

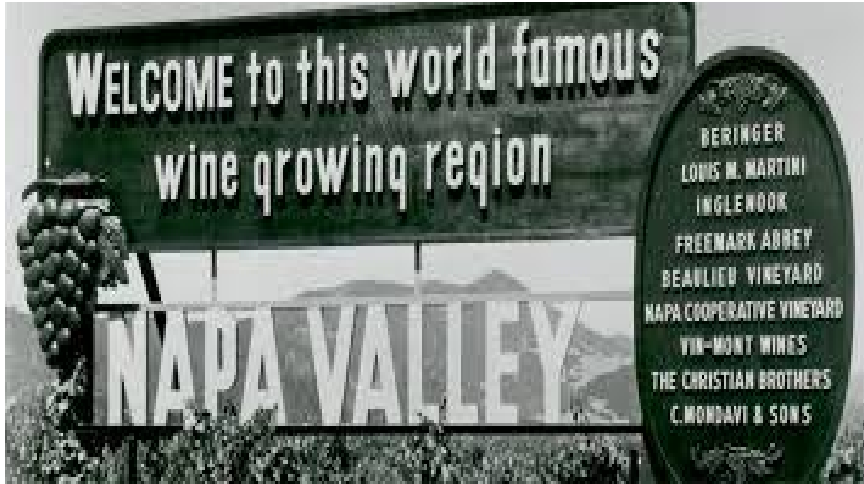
OLIVER HEIGHTS

Invest in BC's Napa Valley



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Years ago and today... see the changes in the sleepy town of Napa and what it has become...



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Invest in BC's Napa Valley

- The least expensive residential lot listed in St Helena, Napa Valley is \$585,000

- Check out this \$38 million spec. home in Napa Valley.



Brokered by Compass - Napa Valley, St. Helena Office



Land
\$585,000

0.43 acres lot

2315 Spring Mountain Rd, Saint Helena, CA 94574

[Contact Agent](#)

Why this \$38 million Napa Valley spec home is a big deal

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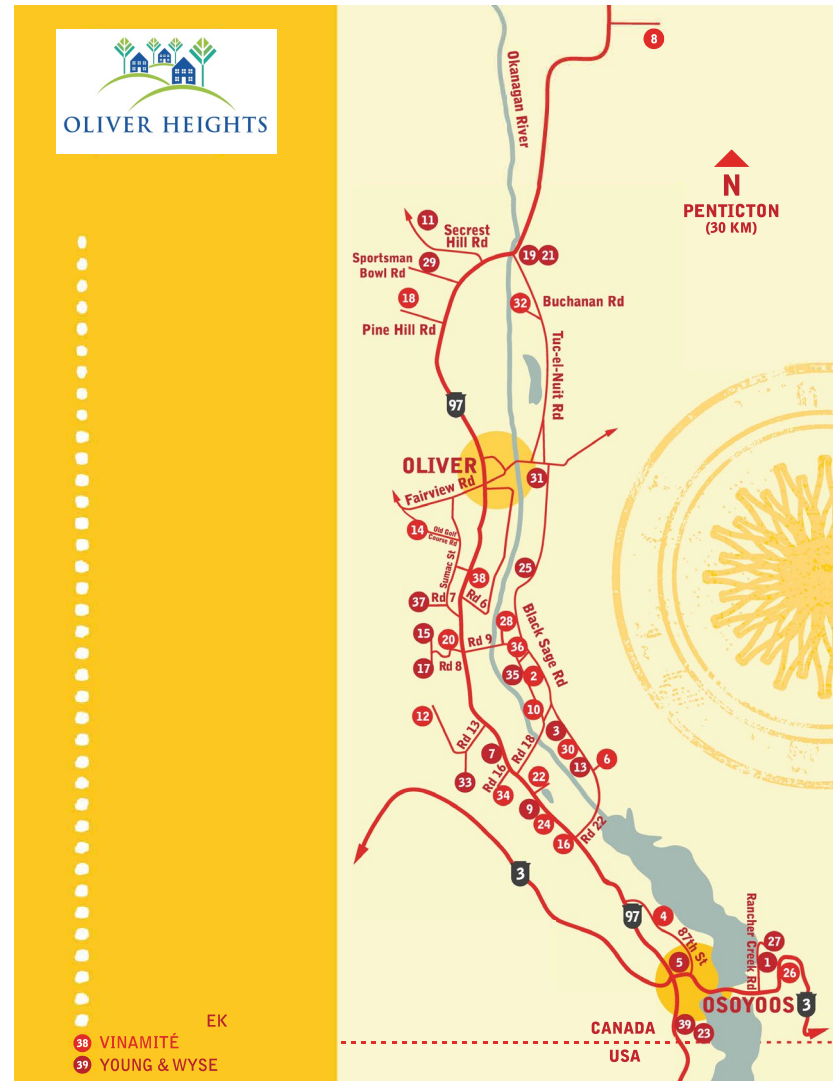
[VIEW SLIDESHOW](#)
Spitzer



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Where is Oliver?

- “Wine Capital of Canada” title as most wineries in geographical area
- 75 minutes from Kelowna, 20 minutes to the Canada/US border.
- Over 40 wineries within 20 km radius
- Relocation or vacation for baby boomers and retirees: temperate climate and relaxed recreation rich lifestyle.
- Many 30-45 yr. olds checking out of city with escalating prices in the Lower Mainland
- Desirable retirement and snow bird destination.



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Benefits of the Southern Okanagan



- **NO SPECULATION TAX**
- **NO FOREIGN BUYER TAX**
- **NO EMPTY HOUSE TAX**

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Benefits of the Southern Okanagan



- ▶ **ZERO VACANCY RATE**
- ▶ **NO INVENTORY**
- ▶ **BEST VALUE IN THE OKANAGAN**
- ▶ **LOTS OF JOBS**

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Homes needed in the Southern Okanagan



- ▶ **Okanagan Correctional Center (employs 400 people)**
- ▶ **South Okanagan Regional Hospital**
- ▶ **Area 27 - The Formula 1 racetrack that recently opened.**
- ▶ **2 Large medical Cannabis grow operations - over 1 million sq. ft. in the Southern Okanagan.**

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The Lifestyle of the Southern Okanagan



- ▶ Winery and hospitality growth in the area
- ▶ A \$100 million dollar winery under construction now
- ▶ A lifestyle second to none in BC.
- ▶ Mt. Baldy ski area 37 km away
- ▶ 100's of hiking / cycling trails
- ▶ 2 large lakes within 10 minutes
- ▶ 2 Championship golf courses in town

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The Opportunity



- ▶ **Only 23 Home Site Lots Available in Phase 2**
- ▶ **Reserve one today**
- ▶ **Average price of lots \$129,900**
- ▶ **10% down, balance in 4 months (50%+ Financing packages available from local credit union.)**
- ▶ **2 years to start to building; 3 years to complete**

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Availability Home-Site Plan



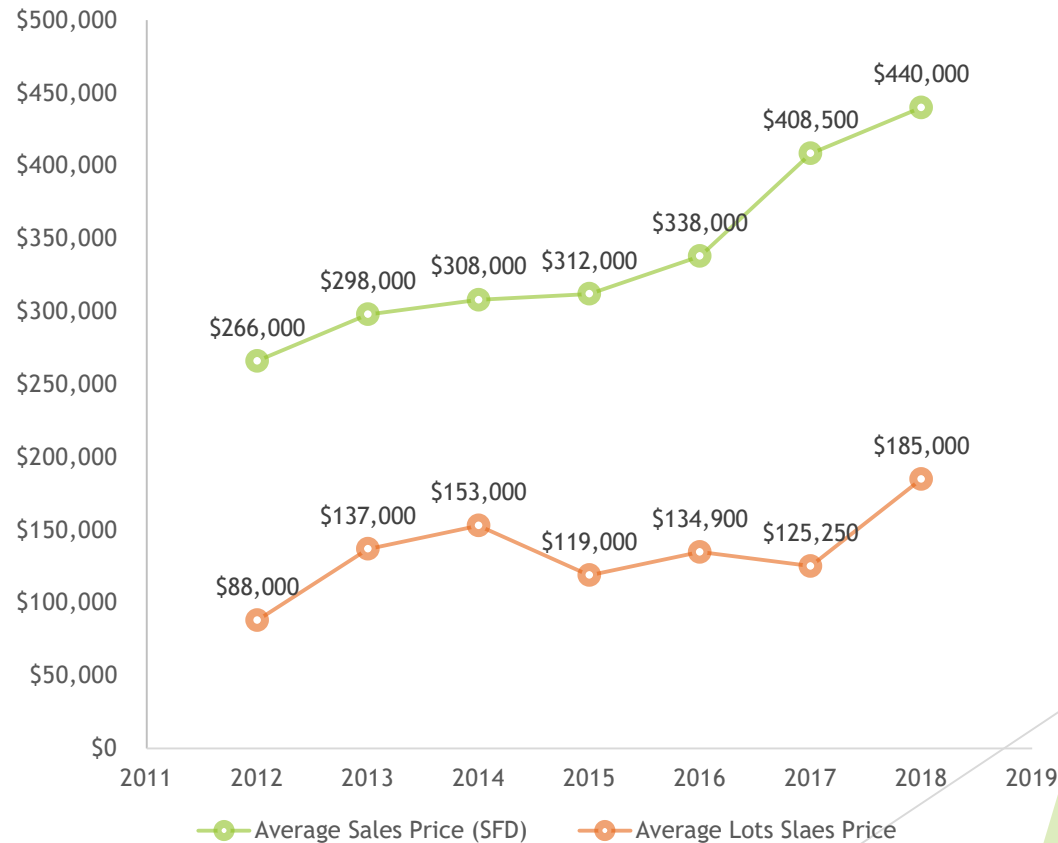
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MLS Statistics - Average Pricing



- ▶ **\$100,000 increase in the last 2 years for SFH (single family home) prices**
- ▶ **Av. SFH price \$440,000 in 2018**
- ▶ **60% price increase in Single Family Home prices in the last 6 years in Oliver.**
- ▶ **Average lot price December 2018 \$185,000**
- ▶ **Oliver Heights view home-site lot Average price is \$129,900.**

Average Lot and Single Family Home Prices in Oliver in the last 8 years



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The Investment Potential Scenario



A Brand New House

Walk Up Lot - \$129,900 list price Move-in ready engineered home - \$256,500

Bottom floor accessed from street level= 1000 sq. ft.

Two bedroom Upper level walkout to back yard= 1200 sq. ft. two bedroom

Foundation

Services

Home and installation

Driveway

Landscaping

TOTAL= \$386,400

Financing

20% Down Payment= \$77,280 10% deposit on lot= \$12,990

Remainder= \$64,290

80% Mortgage

\$309,120 @ 2.6% 5 year fixed

Carrying Cost= \$1414 per month

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The Investment Potential Scenario



Investment Opportunities Continued...

Rental and Operating

Bottom suite - \$1150 per month Upper suite - \$1500 per month Mortgage -
\$1398 per year Strata fees - \$100 per month
Future maintenance budget - \$100 per month Taxes - \$2898 annually

**Net Income= \$727.50 per month or \$8730 Year 1 Net Income
Year 5 = \$46,920**

*Based on 2% annual increase on rent and operating expenses

Equity

Mortgage reduced by \$8,934 in Year 1
2% increase in property value = \$7,720 in Year 1

Equity increase Year 1 = \$16,654 Equity increase by Year 5 = \$40,200

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Agia Homes



- **There are many options for Homes**
- **We have established a relationship with a few Engineered Home builders, and Custom Builders to provide some exquisite Home Options.**
- **Many Floor Plans are available to suit your lifestyle or investment needs.**



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Contact Information

- Thank you for joining us today.
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