

KATASA

GRUPE + DÉVELOPPEMENT

CORPORATE BROCHURE | 2022 Edition



Entrance of the Head Office

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OUR STORY



In the 1980s, **Sam Chowieri** was already a seasoned professional in residential real estate development when he started his own company. He named it KATASA (the first two letters of his daughters' names, Katherine, Tanya, and Samantha). At the time, few entrepreneurs dared to venture into the construction of retirement homes, but Sam realized that there was a market for this type of property. He embarked on one of his most daring projects. He bought a deserted church in downtown Hull and converted it into a comfortable, cozy residence for local seniors.

The realization of this large-scale project will have proven to be quite a challenge! Floors had to be built where there was an empty space and the plans had to meticulously be carried out to preserve the bell tower and make the most of the recoverable materials and structures. In 1987, it was with great pride that Sam Chowieri officially opened the Résidence de l'Île, one of the first retirement homes in the Outaouais region, and his very first project of its kind!

KATASA will quickly become a leader in the design, development and management of retirement homes and a key player in the commercial and residential rental real estate in the Outaouais region. Although KATASA specializes in the retirement housing niche, the company has undertaken a growing number of projects, including luxury condominiums and residential and commercial rental properties. Today, the company continues to expand and establish its presence in new markets in Quebec, Ontario and elsewhere. Sam has been the pillar and master builder of KATASA for over 30 years. A visionary entrepreneur, he knows how to surround himself with a solid and competent team that shares his vision of the company. He also doesn't have to worry about the next generation. Since 2014, his daughters Katherine,

Tanya and Samantha Chowieri are active partners in KATASA Group + Development and hold key positions.

From an early age, the three sisters were actively involved in the family business, accompanying their father on his visits to the Résidence de l'Île, participating in the traditional Christmas dinner with the residents, serving at the tables, or acting as messengers. In the summer, they spent a lot of time at the residence: nothing better to learn the ropes! With their hands-on experience, it was a natural choice for Katherine, Tanya, and Samantha to pursue a career with KATASA.

Katherine Chowieri is responsible for planning, new project design, marketing, and finance. **Tanya Chowieri** is responsible for the acquisition of new projects and the commissioning of new buildings, as well as the renovation of existing assets. **Samantha Chowieri** oversees the management of the retirement residences and all real estate properties. She works closely with the directors who ensure the smooth day-to-day operation of the residences.

"Giving back" is part of KATASA's DNA. The Chowieri family has always been very involved in their community and continues today, supporting causes that contribute to the well-being of their fellow citizens.



Résidence de l'Île



1560 Merivale Street



Manoir Pierrefonds



Village Riviera



265 Carling Street

WHO ARE WE?



Head Office Conference Room

KATASA is a family-owned company located in the Gatineau region of Quebec. Recognized for its expertise in rental real estate development (commercial and residential), KATASA has earned an enviable reputation as a leader in this field, as well as in the management of rental complexes for seniors.

OUR MISSION

- Develop and manage commercial and residential rental properties focused on the needs and well-being of the occupants.
- Develop and manage multi-service residences for seniors where you can feel at home, by skilfully combining know-how, attention to detail, comfort and a personalized approach.
- Ensure the well-being of retired residents by providing them with a stimulating and safe living environment and high-quality services and care.
- Increase our leadership in the home care facilities for seniors by applying our development and management model to new markets. We have already established our presence in the Outaouais region, Quebec (Dorval, Pierrefonds, Granby, and Sorel-Tracy) and in Ontario (Ottawa).
- Provide our employees with a harmonious, respectful, and motivating work environment that fosters their sense of belonging and encourages teamwork.
- Give back to the community by supporting organizations and projects in our region.

OUR VISION

KATASA aims to be a reference for:

- Commitment to customers, employees, and support to the community.
- Reliability in carrying out projects and the quality of the services.
- Leadership in the development of innovative and grand-scale projects.

With over 30 years of know-how and experience, KATASA has built an impeccable reputation. Katherine, Samantha, and Tanya Chowieri joined the family business in 2009 as managers, strengthening KATASA's expertise. Since 2015, the company has expanded into the Montreal, Pierrefonds, Granby, and Ottawa markets.

Our corporate culture is built on and supported by values that define us and guide the way we do business.

OUR VALUES

- **Family spirit** – we treat our clients, residents, and staff as family, creating a pleasant environment where everyone feels comfortable.
- **Transparency** – we keep our promises and are transparent with staff, customers, and each other as owners.
- **Respect** – we value respect among employees, towards customers and among ourselves as owners.
- **Passion** – our passion helps us to create a superior customer experience, to excel, to be enthusiastic about work, and it stimulates innovation.
- **Loyalty** – our loyalty towards our customers, staff, and company creates an environment where employees and customers display loyalty towards our company.
- **Diversity** – we encourage all aspects of diversity, bringing in a variety of opinions, viewpoints, cultures, and approaches, more diverse thinking and open communication.



The District

RETIREMENT HOMES

Since 2014, KATASA focuses its activities on the development and management of retirement complexes. The goal is to design and build innovative living spaces that allow retirees to maintain their lifestyle and independence, without compromise.

Thus, the facilities are designed according to the needs and expectations of the clientele. Architectural elements are carefully chosen to follow regional characteristics, thus contributing to the uniqueness of each KATASA residence.

At KATASA, we put forward our values of sharing in everything we do and we seek for each retired resident to feel part of the big family we form with our employees

A DIVERSIFIED REAL ESTATE PORTFOLIO

The retirement home sector makes up a large part of KATASA's real estate portfolio. However, the company has not stopped investing in residential and commercial rental real estate.

Today, KATASA Group + Development owns and operates:

- 6 commercial rental properties
- 2 residential rental buildings
- 1 mobile home rental park and 2 under construction (opening 2023)
- 5 private retirement home complexes
- 3 lots in the planning phase for future residential development
- 1 commercial project with residential development in the United States

The future looks bright with 5 other projects under development in Ontario (Clemow, Somerset, Kent, Merivale, and Bronson). KATASA is always on the lookout for new business opportunities, and it is also expanding into the United States.

KATASA's success is due to its team that is always listening and dedicated to satisfying its customers' expectations.

But above all, our success is due to the tremendous work of a team of seasoned professionals. People with heart, of whom I am very proud of.

Sam Chowieri
Chief Executive Officer

KATASA THINKS BIG BY 2025



	QUEBEC				
	PLANNED CONSTRUCTION	UNITS	COMMERCIAL SPACE	FLOORS	CATEGORY
Village Riviera Phase VI	Under construction	66	-	3	Residential - Seniors
Village Riviera Phase VII	To come	66	-	-	Residential - Seniors
The District Phase IV	2024	-	-	3	Residential - Seniors
The District Phase V	To come	-	-	6	Residential - Seniors
The District Phase VI	To come	-	-	6	Residential - Seniors
Manoir Pierrefonds Phase II	To come	120	-	-	Residential - Seniors
Le Riverain de Granby - Phase II	To come	-	-	16	Residential - Seniors
Château de l'Île Phase II	To come	103	4	-	Residential - Seniors

	ONTARIO				
	PLANNED CONSTRUCTION	UNITS	COMMERCIAL SPACE	FLOORS	CATEGORY
Jade	Under construction	103	-	-	Residential - Commercial
The Clemow Phase I	Under construction	-	-	9	Residential - Commercial
1531 Merivale Phase I	2023	156	-	9	Residential - Commercial
1531 Merivale Phase II	To come	120	-	20	Residential - Commercial
770 - 774 Bronson Building I	To come	212	3,200 ft ²	8	Multi-residential - Commercial
770 - 774 Bronson Building II	To come	78	-	10	Multi-residential - Commercial
1560 Merivale	To come	103	-	-	Residential - Commercial
1531 St-Laurent	To come	-	approximately 3,000 ft ²	-	Residential - Commercial
381 Kent	To come	-	-	-	Residential - Commercial
116 - 120 Beech ST.	To come	-	4	-	Residential

	UNITED STATES				
	PLANNED CONSTRUCTION	UNITS	COMMERCIAL SPACE	FLOORS	CATEGORY
212 North Federal Highway, Dania Beach, FL	To come	-	-	-	Commercial

RESIDENTIAL RENTAL PROPERTY – SENIORS

GATINEAU



The **Résidence de l'Île** and **Château de l'Île** are the flagship of the KATASA Group's retirement home complexes. More than 30 years ago, Sam Chowieri converted a downtown Hull church into a welcoming residence for local seniors: the Résidence de l'Île - KATASA's first property dedicated to seniors!

The **Résidence de l'Île**, located at 223 Saint-Rédempteur Street, welcomes semi-autonomous people. Since its opening in 1987, it has been completely renovated, while preserving its original charm. It offers a safe and welcoming environment, first-rate health care and services, as well as numerous social and entertainment activities, in a friendly and family environment.

The **Château de l'Île** (Phase 1), located at 114 de Carillon Street, welcomes autonomous seniors. The building was built in 2001 and has since been renovated. It has 9 floors and 87 units, including studios, and 3 ½ and 4 ½ apartments. All units have private balconies and good fenestration that let in plenty of light. The building is connected by a passageway to the Résidence de l'Île.

SERVICES AND LEISURE:

- Personalized support services
- Nursing assistants 7 days a week and orderly 24/7
- Domestic help, shuttle service, activities, and leisure services
- Chair yoga, bocce ball, bean bag games, billiards, group activities and outings

BUILDING CATEGORY: Residence for autonomous and semi-autonomous seniors

NUMBER OF PHASES: 3

LOCALISATION: The Résidence de l'Île and the Château de l'Île are located in the Hull district of Gatineau, which is well served by STO buses, facilitating access to the Galeries de Hull, among other places. They are a few steps from the CLSC.

AMENITIES: Dining room, living room with fireplace, billiard room, multipurpose recreation room, library, chapel, Internet café, convenience store, hair and nail salon, pharmacy, outdoor courtyard, and more.



	CONSTRUCTION	CONVERSION	UNITS	FLOORS	PARKING
Résidence de l'Île		1987	113 (suites and room)	4	15 slots (exterior)
Château de l'Île (Phase I)		2001	87 studios, one and two-bedroom apartments	9	42 slots (exterior) 35 slots (interior)
Château de l'Île (Phase II)	To come				

Le Résidence de l'Île: 223, Saint-Rédempteur Street, Gatineau, Quebec J8X 4H1 | 819 778-8717

Le Château de l'Île: 114, de Carillon Street, Gatineau, Quebec J8X 2T2 | 819 778-8717

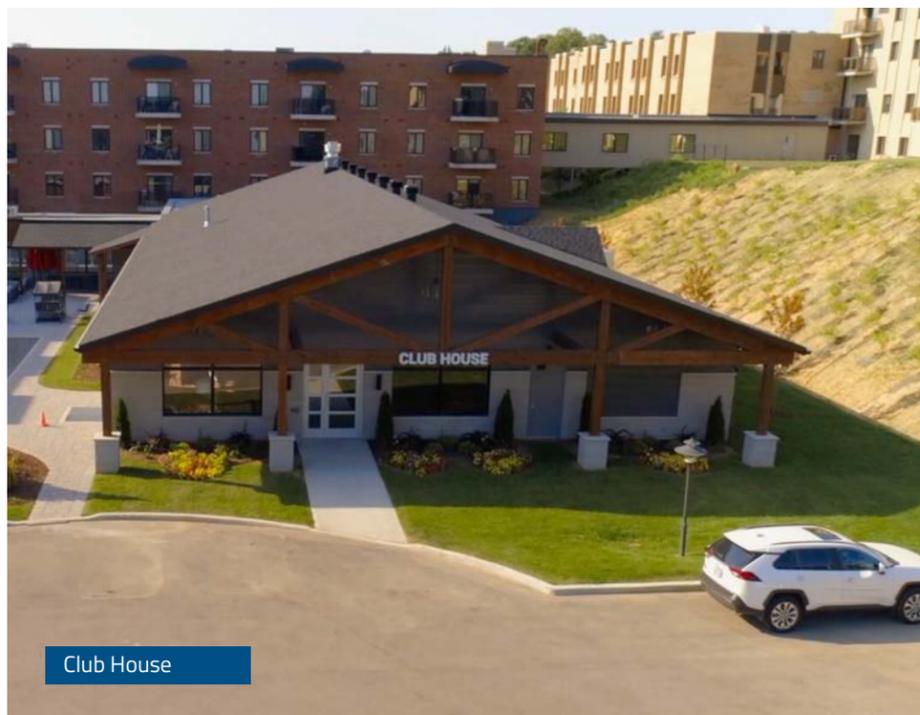
info@residencedelile.ca | www.residencedelile.ca

RESIDENTIAL RENTAL PROPERTY – SENIORS

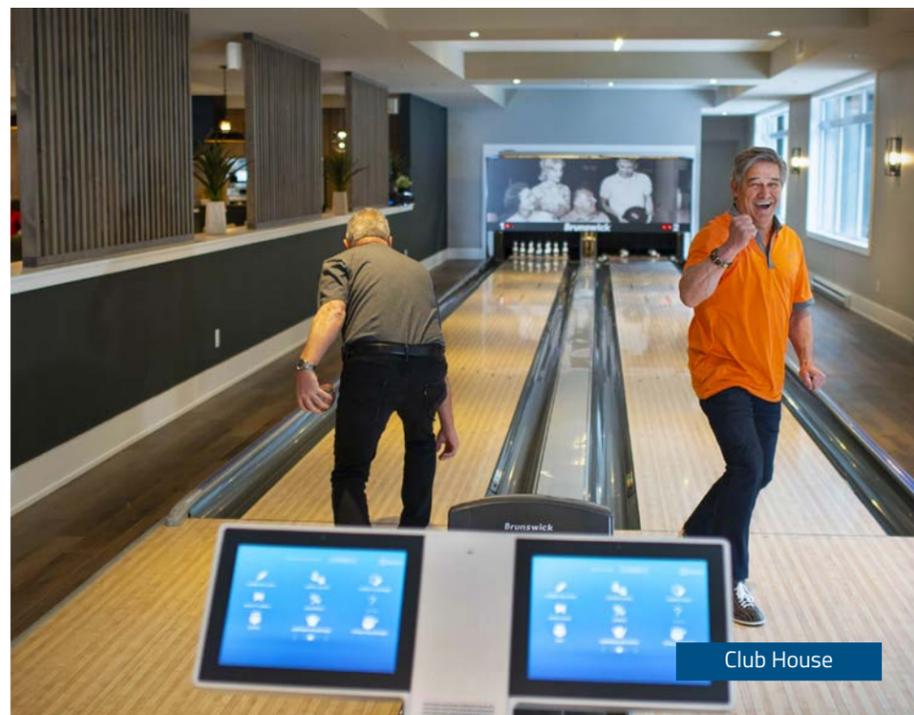
GATINEAU



Phases I à VII



Club House



Club House

The **Village Riviera** is a complex for autonomous, semi-autonomous, and seniors living with a loss of autonomy. It is located in the Côte d'Azur district of Gatineau, a highly sought-after area. The 5 phases are built on a 13-acre estate, bordering a wooded area. The buildings, in contemporary or classic style, offer spectacular views of the Gatineau River and the cities of Gatineau and Ottawa.

The complex favours an architecture with a humane dimension. The buildings are only a few stories high and are all connected by a passageway, recreating the warmth of a village. Quality of construction, quality of life, multiple social and sports activities, vast landscaped areas, a community garden, and the new **Club House** are some of the many assets that make the Village Riviera a popular place to live.

SERVICES AND LEISURE:

- Nursing assistants 7 days a week and orderly 24/7
- Medical consultations on site, by appointment
- Club House: bowling, virtual golf, pétanque, cooking workshops, lounge with fireplace, etc.
- Body care (beautician, podiatrist, massage therapist), hair salon
- Social club, fitness classes, yoga, aquafitness, cocktail parties, and more.

BUILDING CATEGORY: Residence for autonomous and semi-autonomous retirees

LOCATION: The complex is located in the Côte d'Azur district of Gatineau, an area where nature is omnipresent, a short distance from downtown Gatineau and about 20 minutes from Ottawa.

AMENITIES: Dining rooms, restaurant, upstairs lounge, Internet cafe, library, cinema, recreation room, craft room, billiard room, chapel, pharmacy, convenience store, hair salon, gym, indoor and outdoor pools, walkways indoor and outdoor bowls, and Club House.

CLUB HOUSE: Bowling Alley, billiards, pétanque, darts, game tables, cooking workshops

AVAILABLE PARKING: 256 spaces (indoors) 100 spaces (outdoors)

	CONSTRUCTION	UNITS	STOREY	
CURRENT	PHASE I Semi-autonomous + care units	2007	120 suites, bedrooms and care units	2
	PHASE II Autonomous	2009	61 studios and apartments of 1, 2 and 3 bedrooms	3
	PHASE III Autonome	2010	27 apartments of 1, 2 and 3 bedrooms	3
	PHASE IV Autonomous	2014	94 apartments of 1, 2 and 3 bedrooms	3
	PHASE V Autonomous	2018	104 apartments of 1, 2 and 3 bedrooms	3
COMING	PHASE VI Autonomous	PLANNED: Fall 2022	76 apartments of 1, 2 and 3 bedrooms	3
		TOTAL : 482		

Le Village Riviera: 2199 Saint-Louis Street, Gatineau, QC J8T 5L4 | 819 561-1515
info@villageriviera.ca | www.villageriviera.ca

RESIDENTIAL RENTAL PROPERTY – SENIORS

GATINEAU

le DISTRICT



Phases I to VI



Outdoor pool



Cinema

The District is located on the shores of the Ottawa River in Gatineau in the Aylmer sector, a place where nature is omnipresent. It offers the advantage of being close to many golf courses, bike paths and walking trails, and a short distance from downtown Aylmer, Gatineau and Ottawa.

The District is an elegant complex for independent retirees. Its contemporary design and state-of-the-art amenities promote an active lifestyle. Everything has been designed with the clientele in mind: maximum comfort, refined decor, and a wide range of top quality apartment choices.

The **District Club** is open to the public. It includes a large, bright gym (for 50+), an indoor swimming pool, a large fully furnished roof terrace and a beauty salon. It is on the first floor that we find the restaurant Le Bistro, renowned for its fresh cuisine.

SERVICES AND LEISURE:

- Auxiliary nurses
- 24/7 beneficiary attendants
- Medical consultations on site, by appointment
- Beauty salon (aesthetics, nails, hairdressing, massage therapy, etc.)
- Yoga, zumba, spinning, fitness classes, etc.
- Dog grooming salon (Phase II)
- Miscellaneous activities

BUILDING CATEGORY: Residence for independent retirees

LOCATION: The District is located on the banks of the Ottawa River, in the Terrasse-Lakeview district of the Aylmer sector of Gatineau, near downtown Aylmer and less than 20 minutes from Ottawa.

AMENITIES: Dining room-restaurant, living room with fireplace, Internet café, cinema, gym, virtual golf course, grooming salon, pharmacy, convenience store, chapel, petanque court, shuffleboard, outdoor and interior swimming pools, interior courtyard with terrace, community garden, etc.

	CONSTRUCTION	COMPLETION	UNITS	STOREY	PARKING
PHASE I	2017		64 apartments of 1, 2 et 3 chambres	7	49 slots (indoor) 25 slots (outdoor)
PHASE II	2019		67	7	70 slots (indoor) 10 slots (outdoor)
PHASE III	2020		62	7	70 slots (indoor)
PHASE IV	PLANNED: 2023	PLANNED: 2024	120	-	-
PHASE V	PLANNED: 2024	PLANNED: 2025	120	Coming	-
PHASE VI	PLANNED: 2025	PLANNED: 2026	120	Coming	-

Le District Aylmer I : 55 Lady-Colborne, Gatineau, QC J9H 0J8 | 819 557-0505
 Le District Aylmer II : 75 Lady-Colborne, Gatineau, QC J9H 0J8 | 819 557-0505

info@ledistrictaylmer.ca | www.ledistrictaylmer.ca

RESIDENTIAL RENTAL PROPERTY – SENIORS

PIERREFONDS



The **Manoir Pierrefonds** is a retirement complex located in Pierrefonds, on the northwestern tip of the Island of Montreal. The building is set in an exceptional location. Built on the banks of the Rivière des Prairies, it offers a splendid view of the water and is close to the magnificent Cap-Saint-Jacques nature park.

Since its opening in the 1980s, the Manoir Pierrefonds has built an enviable reputation. Major renovations in 2017 have made it one of the most beautiful and pleasant retirement complexes in the region. The establishment serves an autonomous and semi-autonomous clientele with a healthcare unit.

Its new modern infrastructure encourages an active lifestyle. The common areas, as well as the studios and apartments, are luxurious and bright. Residents also have a lounge area on each floor. The quality of care, the diversity of activities and the friendliness and professionalism of the staff make the Manoir Pierrefonds an ideal place to live out your retirement.

SERVICES AND LEISURE:

- Personalized plan for assistance and medical care services
- Nursing assistants on call, orderly 24/7
- Physiotherapy and massage therapy services
- Animation and activities services, shuttle service
- Yoga, Zumba, Aquafitness, dance, petanque, walking trails, etc.

BUILDING CATEGORY: Residence for autonomous and semi-autonomous seniors

LOCALISATION: The Manoir Pierrefonds is located on Gouin Boulevard West, in the borough of Pierrefonds, directly on the banks of the Rivière des Prairies.

AMENITIES: Dining room (restaurant/bar), terrace on the water, outdoor swimming pool, gym, yoga room, game room, lounge area on each floor, chapel, movie theatre, reception room, library, Internet café, convenience store, hair salon, beauty salon, pharmacy, and more.

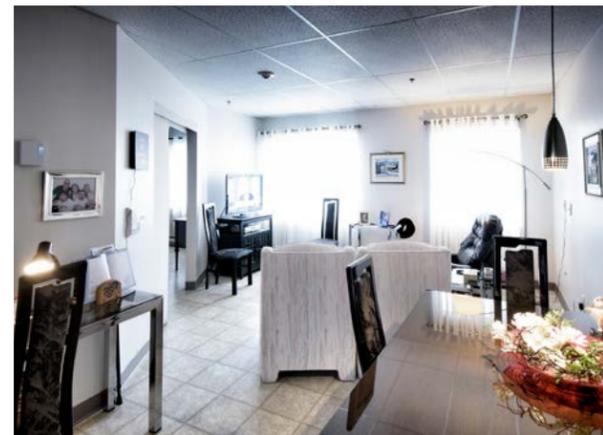


	CONSTRUCTION	ACQUISITION	RENOVATIONS	UNITS	FLOORS	PARKING
PHASE I	1980's	2015	2017	186 studios, one and two-bedroom apartments	4 et 8	74 slots (interior) 100 slots (exterior)
PHASE II	To come					

Le Manoir Pierrefonds : 18465, Gouin Blvd. West, Pierrefonds, Quebec H9K 1A6 | 514 626-6651
manoirpierrefonds.com | info@manoirpierrefonds.com

RESIDENTIAL RENTAL PROPERTY – SENIORS

GRANBY



Le Riverain, a residence located on Principale Street in downtown Granby, has several restaurants, cafés, and bistros in its area, with stores, financial institutions, and businesses within walking distance. It has been welcoming autonomous seniors or those with a loss of physical and cognitive autonomy since 1992.

Le Riverain is appreciated for the quality of its infrastructure, which has always been a priority. During its modernization, the residence maintained the right balance between classic and contemporary styles, which is very appealing to residents. Seniors seeking an active lifestyle are also pleased with the variety of indoor and outdoor facilities that encourage physical activity year-round.

The qualified staff and the well-structured organization ensure that our clients receive high-quality nursing and assisted living care. Each resident can count on a range of healthcare services that provide well-being and peace of mind.

SERVICES AND LEISURE:

- Director of Health Services on site
- Nursing assistants 7 days a week, orderly on call 24/7
- Access to healthcare professionals through the CLSC
- Podiatrist and massage therapist on site
- Animation and activities services
- Yoga, Aquafitness, line dancing and Active Living program

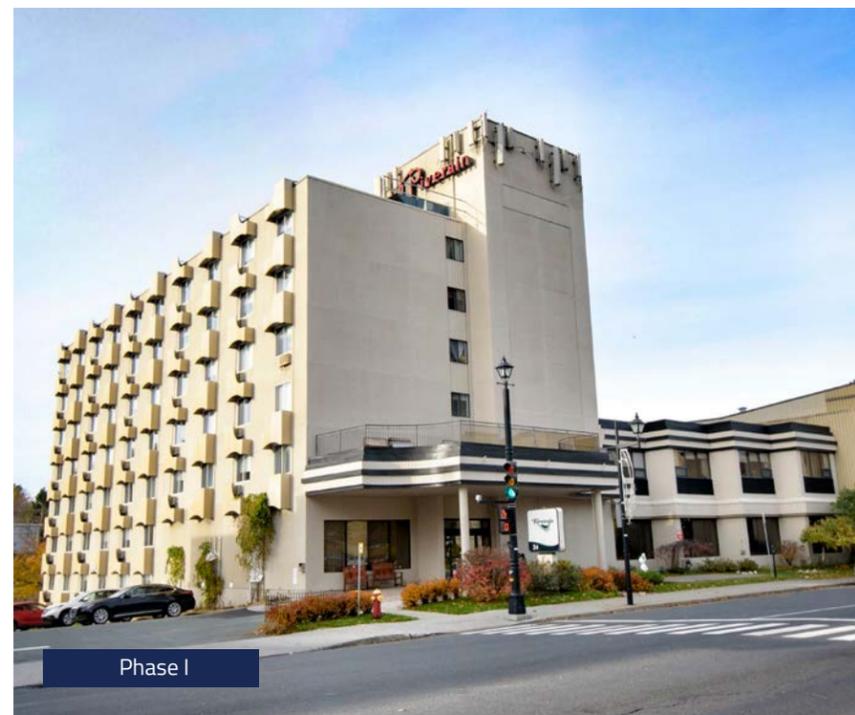
BUILDING CATEGORY: Residence for autonomous seniors or with loss of autonomy.

LOCALISATION: The residence is located in the heart of downtown Granby, close to several businesses and a short distance from Tannerie Park along the Yamaska River.

AMENITIES: Dining room, lounge, library, multipurpose recreation room, billiard room, bocce alley, chapel, convenience store, pharmacy, hair salon, spa, indoor and outdoor pools, walking trails, community garden, and much more.



Future Phase II



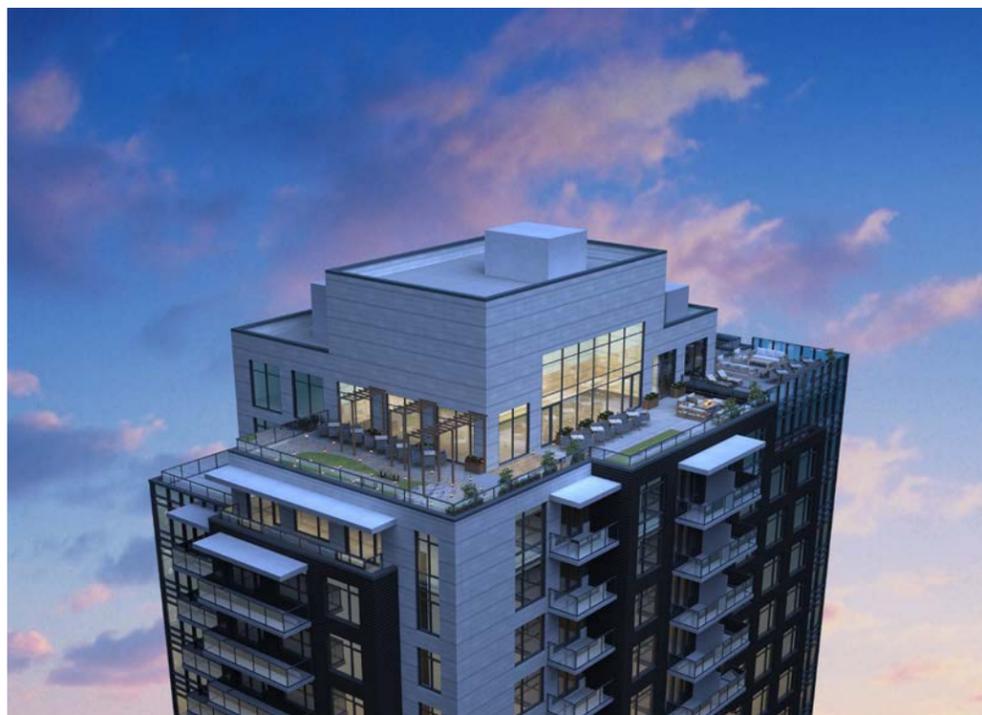
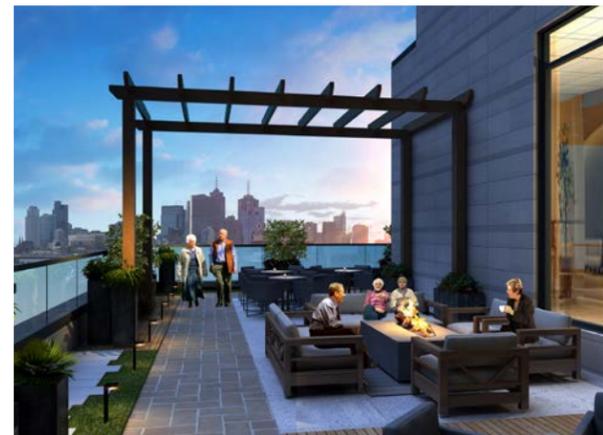
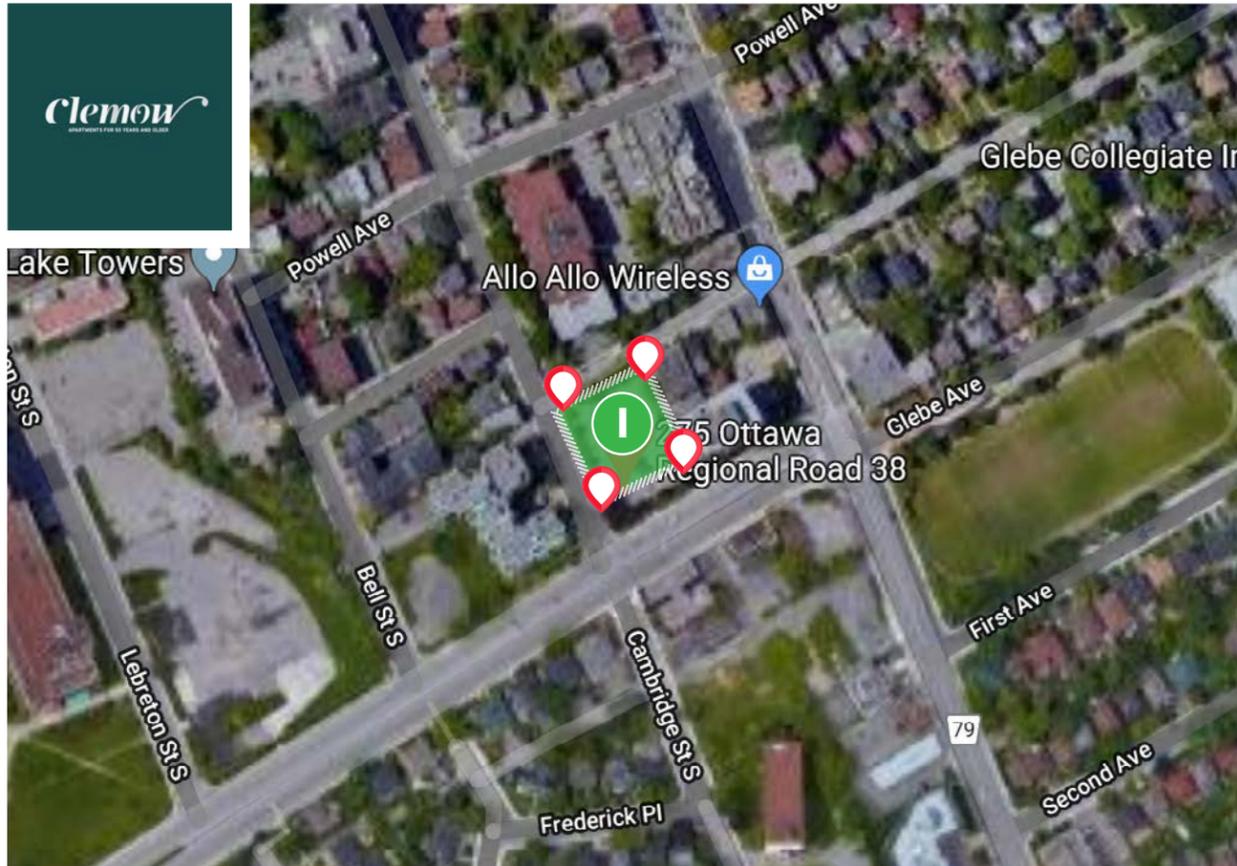
Phase I

	CONSTRUCTION	ACQUISITION	UNITS	FLOORS	STATIONNEMENT
PHASE I	1992	2016	139	7	50 slots (exterior)
PHASE II	To come				

Le Riverain : 34, Principale Street, Granby, Quebec J2G 2T4 | 450 375-3660
liveraindegranby.com | info@liveraindegranby.com

RESIDENTIAL - COMMERCIAL RENTAL PROPERTY

OTTAWA



The prestigious retirement complex **The Clemow** will soon be under construction. The 16-storey building, located at 275 Carling Street, will be in the heart of urban Ottawa and close to Dows Lake and the Rideau Canal. It will include 159 residential units, 3,200 square feet of retail space and underground parking.

The Clemow will offer a safe environment with contemporary and elegant 159 units for autonomous living. Residents will enjoy high-standard amenities and services that respect their freedom of choice and allow them to enjoy a rewarding community life. Come live with like-minded people.

This project is yet another challenge that Roderick Lahey Architects has taken on in collaboration with KATASA's dynamic design team.

SERVICES AND LEISURE:

- Indoor pool
- Fitness centre
- Yoga and Dance room
- Cinema
- Community garden
- Aquafitness, cooking workshops, billiards, and much more.

BUILDING CATEGORY: Residence for autonomous seniors, semi-autonomous and with loss of autonomy.

LOCALISATION: Le The residential complex is in Ottawa's Glebe Annex neighbourhood, steps from Little Italy, south of the Queensway and close to Dows Lake and the Rideau Canal.

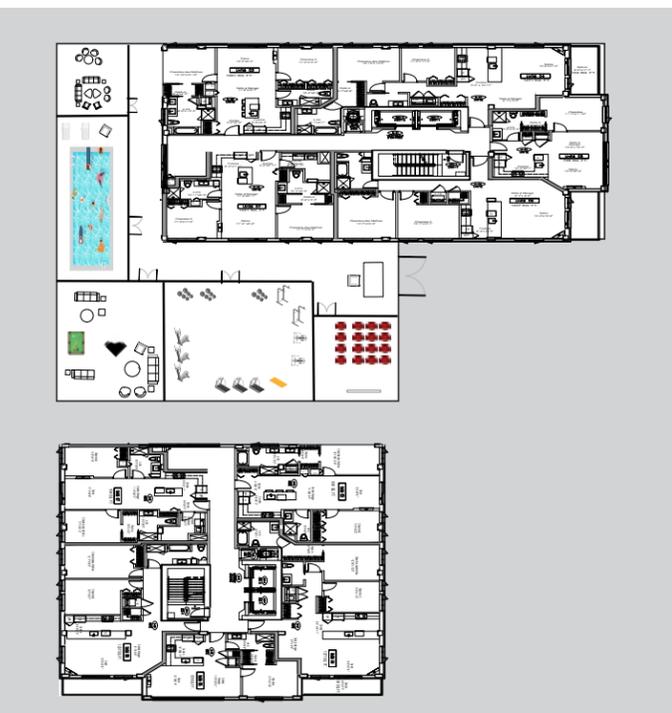
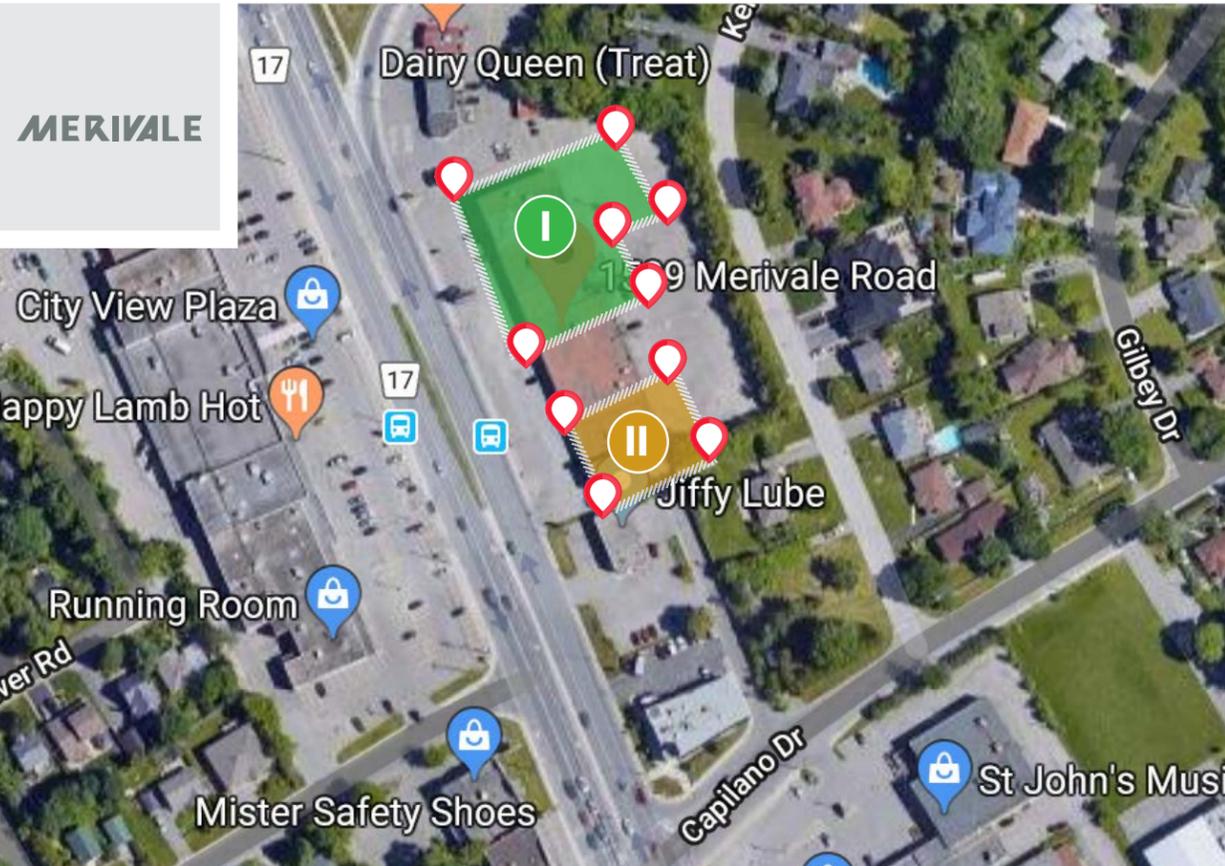
AMENITIES: Dining room, private reception room, Internet café, library, chapel, lounge with fireplace, movie theatre, gym, hair and beauty salon, indoor and outdoor swimming pools, pharmacy, banking services, convenience store, outdoor terrace, and much more.

	CONSTRUCTION	EXPECTED COMPLETION	RESIDENTIAL UNITS	COMMERCIAL SPACE	FLOORS	PARKING
PHASE I	2021	2024	169	3 200 pi ²	16	(5 underground levels) 199 slots, + 50 bicycle slots

The Clemow : 275, Carling Street, Ottawa, Ontario K1S 2E1
theclemow.com | info@theclemow.com

MULTI-RESIDENTIAL RENTAL PROPERTY - COMMERCIAL

OTTAWA



The **Merivale** will offer the community contemporary rental units. Residents will enjoy high-standard amenities and services that respect their freedom of choice and allow them to enjoy a rewarding community life.

This project is another challenge entrusted to the architectural firm of Roderick Lahey Architects of Ottawa, who will work closely with the KATASA design team.

LOT AREA: Approximately 80,000 sq. ft

BUILDING CATEGORY: 203 residential rental units..

LOCATION: The Merivale will be located at 1509 Merivale Road in Nepean, Ontario, at the intersection of Clyde and Merivale Streets. The complex is close to all services, the Merivale Mall, the Ottawa Hospital, big-box stores, near the LRT train and the Central Experimental Farm.

AMENITIES: Dog grooming room, coworking space, party room, children's playroom, and more.

	PLANNED CONSTRUCTION	EXPECTED COMPLETION	RESIDENTIAL UNITS	FLOORS	PARKING
PHASE I	To come	Fall 2023	156	9	120 slots (interior)
PHASE II	Fall 2023	Spring 2025	120	9	100 slots (interior)

Merivale: 1509, Merivale Road, Nepean, Ontario, K2G 3J3

MULTI-RESIDENTIAL RENTAL PROPERTY - COMMERCIAL

OTTAWA



Phase I of The **Bronson**, a new multi-residential development by KATASA Group + Development, is coming soon to 774 Bronson Avenue, south of Carling Avenue, in Ottawa's Glebe neighbourhood. The Bronson is close to restaurants and shops, a short distance from Carleton University and several large parks along Dow's Lake and the Rideau Canal.

The Phase I building will extend on two facades facing the street (Bronson Avenue and Cambridge Street South). The contemporary architecture of the building lightens its verticality and gives it a unique style. It will house first floor retailers, a student residence and residential rental units.

BUILDING CATEGORY: multi-residential, commercial, student and retirement residence.

LOCATION: The complex is located in Ottawa's Glebe neighbourhood, close to the Carleton University campus and numerous green spaces along Dow's Lake and the Rideau River.

AMENITIES: Gym, virtual golf, dog exercise area, grooming salon, courtyard with terrace, etc.

LOT AREA: approximately 49,000 sq. ft.

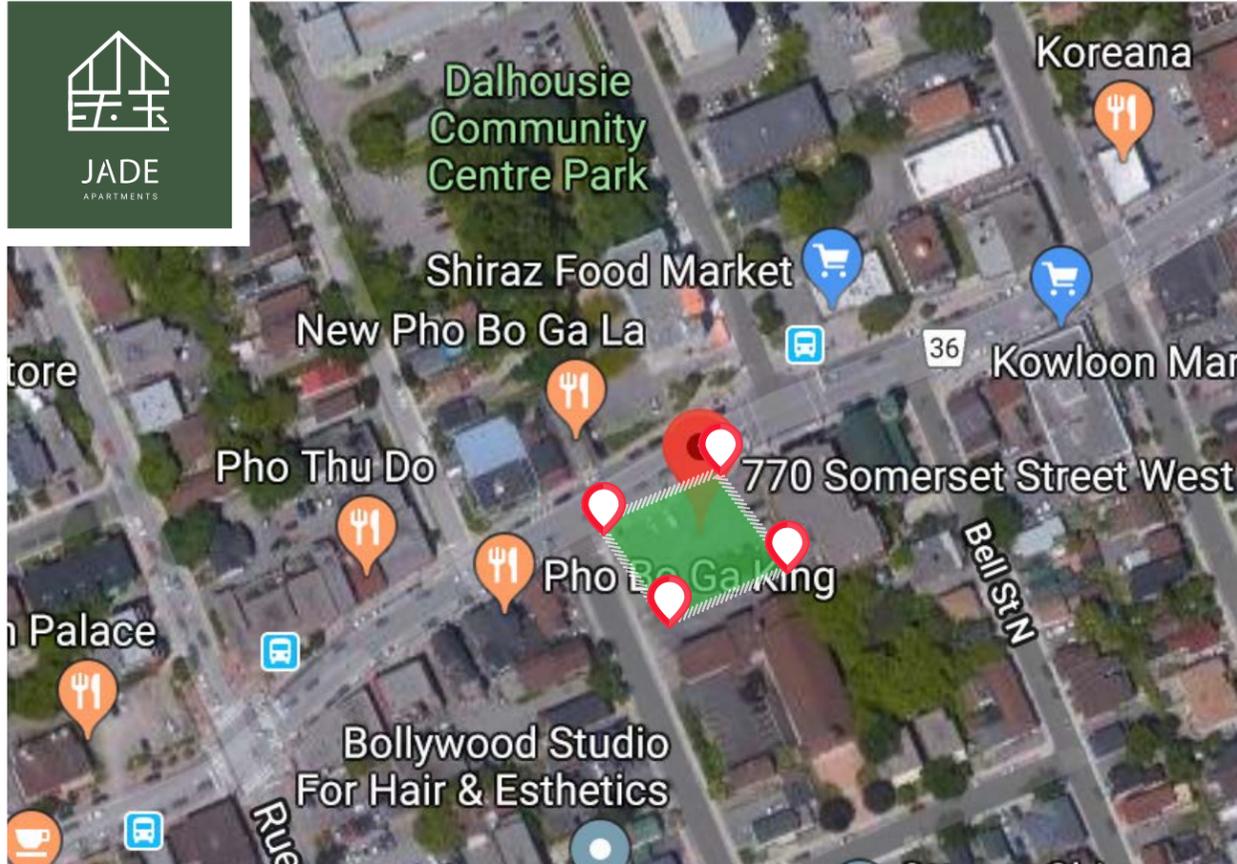
PARKING: 200 slots (indoor)

	FLOOR(S)	RENTAL SPACES	UNITS:
PHASE I (to come) 20 floors in total			
Multi-residential rental	1 to 8	-	153 units,
Beds for students	9 to 20	-	210 bed
PHASE II (to come) 8 floors in total			
Multi-residential rental	8	-	102 residential units

Bronson: 774, Bronson Avenue, Ottawa, Ontario, K1S 4G4

RESIDENTIAL - COMMERCIAL RENTAL PROPERTY

OTTAWA



770 **Somerset Street West** is a new residential project aimed at young professionals and those who appreciate urban living. The building, located in Chinatown and close to downtown Ottawa, will feature 103 luxury units, indoor parking and four first floor retail units.

There is currently a high demand for this style of housing in Ottawa. The Somerset Street neighbourhood is in the heart of a vibrant area with many new businesses, stores, restaurants and boutiques opening their doors. Another advantage of the project is its proximity to Lebreton Flats and the Bayview and Booth train stations.

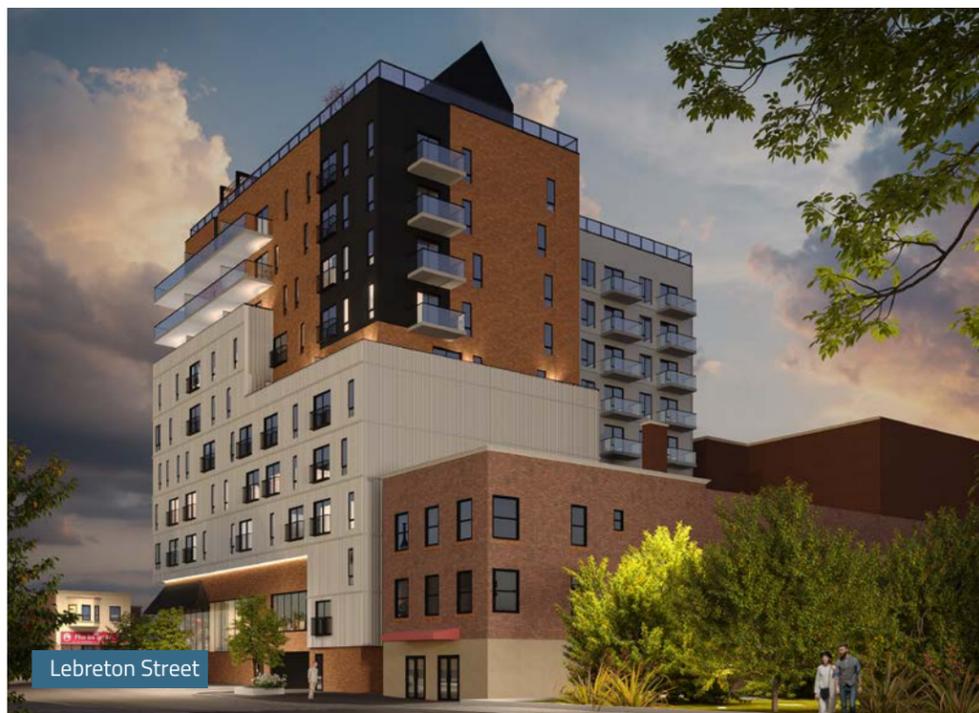
The design of the building, which will be inspired by Swedish "modern farmhouse" style of architecture has been entrusted to the firm Roderick Lahey Architects who will work closely with KATASA's designers.

BUILDING CATEGORY: Residential building with shops on the first floor.

LOCATION: The building is located in Chinatown, minutes from downtown Ottawa, Lebreton Flats, Bayview and Booth train stations.

AMENITIES: Gym, common area activity room, terrace in the inner courtyard, common roof terrace with two BBQ areas and a commercial space with shops on the first floor.

	CONSTRUCTION	EXPECTED COMPLETION	RESIDENTIAL UNITS	COMMERCIAL SPACE	FLOORS	PARKING
APARTMENTS	2021	2023	103	4	10	89 slots (underground)

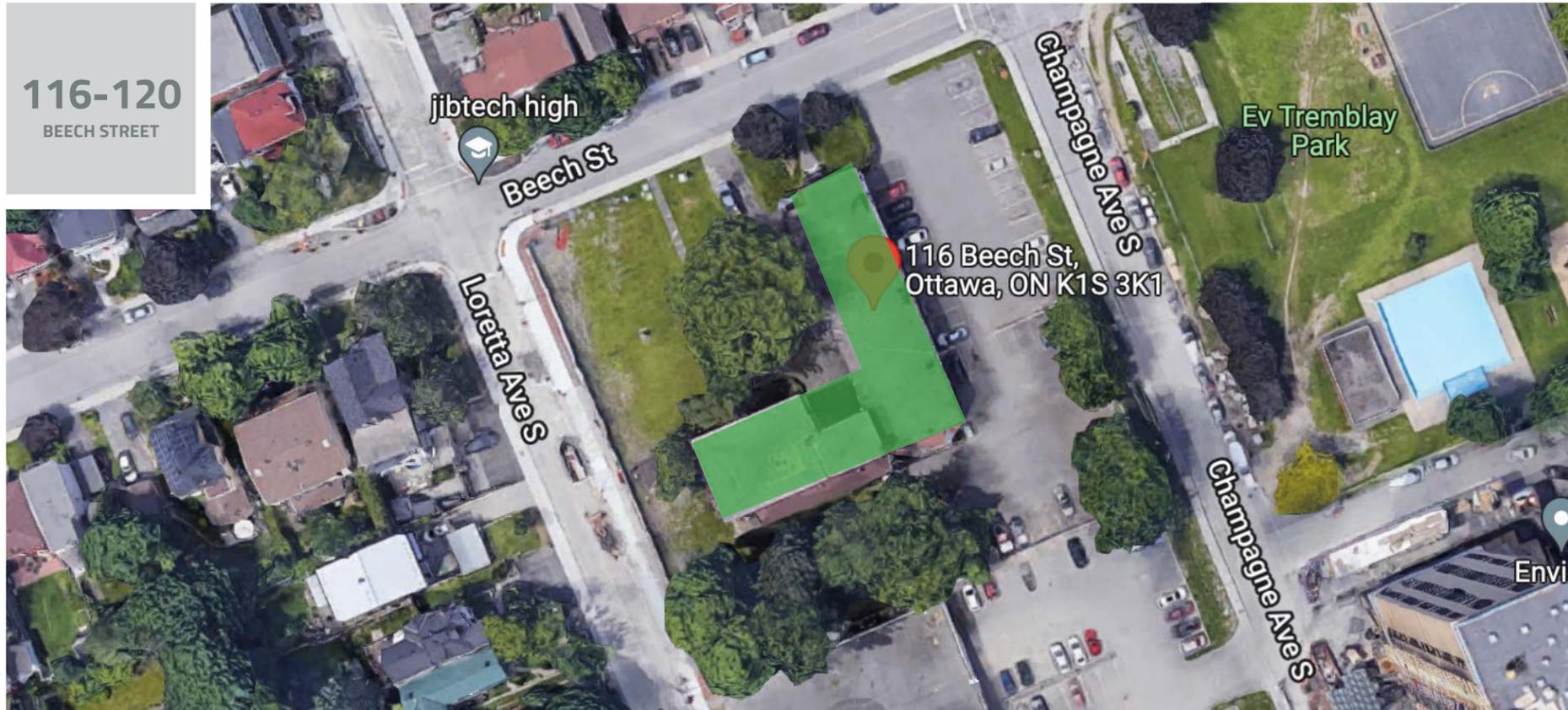


Jade: 770, Somerset Street Ouest, Ottawa, Ontario, K1R 6P5 | jadeliving.com | 613 857-5233

RESIDENTIAL RENTAL PROPERTY

OTTAWA

116-120
BEECH STREET



Le **116-120 Beech Street** is approximately 58,000 square feet. It features a 1960s building with 50 apartments and 8 room and board units. There are two tenant laundry rooms and outdoor parking slots charged at \$25 and \$65 per month respectively.

In the heart of Little Italy, close to Ottawa's best restaurants and shops, the property is conveniently located near Highway 417. It is easily accessible and close to major landmarks: Ottawa Hospital, Dow's Lake, Glebe, Landsdowne, etc.

PROJECT TO BE DEVELOPED

LOT AREA : 58,000 sq. ft.

BUILDING CATEGORY : Residential

LOCATION : in the heart of Ottawa's Little Italy near Highway 417

	CONSTRUCTION	ACQUISITION	FLOORS	UNITS	PARKING
APARTMENTS	1960	2021	3	58 (guesthouses, apartments, and rooms)	55 slots (exterior)



116-120 Beech Street, Ottawa, Ontario K1S 3K1

RESIDENTIAL RENTAL PROPERTY

MONTRÉAL



The **Chambord** is an 8-storey apartment building located in downtown Montreal, close to UQAM, McGill University, and within four metro stations of Concordia University.

The building, on a mature tree-lined street, is within walking distance of the Galeries du Parc (a small underground shopping centre with a gym, movie theatre, pharmacy, Metro grocery store and other businesses). The Quartier des spectacles and Mount Royal are also easily accessible by public transportation.

The accommodations (studios and one-bedroom apartments) are affordable for students and suitable for a clientele that enjoys urban living.

BUILDING CATEGORY: Multi-unit residential building.

LOCATION: Downtown Montreal. The neighbourhood is bounded by Des Pins Avenue to the north, Sherbrooke Street to the south, Saint-Urbain Street to the east and Parc Avenue to the west.

	CONSTRUCTION	ACQUISITION	FLOORS	UNITS	PARKING
APARTMENTS	1964	1990	8	66 (studios one-bedroom apartment)	3 slots (interior)



Apartment

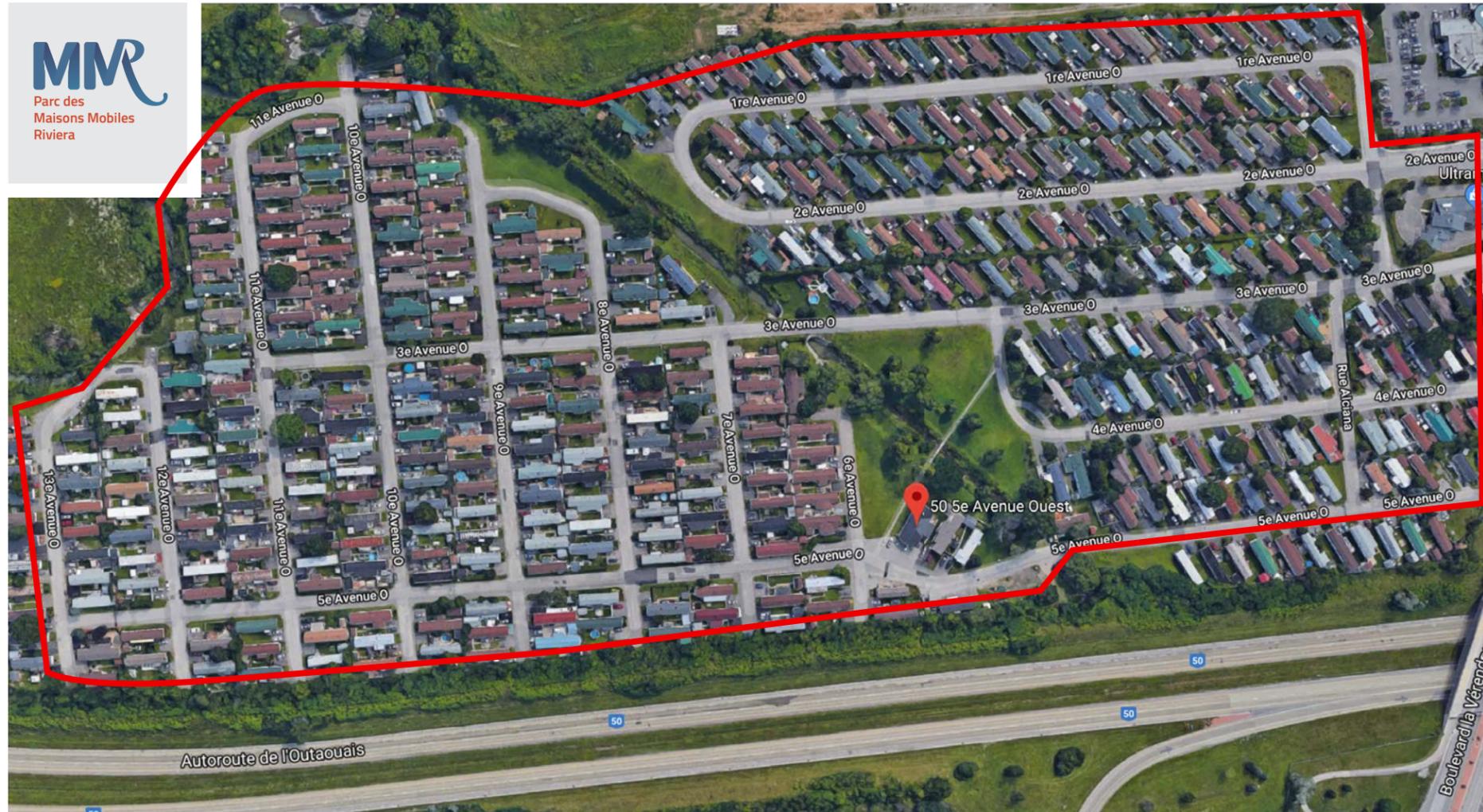


Le Chambord : 3494, Jeanne-Mance Street, Montréal, Québec, H2X 2K1

RESIDENTIAL RENTAL PROPERTY

GATINEAU

MMR
Parc des
Maisons Mobiles
Riviera



The **Riviera Mobile Home Park** is one of the few housing projects of its kind in the Outaouais region, which gives it a unique appeal. It is located in the Limbour district, north of the city of Gatineau. It is bordered on the south by De La Vérendrye Boulevard West and is located along the Ottawa River Highway.

The rental lots are reserved for the exclusive use of mobile homes. The affordable cost of renting a lot and buying a mobile home fit perfectly with the expectations of a clientele that appreciates a minimalist lifestyle, without skimping on the comfort of a real home.

In addition, the Riviera Mobile Home Park is surrounded by vast green spaces and is ideally located for quick access to major highways for easy travel.

PROPERTY CATEGORY: Mobile home park with land rental.

LOCATION: The Riviera Mobile Home Park, located north of De La Vérendrye Boulevard West and close to the Ottawa River Highway, offers quick access to all major roads and downtown Gatineau.

YEAR OF INAUGURATION: 1980

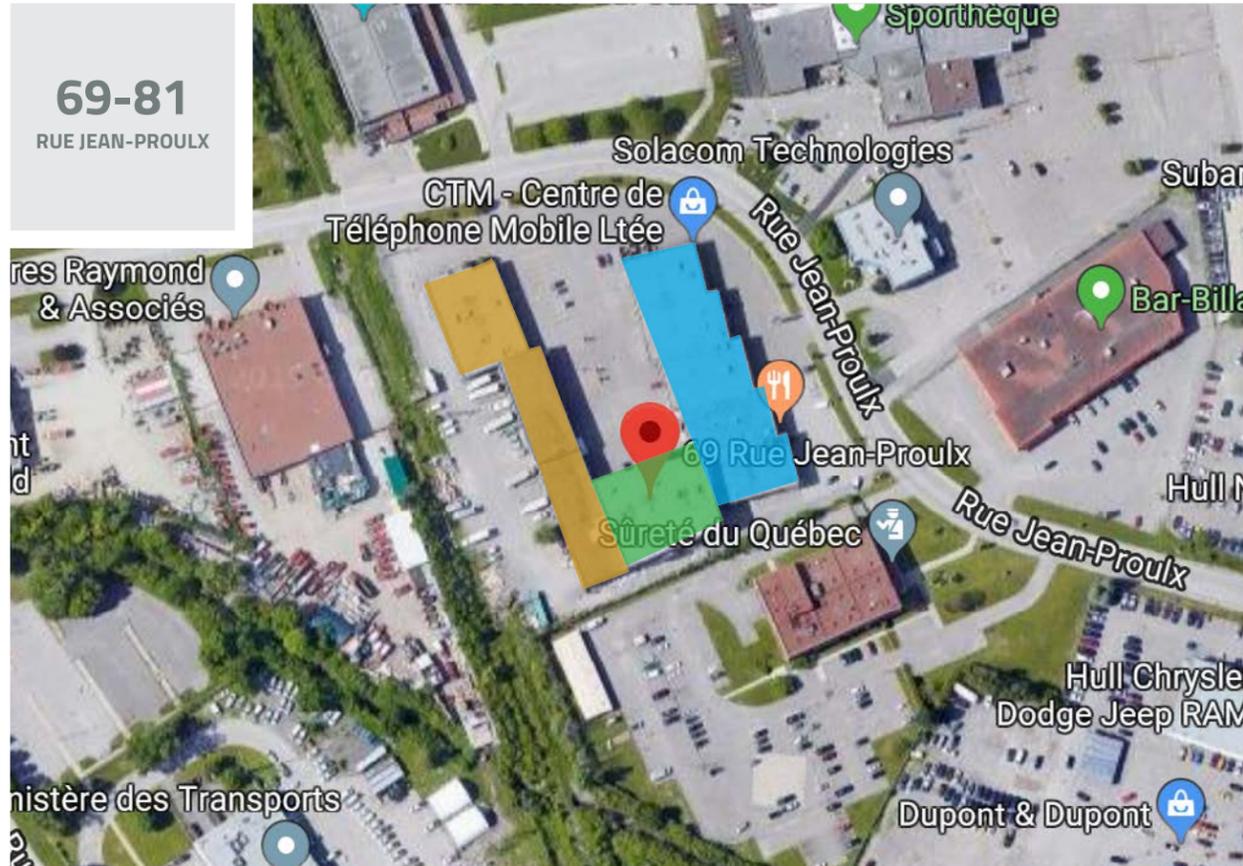
NUMBER OF LOTS: 421



Riviera Mobile Home Park : 50, 5th Avenue West, Gatineau, Québec, J8T 4E8 | 819 568-4111

COMMERCIAL RENTAL REAL ESTATE

GATINEAU



Conveniently located in the industrial park of the Hull sector of Gatineau, these three commercial buildings offer warehouse and office space for rent.

69, Jean-Proulx Street was built in 2015 and has 4 warehouse spaces and 5 office spaces.

The buildings at **71 and 81, Jean-Proulx Street** were built in the 1980s.

BUILDING CATEGORY: Office building and warehouse.

LOCATION: The three buildings are located in the Hull sector of Gatineau, near several car dealerships, the Jean-Paul Sabourin arena and the Sporthèque.

	RENTABLE AREA	OFFICE SPACE	WAREHOUSE SPACE
69, rue Jean-Proulx	27,820 sq. ft.	5	4
71, rue Jean-Proulx	32,481 sq. ft.	2	5
81, rue Jean-Proulx	34,912 sq. ft.	5	6

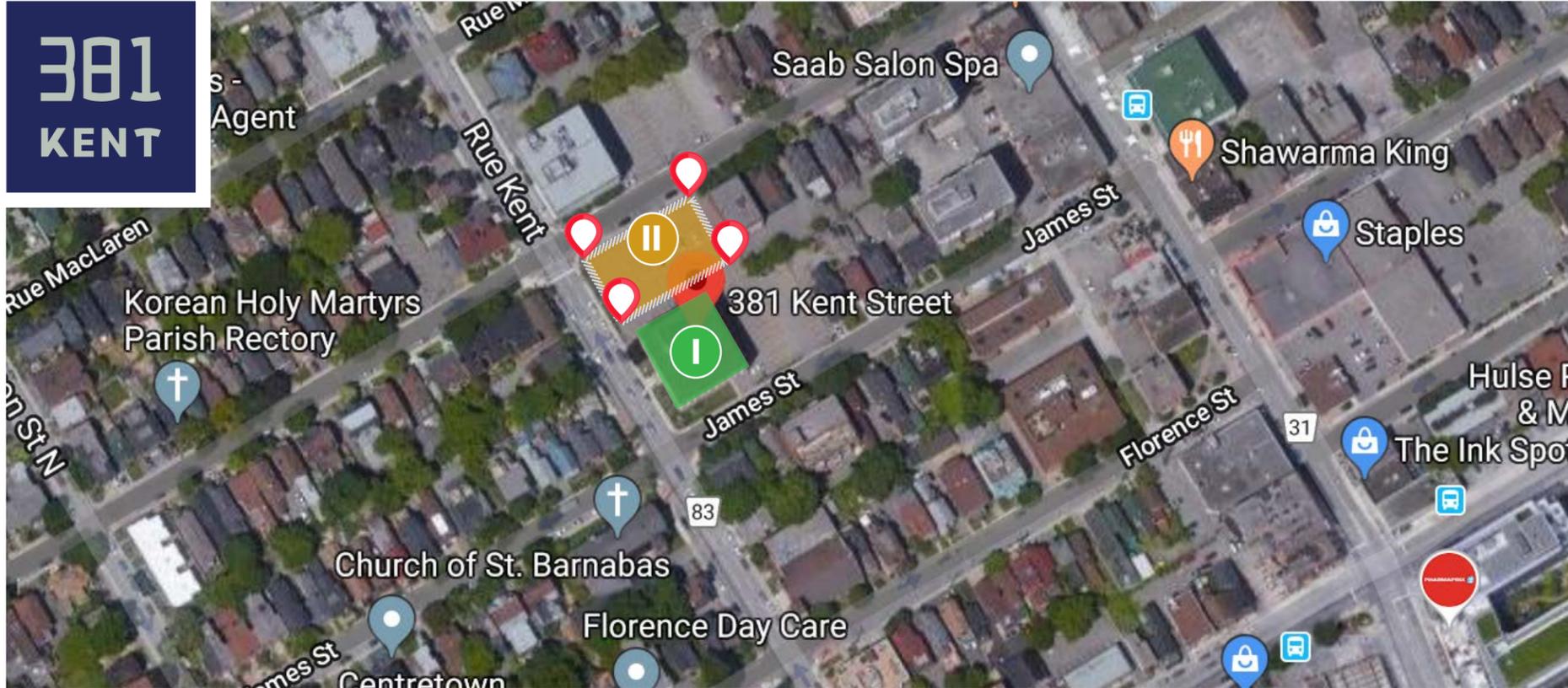
	CONSTRUCTION	TOTAL RENTABLE AREA	BUILDINGS	TOTAL NUMBER OF ROOMS	FLOORS	PARKING
Jean-Proulx	1980 and 2015	96,000 sq. ft.	3	25	1-2	100 slots (exterior)

69, 71 and 81, Jean-Proulx Street, Gatineau, Québec, J8Z 1W2

COMMERCIAL RENTAL PROPERTY

OTTAWA

381
KENT



The **Kent** is a commercial medical rental building located at 381 Kent Street at the corner of James Street in Ottawa. The building houses medical clinics, offices for healthcare professionals including dentists, as well as a pharmacy and a health services centre and laboratory on the first floor.

The building is located on Kent Street (Ottawa Road #83) and in close proximity to three major arteries in downtown Ottawa, namely Somerset Street West, Lyon Street North and Gladstone Avenue.

LOCATION: The building is located in downtown Ottawa at 381 Kent Street (Ottawa Road #83) and at the corner of James Street. Its location facilitates access to the building.

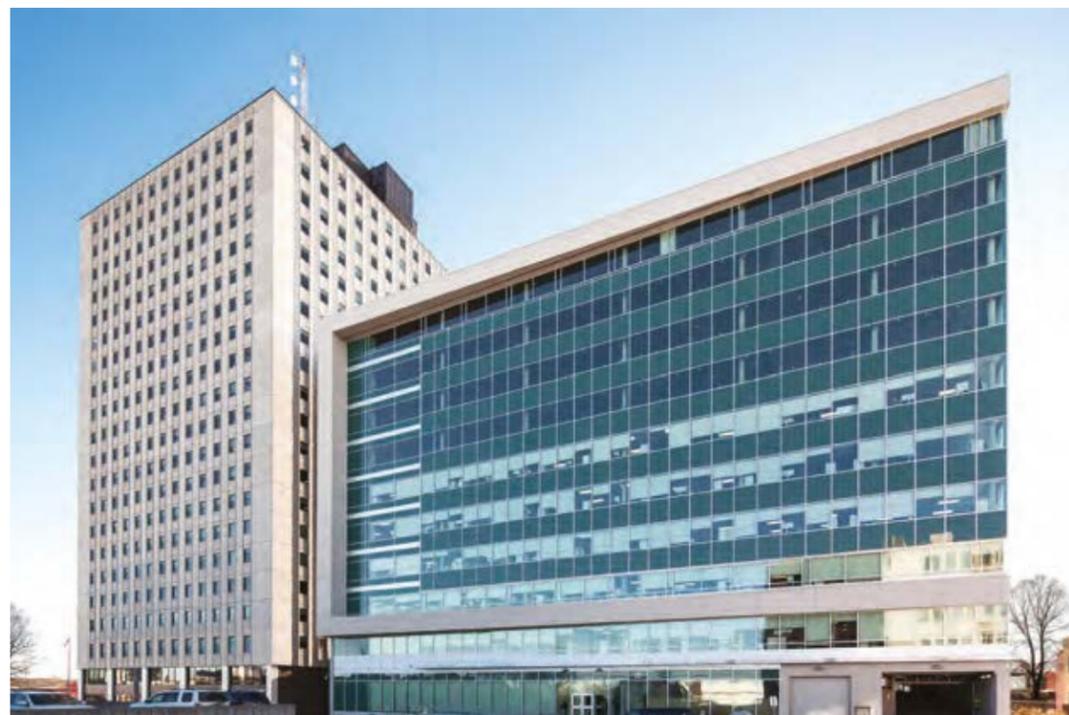
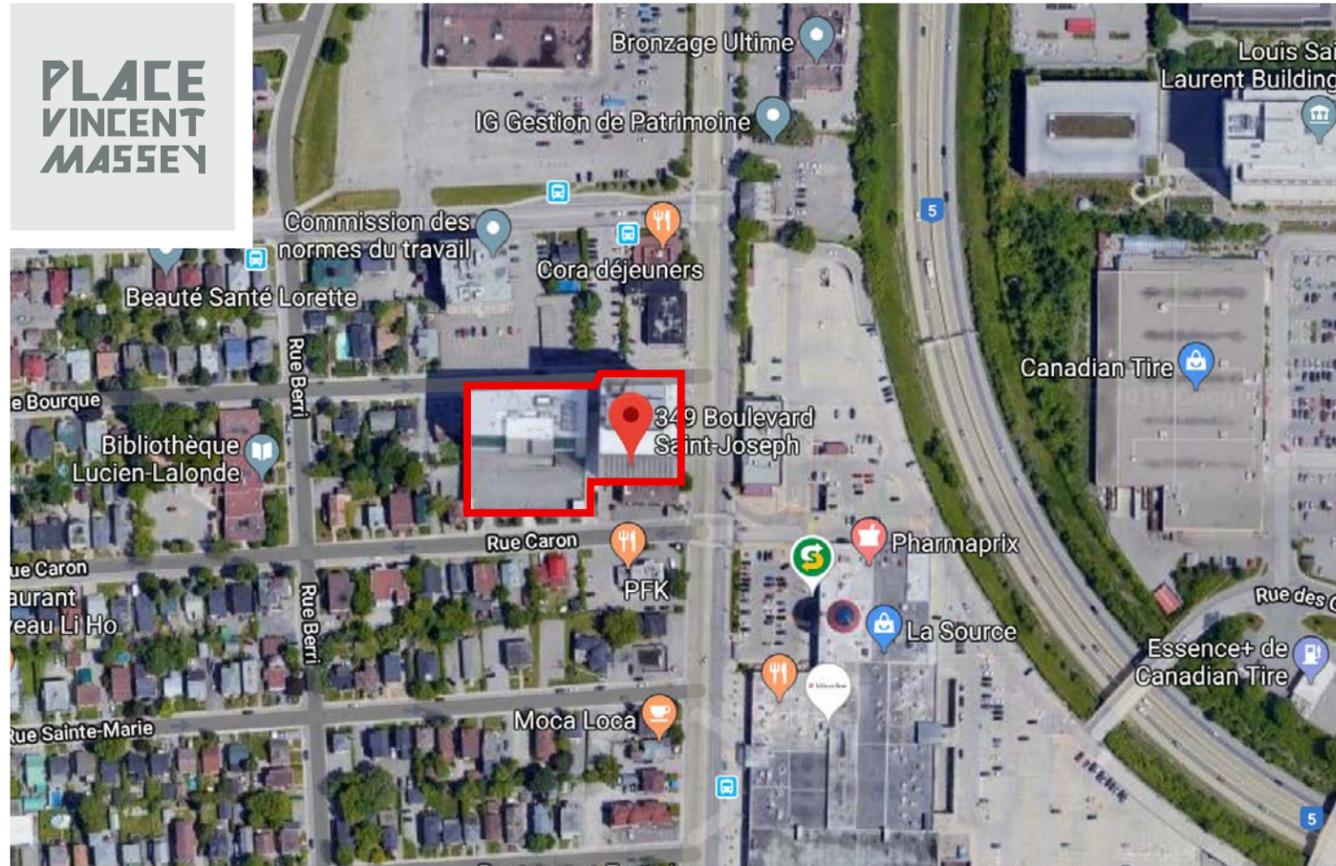
LOT AREA: approximately 43,204 sq. ft.

FUTURE DEVELOPMENT: MORE INFORMATION TO COME

	CONSTRUCTION	ACQUISITION	FLOORS	PARKING
COMMERCIAL	1965	2019	5	113 slots (exterior)



Kent: 381, Kent Street, Ottawa, Ontario, K2P 2A8



The **Place Vincent Massey** complex, which consists of two interconnected towers, is located on St. Joseph Street, the main commercial artery in the Hull sector of the City of Gatineau.

The Heafey Group, a local private real estate investment firm, and the KATASA Group each own 50% of the property. The leased office space is 98.9% occupied by the federal government and the ground floor is occupied by TD Bank.

The main tower (Tower 1), located at 349 St. Joseph Street, has 21 floors. The building underwent substantial renovations from 2011 to 2014. KATASA is awaiting LEED Gold certification for this work.

The second tower (Tower 2) located at 351 St. Joseph Street is 10 storeys high and is LEED Gold certified.

BUILDING CATEGORY: Office building and warehouse.

LOCATION: Downtown Hull sector of Gatineau city, across from the Hull Galleries.

COMMON PARKING: 306 slots
Tiered parking, 4 covered levels, top floor outside.

	CONSTRUCTION	RENOVATION	RENTABLE AREA	FLOORS
TOWER I	2011	2014	298,690 sq. ft.	21
TOWER II	2011		117,775 sq. ft.	10

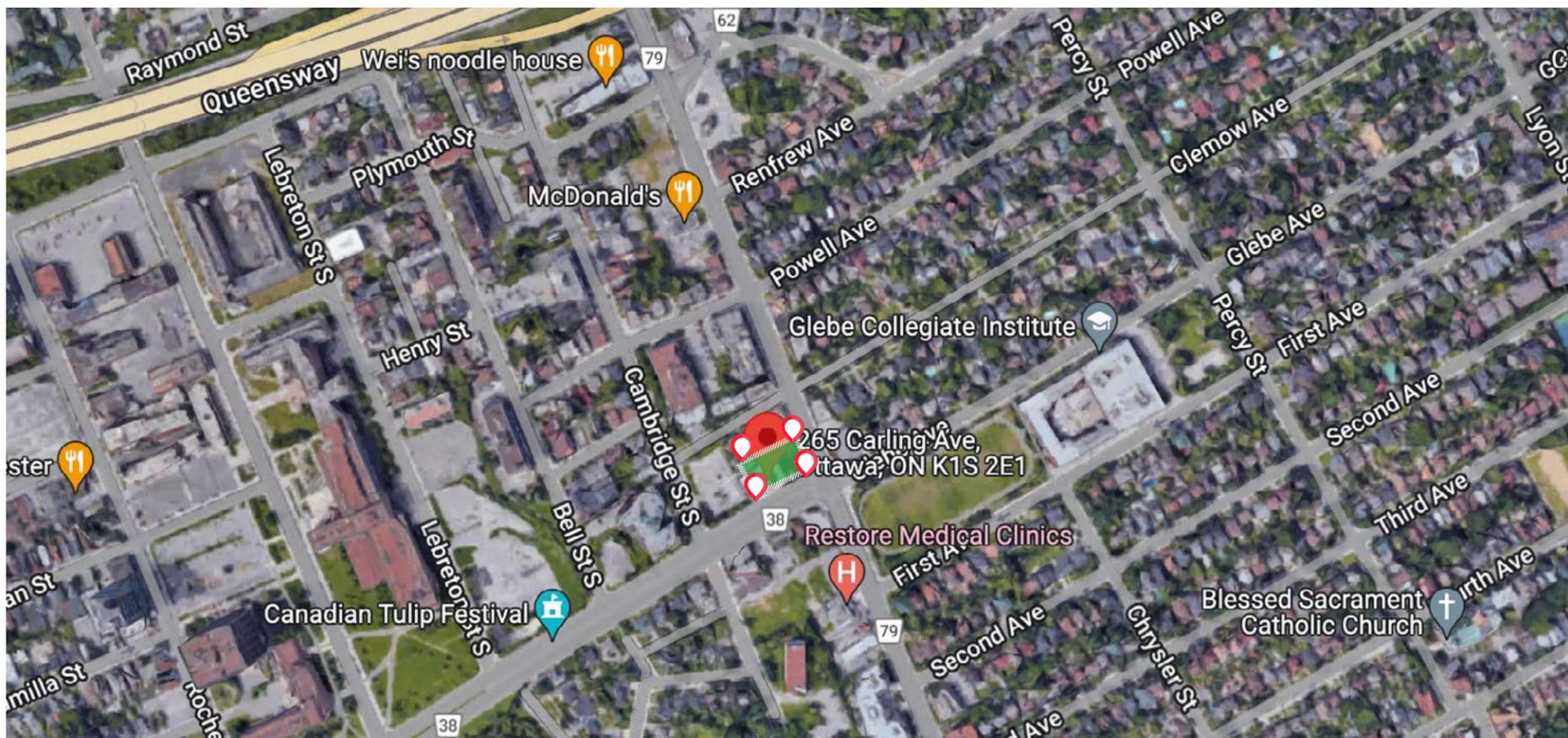
50/50 PARTNERSHIP WITH THE HEAFEY GROUP



Place Vincent Massey: 349-351, Saint-Joseph Blvd, Gatineau, Quebec, J8Y 3Z1

COMMERCIAL RENTAL PROPERTY

OTTAWA



The building at **265 Carling Avenue** in Ottawa has 8 floors of commercial space. With public bathrooms on each floor and large windows that provide plenty of light, the building is ideally located for easy access and is within walking distance to public transit.

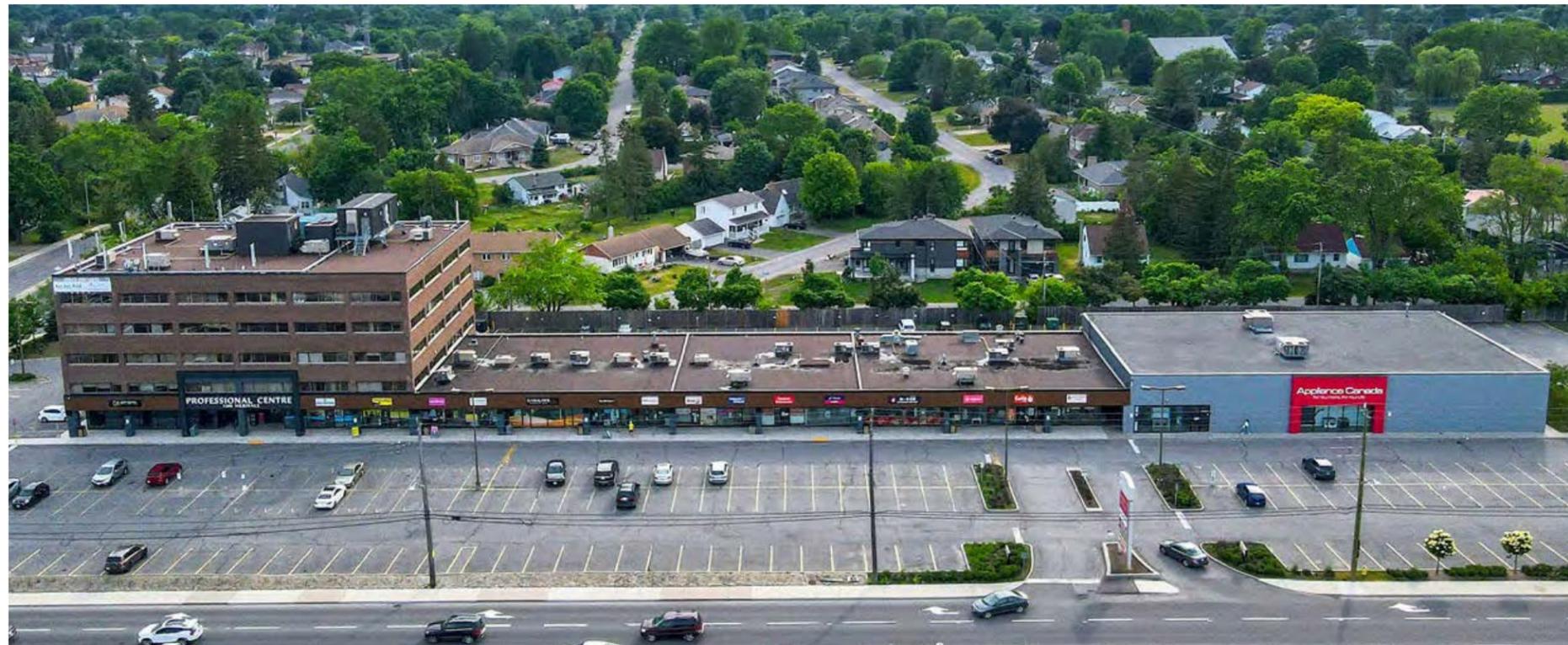
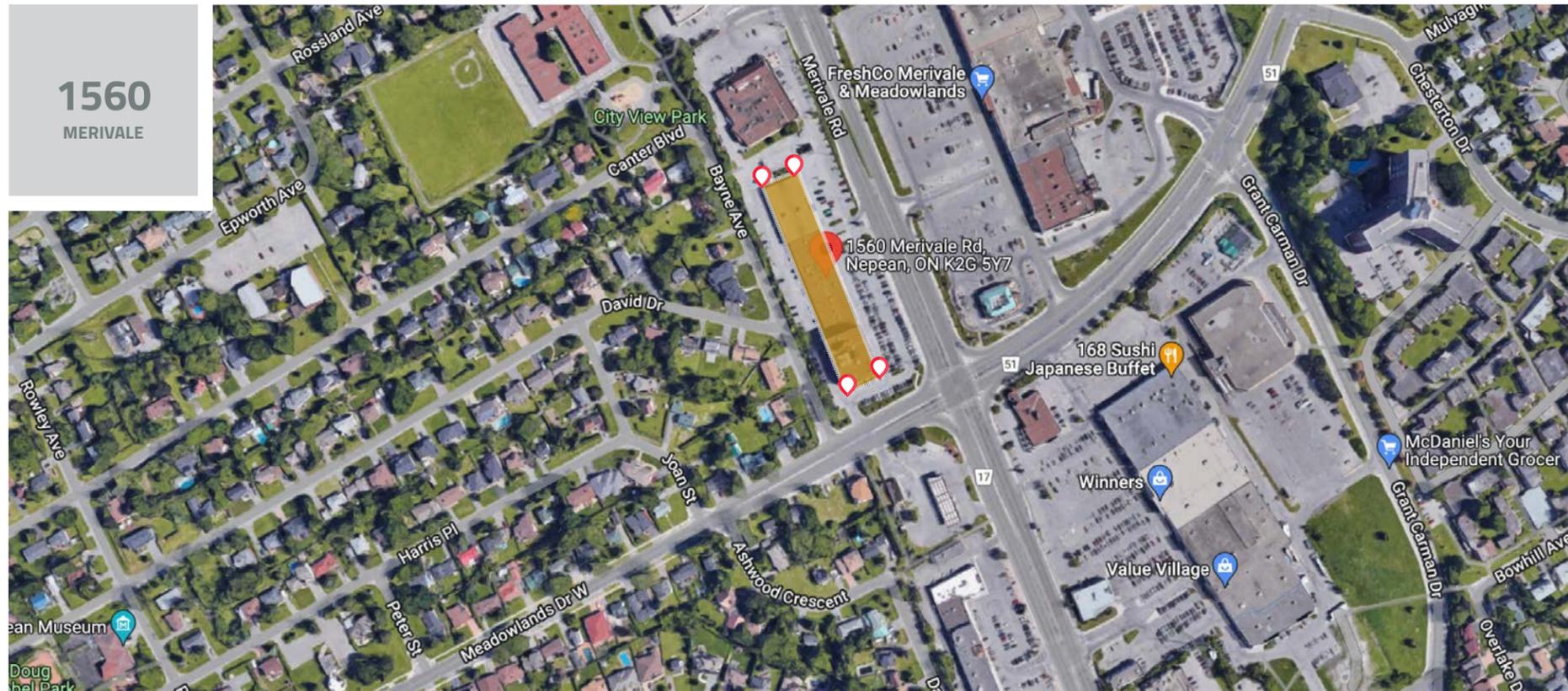
The building is conveniently located near the Queensway, the Glebe, Little Italy, and the Civic Hospital campus. Current long-standing tenants provide a variety of professional and medical services including dentists, physicians, lawyers, accountants, and financial advisors.

PROJECT TO BE DEVELOPED
PROPERTY AREA : 59,961 sq. ft.
DEVELOPMENT : MORE INFORMATION TO COME

	CONSTRUCTION	ACQUISITION	FLOORS	UNITS	PARKING
APARTMENTS	1990	2019	8	TBD	100 slots (interior)

265, Carling Street, Ottawa, Ontario K1S 2E1

1560
MERIVALE



The **Merivale Professional Centre** is a commercial property with office and retail space. The office building has 42,179 square feet of space on 4 floors and the retail space has 36,579 square feet on 1 floor.

The centre is strategically positioned at the intersection of Merivale Road and Meadowlands Drive. This ideal location generates traffic for the commercial spaces and facilitates the commute for both office and retail workers.

PROJECT TO BE DEVELOPED

PROPERTY AREA : 78,758 sq. ft.

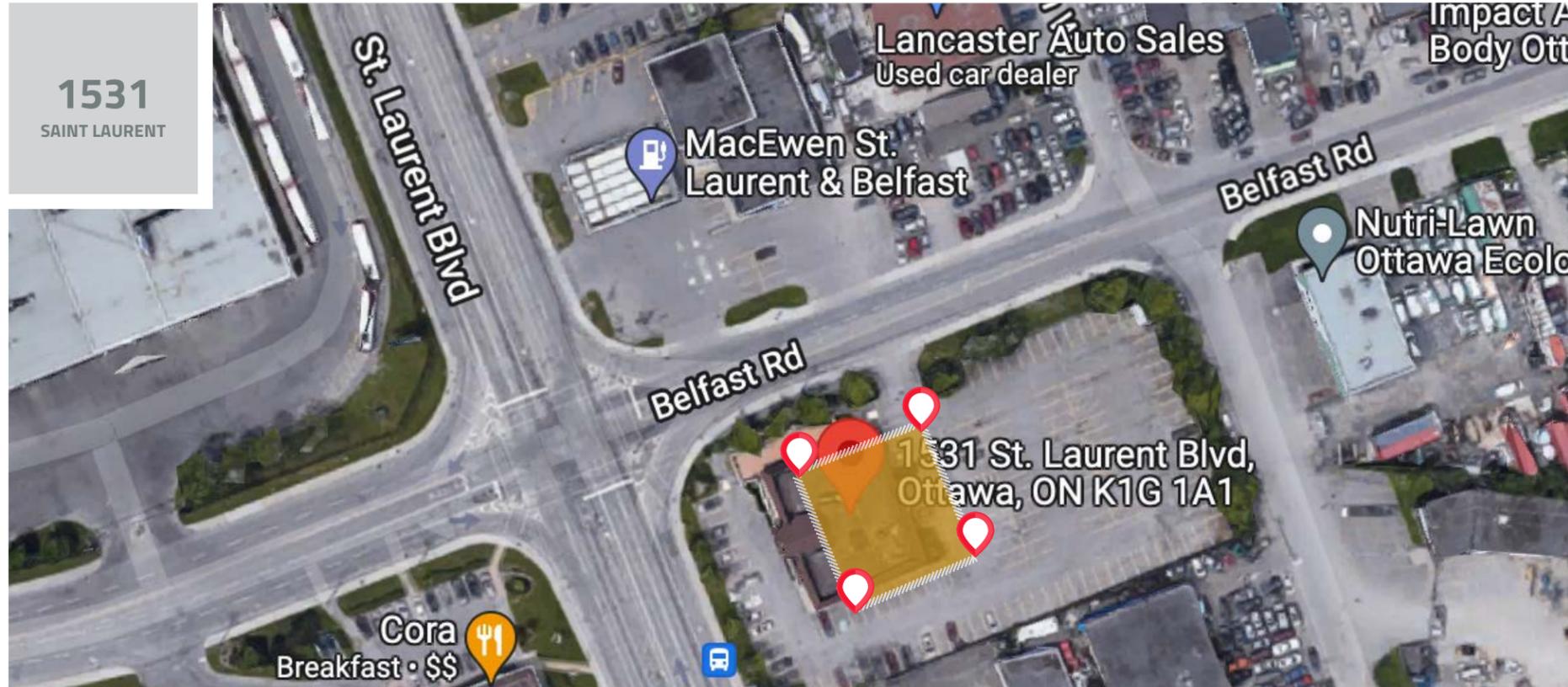
LOCATION : Intersection of Merivale Road and Meadowlands Drive in the heart of Nepean.

DEVELOPMENT: MORE INFORMATION TO COME

	CONSTRUCTION	ACQUISITION	FLOORS	UNITS	PARKING
COMMERCIAL	1976	2022	1 and 4	-	+200 slots (exterior)

1560, Merivale Road, Nepean, Ontario, K2G 5Y7

1531
SAINT LAURENT



The building located at **1531 St-Laurent Blvd.** is intended to house a restaurant. On a street corner with parking, the large surface is arranged and ready to accommodate a food business.

PROPERTY AREA : 7,000 sq. ft.

LOCATION : On St. Laurent Boulevard in the centre of Ottawa's east end, a multi-residential and commercial development area.

FUTURE DEVELOPMENT: MORE INFORMATION TO COME

	CONSTRUCTION	ACQUISITION	FLOORS	UNITS	PARKING
COMMERCIAL	1980	2021	1	-	100 slots (exterior)

1531 St. Laurent Blvd, Ottawa, ON K1G 1A1

COMMERCIAL REAL ESTATE

UNITED STATES

212
N FEDERAL HIGHWAY



A commercial building located 5 minutes from Fort Lauderdale airport and 7 minutes from Dania Beach, Florida.

PROPERTY AREA : 11,000 ft. sq.

LOCATION : 5 minutes from the Fort Lauderdale airport and 7 minutes from Dania Beach.

FUTURE DEVELOPMENT : COMMERCIAL + RESIDENTIAL

FLOORS : 14

UNITS : 171

	CONSTRUCTION	ACQUISITION	FLOORS	UNITS	PARKING
COMMERCIAL	1990	2021	1	-	50 slots (exterior)

212 North Federal Highway in Dania Beach, Florida

