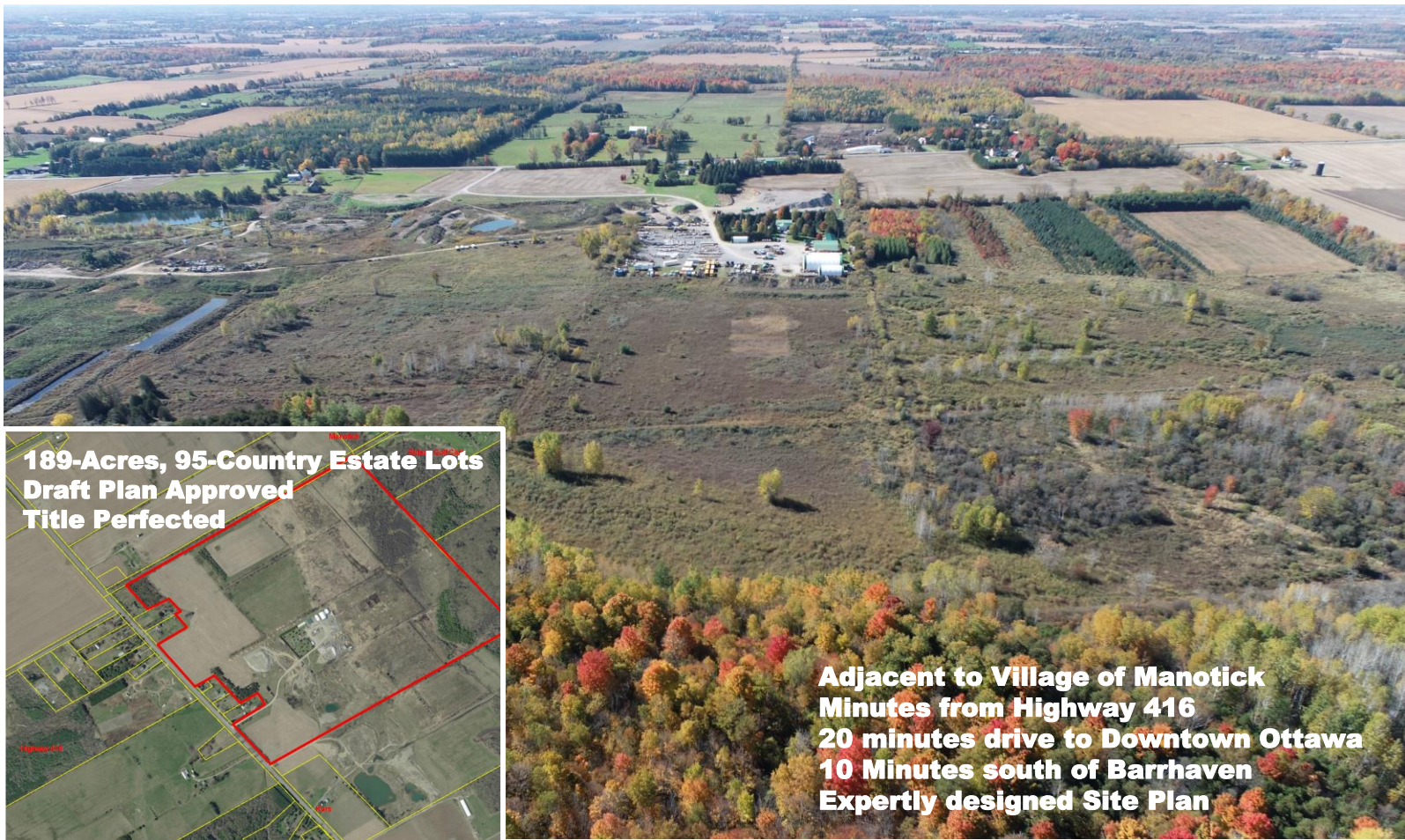


278-ACRE RESIDENTIAL TWO-SITE LAND INVESTMENT OPPORTUNITY

Manotick Park Estates, Manotick

189.48 Acres approved residential development planned for 95-Lots Country-Estate Style Living complemented by 88.69 of Farmland offering opportunity to control and plan for future development of additional phases of the master planned community



**189-Acres, 95-Country Estate Lots
Draft Plan Approved
Title Perfected**

**Adjacent to Village of Manotick
Minutes from Highway 416
20 minutes drive to Downtown Ottawa
10 Minutes south of Barrhaven
Expertly designed Site Plan**

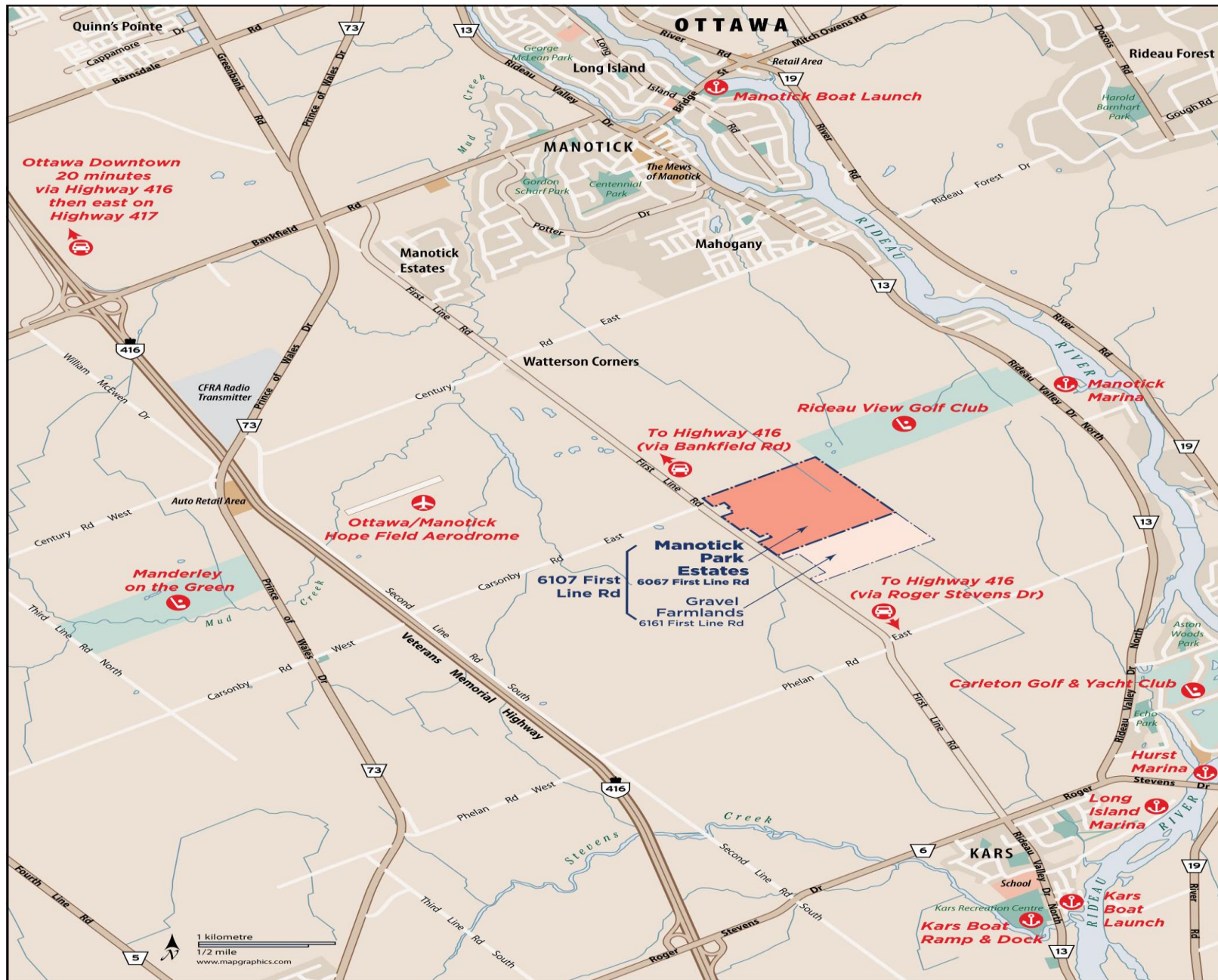
Aerial View of Area with Zoomed in Area of 189.48 Acres approved for 95-Lots of country Style Living

Incomparable Residential Land Development Opportunity

- Unique Opportunity to acquire 6067 First Line, a 189.48 Acres (8,253,766.66 ft²) of existing their 100% Freehold owned residential land including 189.48 Acres farm use property having the Zoning Amendment to Rural Residential ("RR") Zone and Official Plan right and approvals in place to facilitate the development of a 95-lot country estate residential subdivision (the "Manotick Park Estates").
- Acquire planned Premium Lots to be Built configured and expertly site planned, designed and permitting for single-family home residential lots ranging in size from 3/4-acre to over 2-acres in land area;
- Almost all lots enjoy private exposure without neighbours to the rear of the lots a compelling and attractive benefit to the most active and discerning homebuyers.
- The site plan focuses on area parks and pathways that wrap the development enhanced by a proposed onsite pond featured for community enjoyment.
- Tremendous land control and future planning provided through the 100% freehold ownership of 6161 First Line, an 88.69 Acre (3,887,135 ft²) depleted sand and gravel pit owned, and for Sale from the Owner Seller. The gravel pit license for this site under the Aggregate Resources Act has been surrendered with the land currently zoned as mixed Mineral Extraction, Pit ("MXP") and Farm mixed use zoning "Gravel Farmlands").

Manotick Park Estates, Manotick

278-ACRE, TWO-SITE LAND DEVELOPMENT OPPORTUNITY



Manotick, a suburb of Ottawa located about 25 kilometres away from the downtown core and is representative of the classic commuter town of about 5,000 residents.

Manotick's easily accessible highways leading into Ottawa's city center means those who work downtown but want to live a quieter, more spacious suburban or rural lifestyle enjoy life in Manotick.

Within the village of Manotick, you'll find many local businesses and artisans that thrive off of the small community population and feel Manotick provides. And, with a diverse selection of local attractions, amenities, and recreational facilities, and schools, this Ottawa neighbourhood has everything a family needs to live and work right here in Manotick.

COMMUTE DURATION		
INDICATOR	MANOTICK	OTTAWA
% With less than 15 minute commute to work	17.3%	19.8%
% With 15-29 minute commute to work	29.9%	38.1%
% With 30+ minute commute to work	52.7%	42.1%

Residential Development and Supply to a “highly in demand” Neighbourhood

While Manotick’s main commercial core is situated just south of neighbouring Barrhaven, the greater area of Manotick covers an expansive section of more rural areas and wide-open green spaces.



189.48 Acres approved residential development planned for 95-Lots Country-Estate Style Living complemented by 88.69 of Farmland offering opportunity to control and plan for future development of additional phases of the master planned community.

Acquire planned Premium Lots to be Built configured and expertly site planned, designed and permitting for single-family home residential lots ranging in size from 3/4-acre to over 2-acres in land area.

Tremendous land control and future planning provided through the 100% freehold ownership of 6161 First Line, an 88.69 Acre (3,887,135 ft²) depleted sand and gravel pit owned, and for Sale from the Owner Seller.

Carefully planned for future development, the Seller has amassed ~200,000 tonnes of onsite concrete aggregate to easily and effectively enable road construction, ready to be part of the future development at an additional fee.

The Owner/Seller is open to considering offers to purchase his long-established and profitable Green Valley Environmental Septic Services Company as an additional investment opportunity.



Manotick Park Estates
189.48 Acres

Gravel Farmlands
88.69 Acres

Offering Process

Interested parties will be required to execute and return to the Listing Brokerage for Seller's approval, the Seller's form of Confidentiality Agreement ("CA") prior to receiving password-access to the supplemental information available via a virtual or Electronic Data Room ("EDR").

Investor presentations are being granted with members of the Seller's Listing Co-Brokerage Team, by appointment only, and must be arranged through the Listing Brokerage of RE/MAX Hallmark® Realty Group, Brokerage and Distinctive Real Estate Advisors Inc., Brokerage (collectively the "Listing Brokerage").

The Listing Brokerage are pleased to work, under an Exclusive Agreement, with Green Valley Group of Companies ("Owners/Sellers") to market for sale these two incomparable residential land development site in Manotick.

For more information, please contact:

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**Distinctive
Advisors**