



Strategic Asset Management for Commercial Real Estate



2017

REDEV PROPERTIES

Over \$500 Million in Completed Projects

ReDev Properties Ltd. is a Canadian commercial real estate asset management company that takes a hands-on approach to real estate investment, development and management for their partners.

Since 2001, the company has purchased and managed numerous commercial real estate properties in Canada. We are dedicated to providing our partners and institutional investors expertise and access to commercial real estate assets in Canada.

With a highly experienced management team, ReDev strives to deliver stable income and attractive long-term returns through a diversified portfolio of retail commercial properties. ReDev's proven strategy and experience provides the necessary tools to create stability and growth.

The company's founder and President Richard Crenian has managed over 2.5 billion dollars in real estate assets since 2001.

Strategic **T**argeted **A**sset **R**eal Estate

- 5170 Dixie Road** : Office/retail building, Mississauga, ON
- Castleridge Plaza** : Retail plaza, Calgary, AB
- Inglewood Towned Centre** : Retail plaza, St. Albert, AB
- Northmount Village** : Retail plaza, Calgary, AB
- Bower Plaza** : Retail plaza, Red Deer, AB
- Broadview Plaza** : Retail plaza, Sherwood Park, AB
- Sturgeon Plaza** : Retail plaza, St. Albert, AB
- Trail South** : Retail plaza, Edmonton, AB
- Newport Village** : Retail plaza, Calgary, AB
- Shawnee Station** : Retail plaza, Calgary, AB
- 105th Street** : Office building, Edmonton, AB
- MacEwan Shopping Centre** : Retail plaza, Calgary, AB
- Whitemud** : Retail plaza, Edmonton, AB
- Parkdale** : Retail plaza, Edmonton, AB
- Nottingham Centre** : Retail plaza, Sherwood Park, AB
- Leduc Towne Square** : Retail plaza, Leduc, AB
- Parsons Place Shopping Centre** : Retail plaza, Edmonton, AB
- Century Park Plaza** : Retail plaza, Calgary, AB
- Belmont Town Centre** : Retail plaza, Edmonton, AB
- Imperial Square** : Retail plaza, Guelph, ON
- Daly Grove Medical Centre** : Office/retail building, Edmonton, AB
- Rockwood** : Office/retail building, Calgary, AB
- Bella Vista** : Retail plaza, LaSalle, ON
- Van Leeuwen** : Retail plaza, Ottawa, ON
- Ranchlands Village** : Office/retail building, Calgary, AB
- Jasper Gates** : Retail plaza, Edmonton, AB
- Mall 58** : Retail plaza, Calgary, AB
- Quance** : Retail plaza, Regina, SK
- Kensington Crossing** : Retail plaza, Edmonton, AB
- Palisades** : Retail plaza, Edmonton, AB
- University Plaza** : Retail plaza, Regina, SK

WHY REDEV PROPERTIES

Proven Investment Strategy

Our strategy is designed to create value and maximize returns for our partners. We are focused on obtaining the highest possible risk-adjusted returns through acquisitions and development, with a focus on retail and mixed-use properties.

ReDev's core strategies are intended to increase cash flow, increase asset value, optimize yield, increase equity and provide an above average IRR. Acquisitions are made in markets located within Canada where inefficiencies and opportunities are found. Strategic acquisition, dedicated asset management and expert leasing serves as the foundations of ReDev's success.

Track Record

The ReDev team has over 30 years of experience and a 100% track record of success. Since 2001, ReDev has sold numerous properties, with each sale resulting in substantial capital gains.



ReDev's Approach to Maximize Returns Increase Rental Income & Value

Acquire

- Target property with current rents below market rate.
- Acquire high value property at a competitive price.
- Mitigate risks through non-recourse mortgage loan and stringent due diligence.

Manage

- Rent increases upon lease renewals.
- Rent increases through redevelopment or expansion.
- Tenants pay for related costs, such as maintenance, taxes and insurance, via triple net leases.

Sale / Refinance

- Sale: realize anticipated capital gain from sale of the property.
- OR
- Refinance: realize tax effective equity build-up from refinancing.

"Our mission is to provide our partners with long-term income and investments that will consistently outperform other investments in their portfolio."

INVESTMENT OPPORTUNITIES

As the Canadian market and economy continues to grow, we see rising opportunities in commercial real estate investment. We anticipate investments to result in overall risk-adjusted returns through a combination of high current income and value creation .

As a company known for its well-timed investment strategies, ability to maintain strong relationships and exceptional industry reputation, ReDev has secured an advantageous position in target markets that present an exclusive array of profitable investment opportunities.

For more information contact:

Richard Crenian

President

Phone: +1 416-225-5700 ext 209

Email: richardc@redevgroup.ca

Akin Olusuyi

Phone: +1 416-225-5700 ext 203

Email : akin@redevgroup.ca

Charmaine Kong

Phone: +1 416-225-5700 ext 202

Email : charm@redevgroup.ca

www.redevgroup.com/partnership-opportunities

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