



Sovereign

17TH AVENUE

INVESTOR BROCHURE



Welcome home to Sovereign Condos, in the heart of Downtown Calgary!

Located at 17TH Ave SW & 1ST St SW, residents at Sovereign will find themselves surrounded with a fantastic variety of boutiques, shops, parks, restaurants and services all conveniently located within walking distance.

Residents are minutes from Victoria Park / Stampede Station, multiple Calgary Transit bus stops, Macleod Trail, Crowchild Trail SW, CORE Shopping Centre and the best of the best that Calgary has to offer!



Homes by Avi

For 45 years, Homes by Avi has been building award-winning homes in Calgary and area and has helped shape over 140 outstanding communities to meet the needs of over 20,000 – and counting – happy homeowners. Homes by Avi focuses on functional floor plans that make sense for growing families, new buyers and downsizers, and everyone in between. Focusing on the needs and conveniences of today’s buyers without compromising on style while providing a quality product. Built for you, Built for life, -that’s Better Value by Design.



Avi Construction Management

For over two decades, Avi Construction has been building award winning wood framed buildings throughout Calgary and area, and now, have brought one of the best production teams, and the strength of our design build capabilities to the market to deliver exceptional service in project management.



Blue Jean Condominium Management

With decades of experience in the design, building, and maintenance, Blue Jean Condominium Management understands how condos should operate. BJCM ensure your condo building is healthy and that it stays that way. Take advantage of Blue Jean Property Management’s leasing program. Committed to service, their leasing experts are available to assist clients every step of the way.

Notable Projects



Argyle at University District



August at University District



Duke at Mission



Maverick at Livingston



Winston at Walden



Olive at Bridgeland



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Building Details

17TH Ave SW
in the desirable
downtown core

13 Stories
including main floor
retail & urban homes

155 Units
22 floorplans
to choose from

Penthouses
on the top
2 floors

Main Floor Amenities

- Retail & Restaurants
- Fitness Centre
- Owner's Lounge
- Leasing Office

Parking

- 2 Level Underground Heated Parking
- Outdoor Visitor Parking



Area Amenities

 **WALK SCORE 95**

 **BIKE SCORE 97**

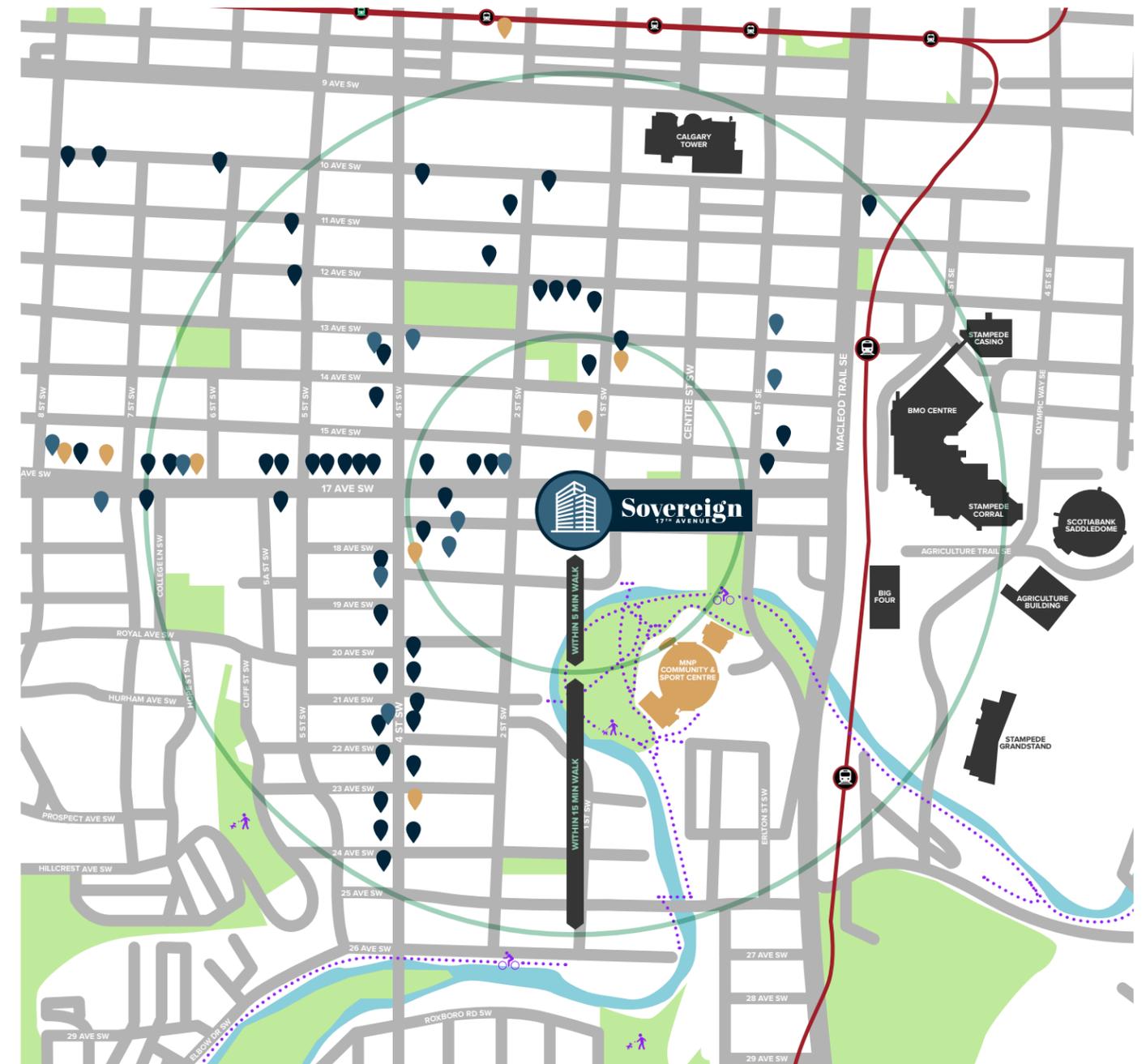
Discover what's within a short 5-15 minute walk.

You'll love the walkability of the neighbourhood. In the community of Mission, surrounded by trendy culture, you're within walking distance to unique boutique shops and one-of-a-kind restaurants like Mercato and Añejo. Join friends at Calgary's world class sport and fitness facility MNP Community & Sport Centre to train, swim and more! An abundance of amenities continue on 17th Ave as you reminisce with friends at the legendary Ship & Anchor pub or innovative comfort of Model Milk. No matter your taste, there's plenty of entertainment options and services nearby not to mention CORE Shopping centre, boasting 120 retail outlets and home to Holt Renfrew. Finish your day with a walk or jog along the Bow River Pathway minutes away.



-  **Date Night**
Restaurants & Entertainment
-  **Retail Therapy**
Shops
-  **Healthy Living**
Grocery Stores & Self Care Facilities

-  **Parks & Greenspaces**
-  **Bike & Walking Pathways**
-  **C-Train Line & Platforms**
-  **Large Facilities**



Adventure & More



WinSport
22 Minute Drive



Grotto Canyon Trail
1 Hour 8 Minute Drive



Canmore
1 Hour 13 Minute Drive



Banff National Park
1 Hour 30 Minutes Drive



Sunshine Village
1 Hour 42 Minute Drive



Edmonton
3 Hours Drive

Exponential Growth

Economy

Calgary has a booming economy. Alberta is one of the world's largest oil producers 99% of all oil produced is currently being sold to the US at market low prices.

The FIX

The trans-mountain pipeline which will move oil through the rockies to the West Coast for ocean export to markets across the world at higher prices. This will create over \$70 billion in Revenue for producers and 45 billion in revenue for the provincial & federal governments, bringing thousands of new jobs to the sector.

Tech

The region has one of the highest ratio of science, tech, engineering and mathematics graduates in the country. Paving the way for tech start-ups and multinational corporations opening up in the region. Tech unicorns (companies valued over 1 billion) are on the rise making use of significant tax savings by relocating to Calgary.



Investment Incentives



- 1**
Lowest tax rates in the country!
- 2**
No HST and no provincial sales tax
- 3**
Government investing \$10 Billion in infrastructure
- 4**
No development charges
- 5**
No land transfer tax
- 6**
No rent control

Population Growth

Calgary Metro Area Population



Over all Canadian cities, Calgary had the highest population growth over the past decade.

-Stats Canada 2022



Calgary Market Advantage

Calgary ranks third place in world's most liveable cities. -Economist Intelligence Unit 2022



Condo Sales

A record 4,082 sales were recorded in Calgary's new multi-family home market in 2022. Condominium sales accounted for 79 percent of quarterly sales in Q4. -Zonda



4,082
Sales in 2022

Home Price

The average home price in Calgary for December 2022 was \$495,231. That's 3.6% higher than last December's average sales price and 1% higher compared with last month.



3.6%
Higher from 2021

Inventory

Calgary's home sales closed out 2022 with inventory declining to 2,214 in December from 3,109 in November, marking it the lowest level of inventory reported by the Calgary Real Estate Board (CREB) in over 10 years.



2,214
December 2022
3,109
November 2022

Sales

Calgary saw a record high year for sales and double digit price growth due to gains early on in 2022. As the year closed out, condominiums set their own trend as the only sector that saw a gain in sales, with a 1% uptick over December 2021. Demand for affordable product, along with renewed investor interest thanks to rental rate growth, helped support sales growth. -Financial Post



Record High
Sales in 2022

Multi-Family vs Single Family Homes

There is a change in the property types that buyers are interested in. On a year-to-date basis, people buy more condos and townhouses than last year while buying fewer detached and semi-detached houses. A better understanding of the market trend can be achieved via the Calgary Real Estate Board's Benchmark Price rising 22% in two years and 7.8% year-over-year to \$518,800. The median home prices in Calgary reached \$451,250, exhibiting a 4.9% annual increase.



9.2%
Benchmark condo prices are up 9.2% YoY to \$274,800



1.3%
The number of apartments sold increased by 1.3% YoY to 311 units. Currently, inventory stands at 2.1 months of apartment home sales.

Market

Housing market conditions have changed significantly throughout the year, as sales activity slowed following steep rate gains throughout the later part of the year. However, Calgary continues to report activity that is better than levels seen before the pandemic and higher than long term trends for the city. At the same time the province faces persistently low inventory levels, which have prevented a more significant adjustment in home prices this year. (CREB Chief Economist Ann-Marie Lurie)



Steep Rate Gains
in Q4 2022

People are taking notice of what is happening in Calgary because they can see a future for themselves and their families here.

-Calgary Economic Development 2023



Why Alberta?

Being a Landlord in: Alberta vs Ontario



vs



No rent control

Fixed-term tenancies end at expiry

Deposit - security/damage deposit is permitted

Pet provisions in the lease - fully enforceable

Landlord Tenant Board wait times - reported wait times 14-28 days on average

Rent control

Fixed-term tenancies go month to month

Deposit - security/damage deposit is prohibited

Pet provisions in the lease - unenforceable

Landlord Tenant Board wait times - reported wait times 8-10 month on average

Price and Rental Analysis on an Average 2 Bedroom, 2 Bathroom Condo



Avg PPSF	\$820	\$1,113	\$1,400
Avg Price	\$820,000	\$1,113,000	\$1,400,000
Avg Rent	\$3,000 @ \$3.00/sqf	\$4,840 @ \$4.84/sqf	\$4,000 @ \$4.00/sqf

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17TH AVENUE

HIRSCH
+ ASSOCIATES

Homes by **AVI**

Better Value by Design
SINCE 1978
HOMESBYAVI.COM

*Renderings are artist concept. Specifications are subject to change without notice. E.&O.E. January 2023.

