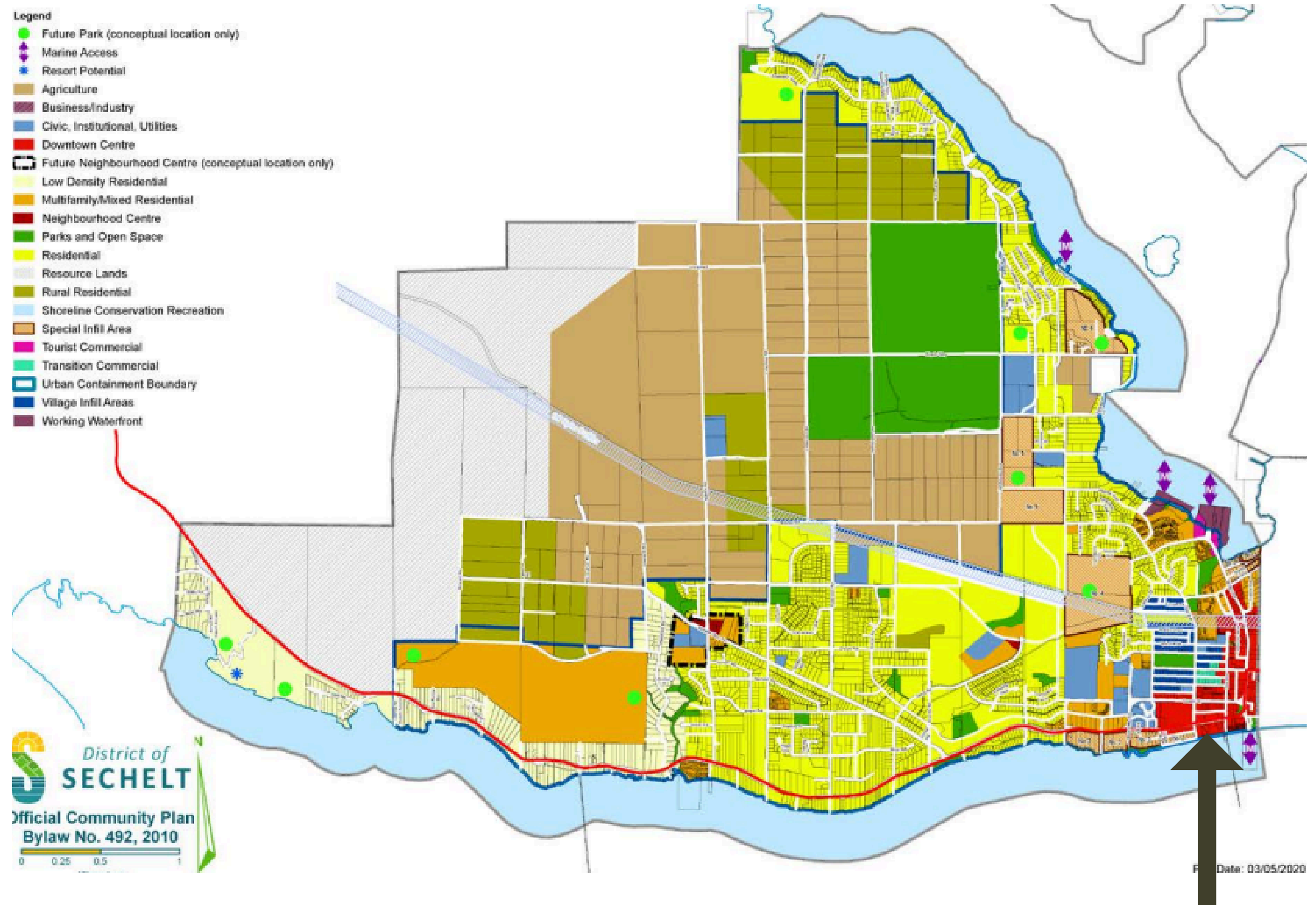
An aerial photograph of a suburban town, likely in a coastal region, showing a mix of residential houses, dense green forests, and a rocky beach along the water's edge. In the background, a range of mountains is visible under a clear sky. The town is nestled in a valley, with the forested hills rising on either side. The foreground shows a closer view of the houses and trees, while the background shows the town extending into the distance towards the mountains.

Drastic
Undersupply

Municipal
Commitment

Site Specific
Density Increases

SECHELT MUNICIPAL CHANGES



SECHELT MUNICIPAL CHNAGES

PROPOSED DENSITY AND HEIGHT REFERENCES - OFFICIAL COMMUNITY PLAN

Floor Area Ratio (FAR)
Units Per Hectare (UPH)
Height in Storeys (1 Storey = approx. 4 m)

OCP Land Use Designation	Existing FAR / UPH	Proposed FAR & Delete UPH Reference	Existing Height Reference in Storeys	Proposed Height Reference in Storeys
Low Density Residential	0.4 FAR	0.5	1 - 2	2
Residential	< 3 units 0.35 - 0.4 FAR	0.5	1 - 2	2
	> 2 units 0.6 - 0.7 FAR	1.0	1 - 2	3
Special Infill Areas (Residential)	0.6 - 0.75 FAR 15 - 20 UPH	1.5	2 - 3	4
Neighbourhood Centre (Commercial/Residential)	0.8 25 - 60 UPH	1.7	2 - 4	5
Multifamily/Mixed Downtown Centre (Multi Residential & Commercial)	1.0 - 1.4 30 - 50 UPH	2.4	3 - 6	6

Note: Where there is a discrepancy in reference to development density, floor area ratio, units per hectare, or building height in this Bylaw Schedule, these references have been updated in Figure 17 by OCP Amendment Bylaw No. 492-35 and are true and correct.

District of Sechelt Regular Council Agenda
Wednesday, February 7, 2024

Page 13 of 51

OCP AMENDMENT VALUE IMPACT

Site area $72,099 \times 2.5 = 180,247$

Buildable $\times \$70. \text{ psf} = \12.6M

Assume Subdivision
1/2 the site. (approx.) $= \$6.3\text{M}$

Total Net $= \$12.2\text{m}$



A boutique planning & design firm specializing in Rezoning, Subdivision, Heritage Revitalization, Multi-Family Development, Building Applications, and Forward-Thinking Design. Involved in over 100 projects across the Lower Mainland, Sunshine Coast, and beyond.

CityState's Founding Partner, Gaetan Royer, is the former Chief Planner for Metro Vancouver and Port Moody City Manager for an 11-year term. He continues to be involved in a large number of award-winning urban developments. A published author of research papers, Gaetan is a frequent commentator on urban affairs on CBC. Gaetan holds a Masters in Urban and Regional Planning, Bachelors in Architecture, and he is a Military Engineer.



LOCATION

premium

OPPORTUNITY

quick return

STRATEGY

value add

PHASE ONE- SIMPLE OBJECTIVE

Using a golf analogy, our D.P. and liquidity objective is as simple as making it on to the green.



THE STRATEGY

Phase 1

- SATISFY EXISTING DEMAND
- OPTIMIZE WITH MIXED USE
- DEVELOPMENT PERMIT & LIQUIDITY

Phase 2

- OPTIONS: SALE OF THE SITE
DEVELOPMENT OF THE SITE VIA J-V (NEW LP)

PROJECT TIMELINE

RESEARCH &
AQUISTION

Jan 2024-Dec 2024

CONSULTATION &
DESIGN

Jan 2025- Apr 2025

APPLICATION
PREPARATION

May 2025

APPLICATION
SUBMISSION

Jun 2025

MUNICIPAL
APPROVALS

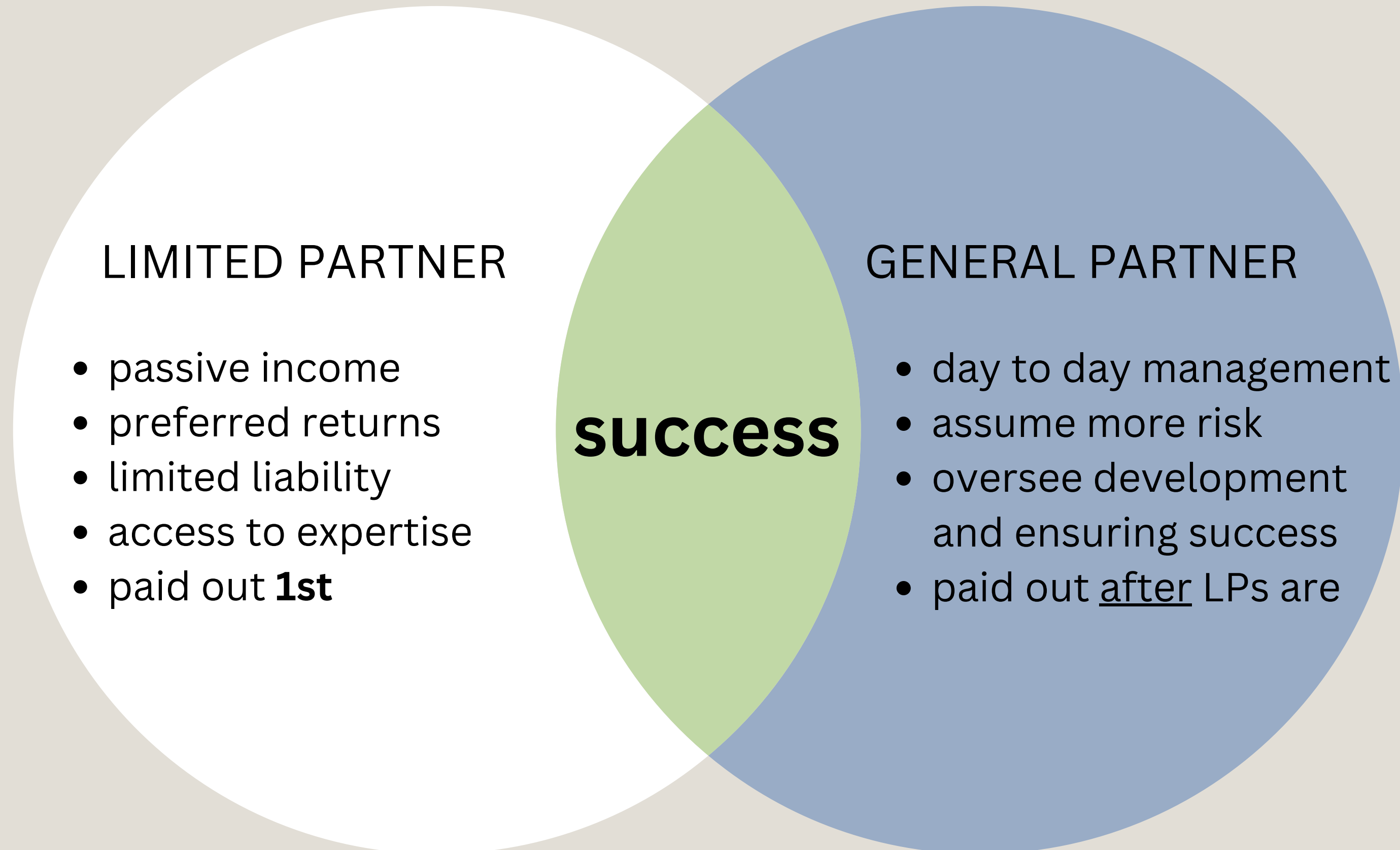
Oct 2026

RETURNS

UPON SALE OF LOTS
AND RETIREMENT OF
DEBT

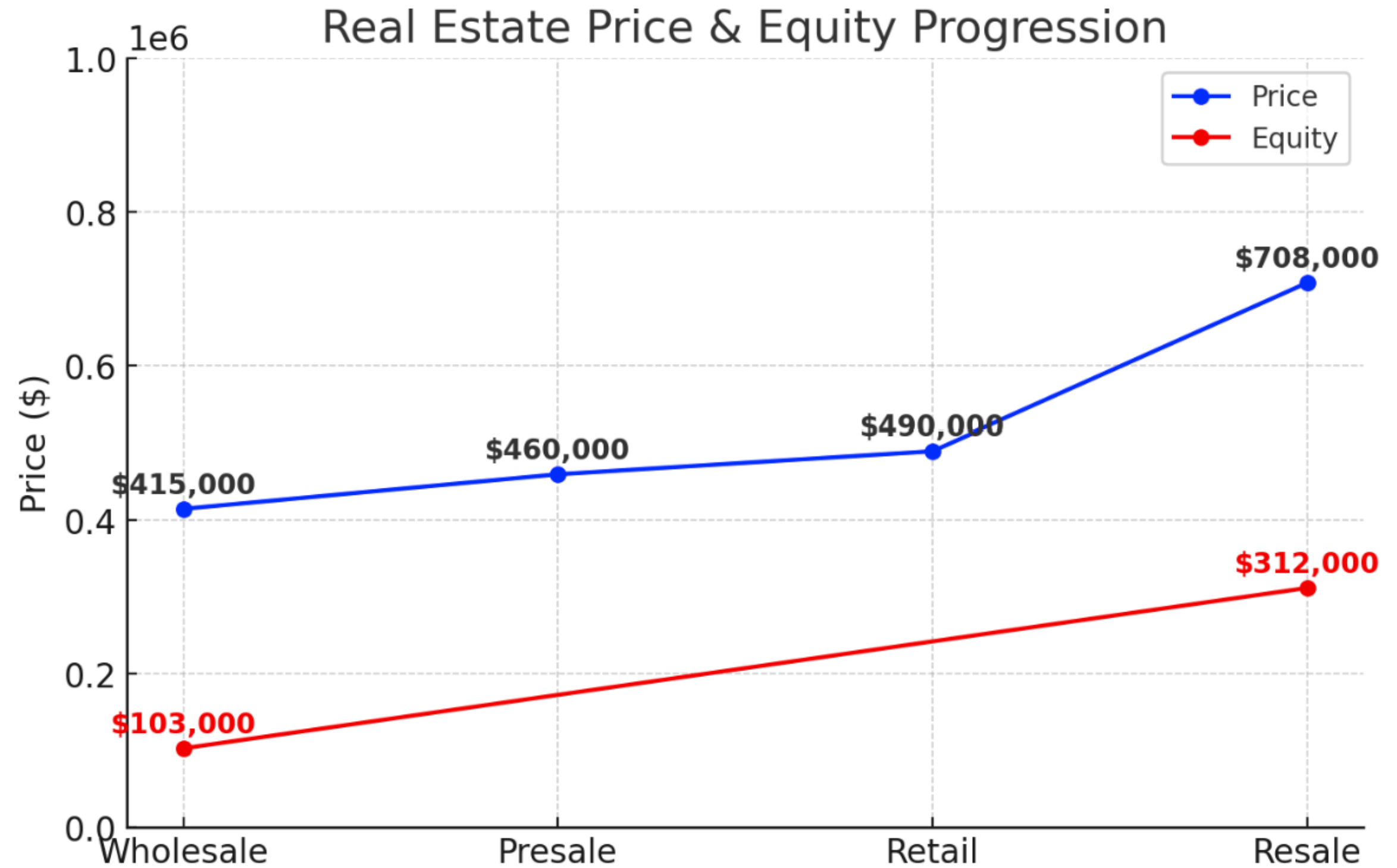
Dec 2026

WHY LIMITED PARTNERSHIPS?



INSIDERS ADVANTAGE™

Actual
Example;
The Lauren in
Squamish



PROFORMA

Land Sale of 3 Development Sites @ \$70 psf buildable	\$12,620,825
Realty Commissions 3%	(\$378,625)
Net Revenue	\$12,242,200
Costs	
Land	\$4,500,000
Consultants to DP	\$1,137,750
Development	\$139,481
Marketing and Raise Cost	\$645,000
Financing	\$200,000
Costs incurred to date- LP	\$2,180,000
Total Costs	\$8,802,231
Project Profit	\$3,439,969
Unlevered Project IRR	41.4%

USE OF PROCEEDS

Sechelt Use of Proceeds	Target Completion Date	Our Cost to Complete
What we must do and how we will do it	Number of months to complete	(approximate amounts)
Payout Vendor Take Back Mortgage	9 months	\$900,000
Payout Second Mortgage	6 months	\$150,000
Payout Third Mortgage	6 months	\$500,000
Municipal Charges / Development Cost Charges / CAC	9 months	\$139,481
Soft Costs- Legal & Accounting	9 months	\$190,000
Soft Costs- Design& Consultants	9 months	\$500,000
Development Management	9 months	\$211,500
Offering Cost and Marketing	7 months	\$645,000
Interest Vendor Take Back Mortgage	8 months	\$200,000
General Partner Cost & Guarantor Fees	9 months	\$236,250
Contingency Fund	9 months	\$117,769
Cash Reserve	9 months	\$410,000
Total		\$4,200,000

THE OPPORTUNITY

- An under-market value acquisition of a remarkable multifamily site.
- Significant short-term opportunity to unlock value through an OCP compliant rezoning and DP
- Limited Partnership units of \$25,000 - the first phase of this offering is \$4.2 million to reach rezoning.
- Return of equity is projected in 18 months, generated from the sale or JV of the rezoned property.



PARTICIPATION OPTIONS

- **Class A** fixed preferred return of **14%** +
- **Class B** pref of 9.85%+ 50% profit sharing
Projected return of >**23%** IRR +
- **Class S** of the General Partner, where investors can use RRSP/TFSA registered funds. Fixed, preferred return of 8.77% plus 50% profit share with a projected combined return of **21.23%** annually +

+ INSIDERS ADVANTAGE

QUESTIONS

Contact Info

Performing Equity



604-866-1778



info@momentix.ca

*All statements or views expressed and all projections, forecasts or statements relating to expectations regarding future events or the possible future performance of the proposed transaction represent the Company's own assessment and interpretation of information available as at the date of this document. Prospective Investors must determine for themselves what reliance (if any) they should place on such statements, views, projections or forecasts and no responsibility is accepted by the Company in respect thereof.

Disclaimer

Momentix Capital Corp. (“Momentix Capital”) is registered as an Exempt Market Dealer and is acting in that capacity in connection with the private placement of securities offered by Performing Equity (Sechelt) Ltd. Momentix Capital has conducted due diligence in accordance with its regulatory obligations but makes no representations, warranties, or guarantees regarding the issuer’s operations, financial condition, or the anticipated performance of the investment.

This offering is available exclusively to investors who qualify as Accredited Investors under National Instrument 45-106 – Prospectus Exemptions. Eligibility must be confirmed prior to any subscription.

Investors must conduct their own independent due diligence and are strongly advised to seek professional advice from qualified legal, financial, and tax advisors before making any investment decision.

Limitation of Liability

Momentix Capital’s role in this offering is limited to that of a registered Exempt Market Dealer. Under no circumstances shall Momentix Capital be liable for any direct, indirect, incidental, special, or consequential damages, including but not limited to loss of capital or profits, arising from participation in this offering or reliance on any materials provided in connection with it.