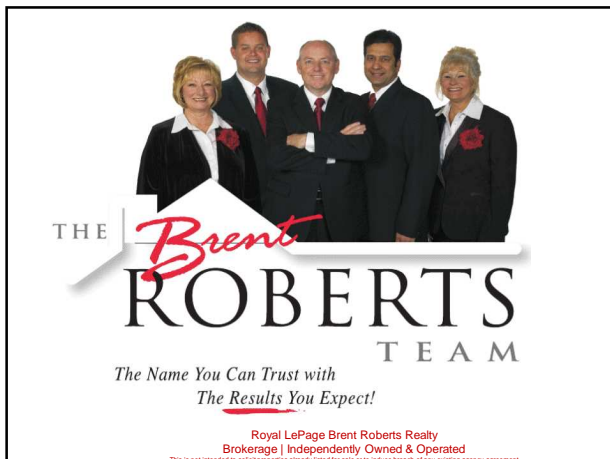


# Hot Surrey Neighbourhoods w/ Brent Roberts

Presented January 2011 Exclusively to the Members of REIN™



## 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 properties, please direct for sale or to induce breach of any existing agency agreement.

## Agenda

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

Royal LePage Brent Roberts Realty  
Brokerage | Independently Owned & Operated  
This is not intended to solicit properties, please direct for sale or to induce breach of any existing agency agreement.

## The Future Lives Here Invest In The Future!



ROYAL LE PAGE

Royal LePage Brent Roberts Realty  
Brokerage | Independently Owned & Operated  
This is not intended to solicit properties, please direct for sale or to induce breach of any existing agency agreement.



- 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

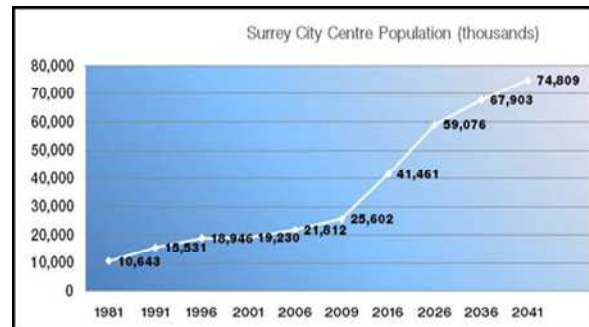
Presented January 2011 Exclusively to the Members of REIN™

## Investment Neighbourhood #1 Surrey City "Centre"



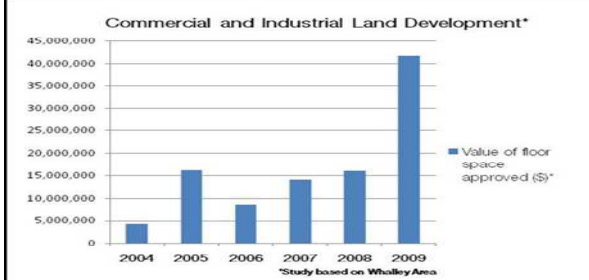
Royal LePage Brent Roberts Realty  
Brokerage | Independently Owned & Operated  
This is not intended to constitute an offer of real estate services. It is for informational purposes only.

## Investment Neighbourhood #1 Surrey City Centre – Population Growth



Royal LePage Brent Roberts Realty  
Brokerage | Independently Owned & Operated  
This is not intended to constitute an offer of real estate services. It is for informational purposes only.

## Investment Neighbourhood #1 Surrey City Centre – Commercial Development



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 constitute an offer of real estate services. It is for informational purposes only.

## 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 [Maclean's 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 constitute an offer of real estate services. It is for informational purposes only.

- 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 constitute an offer of real estate services. It is for informational purposes only.

## Investment Neighbourhood #1 Surrey City Centre – Sample



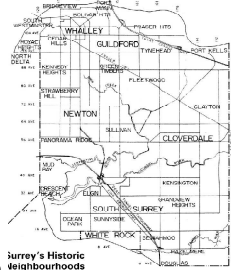
- Fantastic investment property for future land assembly
- Asking: \$668,880
- Lot Area sqft: 14,536
- Total Rental Income: \$1500

# Hot Surrey Neighbourhoods w/ Brent Roberts

Presented January 2011 Exclusively to the Members of REIN™

## 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 members. Please contact the only or a broker based on this website. Please, no payment.

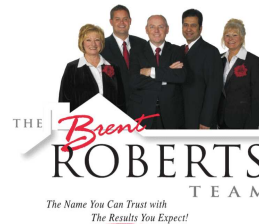
## Coach Home Front and Rear Views



[www.claytonhillrealestate.com](http://www.claytonhillrealestate.com)

Royal LePage Brent Roberts Realty  
Brokerage | Independently Owned & Operated  
This is not intended to solicit members. Please contact the only or a broker based on this website. Please, no payment.

## Come meet the Brent Roberts Team at our booth!



604.220.0000

[www.BrentRoberts.com](http://www.BrentRoberts.com)

Royal LePage Brent Roberts Realty  
Brokerage | Independently Owned & Operated  
This is not intended to solicit members. Please contact the only or a broker based on this website. Please, no payment.