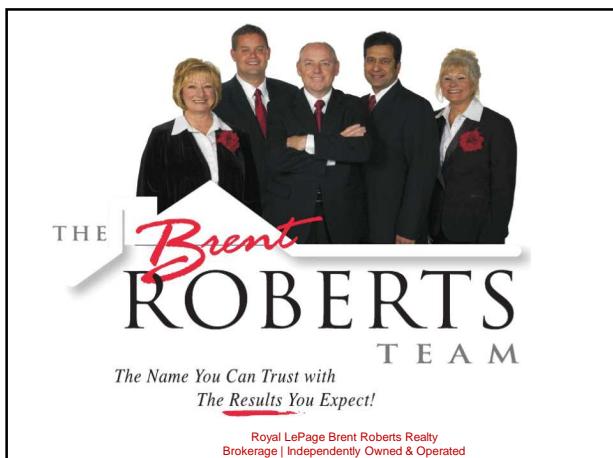


Hot Surrey Neighbourhoods w/ Brent Roberts

Presented January 2011 Exclusively to the Members of REINT™



Brent Roberts Achievements

- Is one of the original REIN members
- He is currently #1 Realtor with Royal LePage in Western Canada
- Assisted well over 5,000 families/investors to sell and/or buy a property
- Brent has consistently been the Top Realtor in the area and one of the Top 2 Realtors in the whole Fraser Valley during his 20 year career.

Royal LePage Brent Roberts Realty

Brokerage | Independently Owned & Operated

This is not intended to solicit business from any client or prospective client who has not previously agreed to do so in writing.

Agenda

- Surrey Overview
- Prime neighbourhoods for investment
- Investment opportunities – examples
- The Next Step

The Future Lives Here Invest In The Future!



ROYAL LEPAGE

Royal LePage Brent Roberts Realty

Brokerage | Independently Owned & Operated

This is not intended to solicit business from any client or prospective client who has not previously agreed to do so in writing.



- Named the #1 place in BC to invest in the residential real estate market
- 465,000 residents with 1,000 people moving to Surrey monthly
- First quarter 2010 residential building permits were up by 266% over 2009
 - Commercial permits up 83%
 - Industrial permits up 87%
- "Surrey City Center is going through a phase of unprecedented growth and transformation" Terri Hui CEO Concord Pacific Developments Inc.

Surrey Growth

- 5 major Surrey projects valued at \$4.8 B creating 29,600 jobs
- Transportation Infrastructure Support: 10 lane Port Mann bridge expansion, Highway #1 Rapid Bus service in 2012, South Fraser perimeter road connecting to Highway 1, 91, 99 and the Golden Ears bridge
- Five years of record breaking construction valued over \$5B

Hot Surrey Neighbourhoods w/ Brent Roberts

Presented January 2011 Exclusively to the Members of REINTM

Investment Neighbourhood #1
Surrey City "Centre"

Location	Car Travel Time from Surrey City Centre
Vancouver	25 min
Vancouver International Airport	34 min
Coquitlam	17 min
Burnaby	12 min
US Border	25 min
Seattle	2 hrs 19 min

Royal LePage Brent Roberts Realty
Brokerage | Independently Owned & Operated
This is not intended to solicit specifically any individual to purchase or lease any property or to induce the sale or lease of any specific property or agreement.

Investment Neighbourhood #1
Surrey City Centre – Population Growth

Year	Population (thousands)
1981	10,643
1991	15,531
1996	18,946
2001	19,230
2006	21,612
2016	25,602
2036	41,461
2041	67,903
2041 (Projected)	74,809

Royal LePage Brent Roberts Realty
Brokerage | Independently Owned & Operated
This is not intended to solicit specifically any individual to purchase or lease any property or to induce the sale or lease of any specific property or agreement.

Investment Neighbourhood #1
Surrey City Centre – Commercial Development

Year	Value of floor space approved (\$)*
2004	~\$5,000,000
2005	~\$16,000,000
2006	~\$8,000,000
2007	~\$13,000,000
2008	~\$16,000,000
2009	~\$42,000,000

*Study based on Whalley Area

A new civic building will soon be built for Surrey's City hall and will include a new library, recreation centre and office space

Royal LePage Brent Roberts Realty
Brokerage | Independently Owned & Operated
This is not intended to solicit specifically any individual to purchase or lease any property or to induce the sale or lease of any specific property or agreement.

Investment Neighbourhood #1
Surrey City Centre – the stage is set

- Stage is set for Surrey City Centre to become business capital of the Lower Mainland
- Awarded 3rd best run city in Canada by [Macleans Magazine](#)
- Armed with an educated and growing workforce, tax incentives, and ideal locale

Royal LePage Brent Roberts Realty
Brokerage | Independently Owned & Operated
This is not intended to solicit specifically any individual to purchase or lease any property or to induce the sale or lease of any specific property or agreement.

- Downtown core home to Simon Fraser University, recently named one of the world's top 200 universities
 - Number one university in the South Fraser region
- Largest public school district in BC
 - 21 public elementary and secondary schools
- 19 options in the region for higher learning, including Douglas College, Kwantlen University College and the prestigious Simon Fraser University

Royal LePage Brent Roberts Realty
Brokerage | Independently Owned & Operated
This is not intended to solicit specifically any individual to purchase or lease any property or to induce the sale or lease of any specific property or agreement.

Investment Neighbourhood #1
Surrey City Centre – Sample

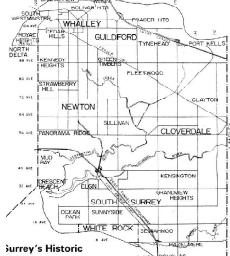
- Fantastic investment property for future land assembly
- Asking: \$668,880
- Lot Area sqft: 14,536
- Total Rental Income: \$1500

Hot Surrey Neighbourhoods w/ Brent Roberts

Presented January 2011 Exclusively to the Members of REINT™

Investment Neighbourhood #2 Clayton Hill

- Located north of Cloverdale and south of Port Kells on the Surrey-Langley border
- Bounded on the north by 80 Avenue, on the south by 64 Avenue
- Between 176 Street and 192nd Street
- Coach/carriage homes are a unique feature of Clayton Hill



Investment Neighbourhood #2 Clayton Hill - Sample

- Coach Home Description: legal 1 bedroom coach suite with laundry above double garage
- 2800 square foot - new home
- Fully finished commercial zoned basement
- Price \$534,900
- Total rental income: \$3,000+/month
- Positive cash flow

Royal LePage Brent Roberts Realty

Brokerage | Independently Owned & Operated

This is not intended to solicit buyers or sellers of any particular property or investment.

Coach Home Front and Rear Views



www.claytonhillrealestate.com

Royal LePage Brent Roberts Realty
Brokerage | Independently Owned & Operated

This is not intended to solicit buyers or sellers of any particular property or investment.

Come meet the Brent Roberts Team at our booth!



THE *Brent*
ROBERTS
TEAM

*The Name You Can Trust with
The Results You Expect!*

604.220.0000

www.BrentRoberts.com

Royal LePage Brent Roberts Realty
Brokerage | Independently Owned & Operated

This is not intended to solicit buyers or sellers of any particular property or investment.