



winchester

BUILDERS

**From masterful architectural design to impeccable construction,
we craft more than just homes**



The Company

Delivering impeccably crafted single and multi-family residences for 25 years.

400+
Homes built

\$100Mn
Financing Raised

25
Years of Excellence

- Our team at Winchester Builders brings a wealth of expertise and commitment to every custom home project.
- The team is equipped with deep understanding of construction intricacies, design trends, and homeowner needs to ensure the delivery of exceptional craftsmanship and unparalleled quality.
- Our seasoned team is dedicated to crafting homes that stand the test of time, embodying a legacy of excellence and client satisfaction

Why Alberta?

4.5%

Growth in population last year

2.9%

GDP Growth of Alberta in 2024

4,436 Units

Sold in January 2024, an increase as compared to last year same month



33.4%

Y-o-Y Growth in January

\$476,066

Average Residential Price

12.2%

Y-o-Y Growth in January

Why Winchester Builders?

We are dedicated to delivering results that surpass the expectations of our customers.



Vast Experience

With a combined experience of more than **100+ years**, our team at Winchester brings a depth of experience and expertise for design and construction that is difficult to match



Customer Satisfaction

One of our core values is customer satisfaction and we have provided the best service to **400+ customers**



High Quality

We build affordable homes without compromising on the quality craftsmanship throughout the construction process



On-time Project Completion

We work with all the stakeholders involved and ensure the project is completed on-time with a turnaround time of **8 months**





Erlton Street 4-Plex, 2022-2023

The project thrived amidst unprecedented supply chain challenges and a notable labor shortage in Calgary, still ensuring a satisfactory return for investors

\$185,965

Profit distributed to Investors

20 Months

Turnaround despite supply chain problems

Past Projects in Calgary

Cascade Road Duplex, 2019-2020

This sophisticated luxury co-living arrangement is designed with the university student in mind.

\$1,059/room/month

Rental from university students

9.6%

Interest paid to Investors

29%

Increase in equity value
over construction cost



Other Notable Projects



VILLAGE COMMON



GLENBOOK DUPLEX



WINCHESTER LANDING - 28 UNITS



WINCHESTER DUPLEXES - 14 UNITS



WINCHESTER VILLAS - 72 UNITS



WINCHESTER ON PARK - 28 UNITS



New Lakewood Project

Located in the beautiful community of Strathmore, Alberta

Show home Location:

115 Lakewood Circle, Lakewood Subdivision, Strathmore, Alberta

Total Units: 5 - 4 Bedroom Homes Average size per Unit: 2,100 sq. ft.

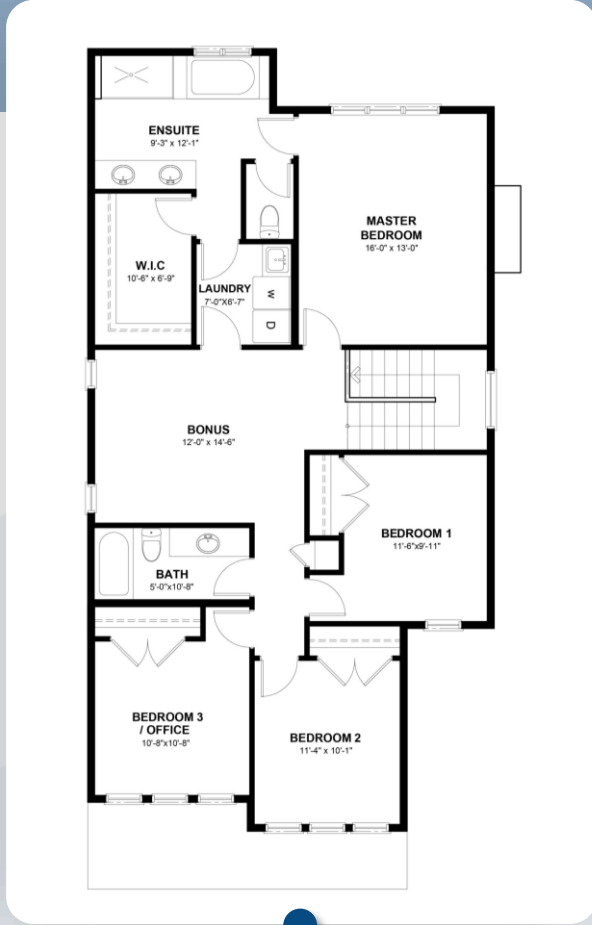
Average Selling Price per Unit: \$775,000

Highlights:

- 14,000 People Community
- 10 K-12 Schools, 1 College & 2 Private Academies nearby
- 10 acres of Park nearby
- Hospitals and multiple Sports facilities nearby
- 45 Minutes from Calgary International Airport
- Stores like Walmart, Tim Hortons, Sobeys and more

Floor Plan

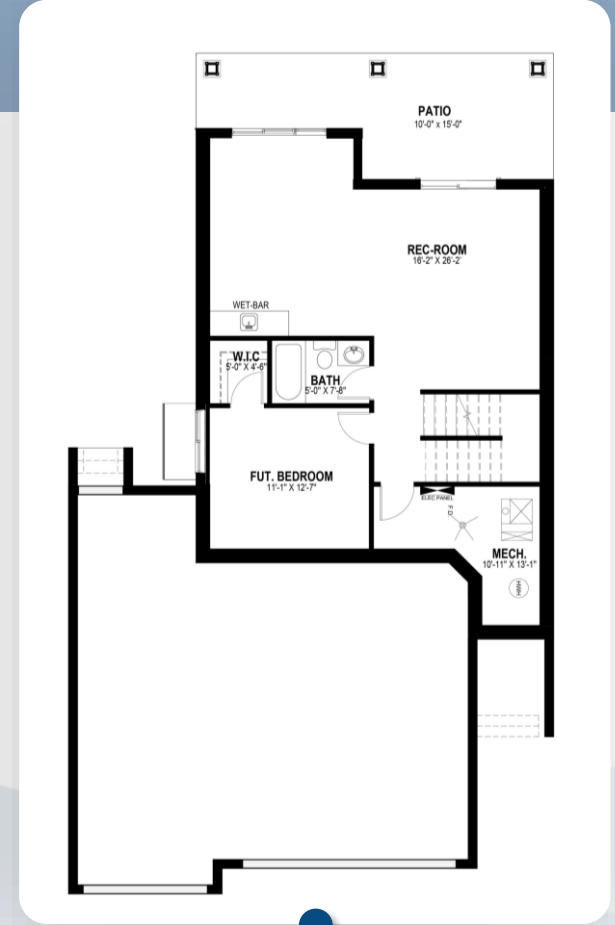
Upper Floor



Main Floor



Basement



Project Timeline

Our proficiency enables us to achieve project completion more expeditiously.

May, 2024 (Early Spring)

Dec, 2024

Foundations to go into the ground
for at least 3 out of the 5 homes

All 5 homes will be
ready for occupancy

Go-to-Market Strategy

Engage buyers with compelling and effective go-to-market strategies



Traditional Realtors

Collaborate with traditional realtors to attract customers to our new project in exchange for a commission



On-site Show home

We will have a ready show home which can help in attracting the potential buyers towards our project



Participate in sub-division open houses

Participate in developer led sub-division wide open houses and leverage their radio and print media channels

Our Passionate Team



in

Paul Bergmann, President & CEO

- Completed his BA in Economics from Western University
- 25 years of experience in the Real Estate sector
- Has experience with real estate investment groups in raising funds, acquiring lands and managing contract issues
- Has built residential housing worth **\$300Mn**, helped raise funding of **\$100Mn** for projects

Other Team Members



Derek Elliot,
Legal

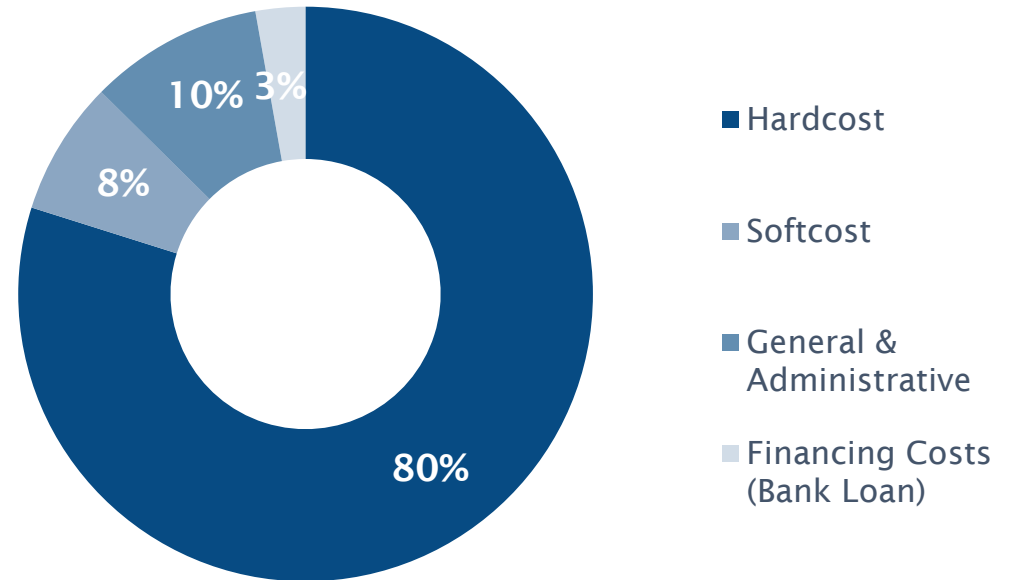


Mike Borkristl,
Lead Designer

Fund Utilization



Fund Usage Split



Financial Snapshot

Particulars	In CAD
Revenue from sale	3,875,000
Total costs	3,613,861
Profit	261,139
Profits for distribution (35%)	91,398
Preferred Return (7%)	75,351
Total return to equity holders	166,750
Return on investment (ROI)	15.49%

Thank You!

Reach out to us at:

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winchesterbuilders.ca