

Reid's Heritage Properties

Message from Scott

October 2020

REID'S
Heritage Properties

Dear Investor,

We are pleased to feature Joseph's Place in this month's Investor Newsletter. The journey from Acquisition to today began over three years ago and we are thrilled to be coming across the finish line on this project.

This project will fill a key housing need in the community. Joseph's place was designed specifically for Empty Nesters who are moving out of larger homes. Generous suites, 9-foot ceilings, large kitchens, amenity rooms, games tables, and fitness area are a key component of social life at Joseph's Place. All of this adds to the charm and character of this building in its quiet residential setting.

Managed by Unlimited Residential the focus will be on detailed and personal service to our residents.

We would love to show you through this building. If you are interested in a tour, please contact me and we will arrange for a guided tour through our latest completed project.

This month you will notice in our newsletter that we have added some acquisitions. This includes a site at 710 Woolwich street in Guelph and a property assembly on Gordon street just south of the intersection of Arkell Rd. at 710 Woolwich there is an existing Beer Store which will be rebuilt and relocated on the property making way for future developments. On Gordon street there are existing residential homes that make way for higher density. In both instances the City's Official Plan supports increased density. Now comes the fun part of marshaling the properties through the municipal planning process. It is a large part of what we do, and years of work will go in ahead of actual construction.

Stay safe and be well!

Scott



Meet Garrett Bender – Project Coordinator for R.H.P.

RHP Team Member



As a Project Coordinator at RHP, Garrett works alongside his Project Manager; Melissa, and fellow Project Coordinator; Adam, to assist in coordinating the General Contractor and various Consultants during development and construction. With his attention to detail and knack for always asking questions, Garrett digs deep into the changes and ensure the optimal solution is worked out on site and in the office. Garrett's passion for technology will have him looking into cutting edge resources and construction technology for future builds in the hopes of keeping RHP at the frontline of construction advancement.

Garrett brings almost 8 years of construction related experience to the team, working on apartment turnover renovations, as part of a facilities management team and on roadworks construction. Prior to Reid's Heritage Properties, Garrett worked at EllisDon as a Facilities

Coordinator, assisting in the commissioning and final handover of the new Woodstock General Hospital, as well as the Courthouse in Kitchener and St. Thomas. From there Garrett moved on to Timbercreek where he managed the renovations of 2500 apartment suites during move ins and outs. Garretts history in apartment turnovers and preventative maintenance bring a different outlook to the construction process, keeping the RHP team always looking to the future. Garret is currently working on the Joseph's Place project.

Garrett graduated from Conestoga College holding a Bachelors Degree in Architecture with a specialization in Project and Facilities Management. He is continuing to grow his education in the coming years exploring the options of courses and certificates with the hopes of writing his PMP in early 2021.

Garrett lives in Elmira with his Fiancé Nicole and puppy Charlie and is looking forward to his Wedding in late summer 2021. He spends his time on the local golf course or enjoying his backyard oasis in the evenings at their fire table

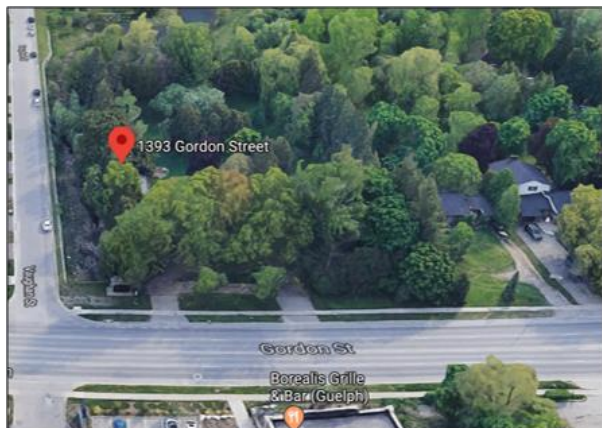
ABOUT US

Our building expertise covers the full range of residential property categories, from single detached home and mid-rise condos to custom estates and more.

Our land development expertise means that we can assess opportunities from all angles, from site plan concepts through to completion. Reid's Heritage Properties is a family-owned business, providing industry-leading experience, which plays an integral role in the acquisition and development of future rental properties we seek to build in partnership with our forward-looking investors.

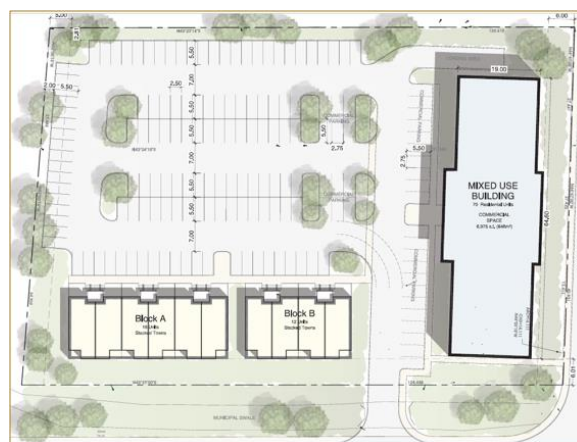
Most existing rental properties are 30 to 40 years old, the need for new, modern rental accommodation is evident and Reid's Heritage Properties is posed to capitalize on that opportunity

New Project – Gordon Street, Guelph



- 2.5-acre site
- Closing on land early 2021

- The current plan is to develop 30 stacked townhouses along Vaughn Street and a 70-unit mixed-use apartment building backing onto Gordon Street

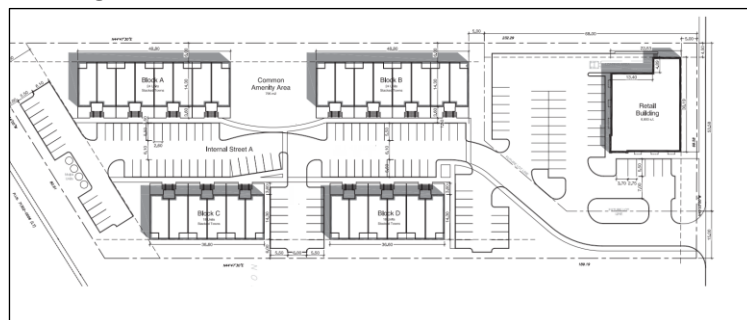


New Project – Woolwich Street, Guelph

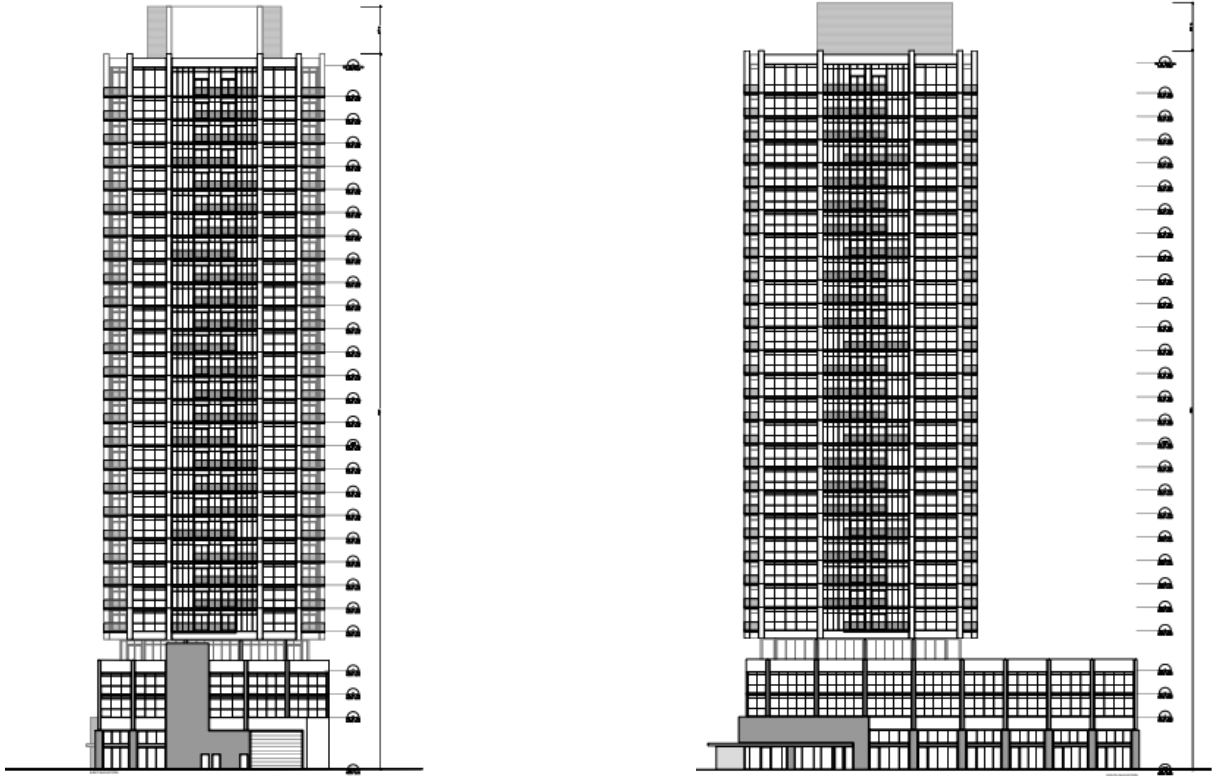


- 3.5-acre site
- Closed on site October 23rd
- 84 unit stacked-townhouse design will be proposed along with moving the current Beer store to the front of the property and continuing long-term lease

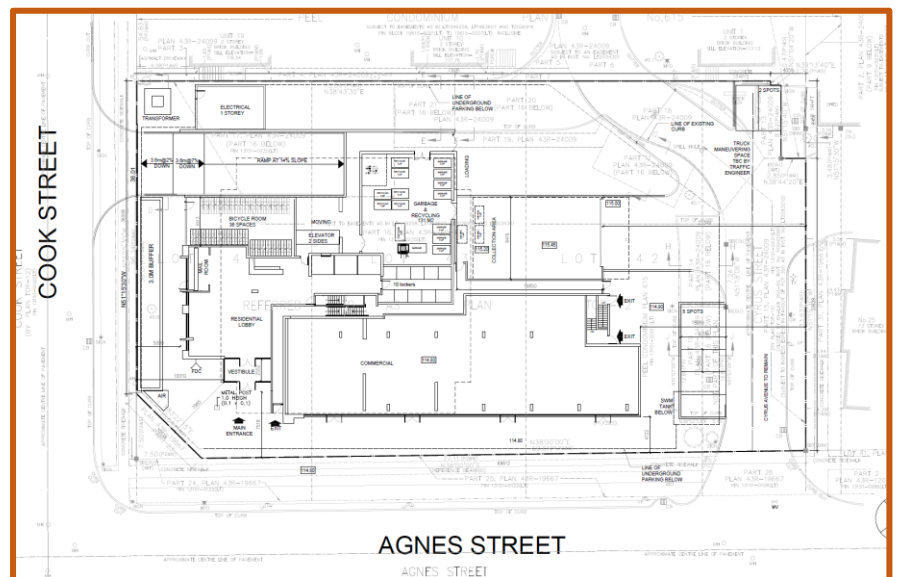
- Consultants are being engaged to review various components of the project
- Partnership with Equiton Income Fund



New Project - 45 Agnes St. Mississauga



- Finalizing details that will be presented to the city Council, due to take place in December
- Recent projects launched in the area by other developers have been quite successful (both condo and rental)
- 282 units, 28 story high rise
- Main floor commercial
- 5 levels of underground parking

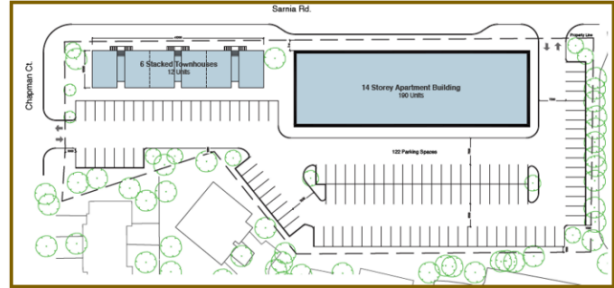


New Project – Sarnia Road, London



- 139,695 sf GFA
- Includes surface parking only

- Land Purchased mid-August
- 163 units – studio, 1 & 2 bed mix



Joseph's Place, Breslau – Project near completion



Joseph's Place, Breslau – cont.

- 25% of suites leased
- Phased occupancy starting in November
- Line painting completed in parking lot
- Landscaping complete

www.josephsplacebreslau.com

or follow us on Instagram: @josephsplace_breslau



the | W - London – Project under Construction



the | W - London – cont.

Building D

- Slab on grade pour to take place at end of October
- First Floor CFS walls are to be delivered on Nov 3rd
- Project completion July 2021



Building B

- Work continues on the footings.
- Ground floor hollow core is expected beginning of December

For more info please visit
www.thewlondon.com
or follow us on Instagram:
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URBN Lofts, Guelph – Project under Construction



- Curbs are to be poured mid-end October
- Live electric has begun running parking lot lighting and EV charging stations
- Sixth floor windows currently being installed

For more info please visit
www.urbnlofts.com
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