



## CURRENT RATES OF RETURN, AS OF March 31 , 2022

**BLENDED: 7.47%**

**FIRST: 4.36%**

## FEATURE DEVELOPMENT – Gardiner Creek 47-Unit Development, Bear Mountain

Cooper Pacific is pleased to announce the successful completion of the three phased 47-unit townhouse development known as Gardiner Creek. *“I recall standing on the heavily treed property on a rainy morning in the spring of 2016 with the developer trying to envision how the project would end up” – Cam Cooper.* Cooper Pacific began funding in the summer of 2016 for clearing, grubbing and servicing the property to allow the 47 units to be built.



After that was completed, we started funding the construction of Phase 1 which was 16 units. They were all sold by the fall of 2019 and once they completed, we began funding the construction of the 18 units in Phase 2. With the pandemic underway all 18 units were sold in the summer/fall of 2020. The 3<sup>rd</sup> and final phase containing 13 units commenced in the summer of 2021 and are all now 100% complete. Ten of the units have sold and closed and now the final 3 units are listed on the MLS.

*“I was out at an open house in early May, and I felt a great sense of pride with how the project turned out. It was not without its challenges at times, but standing amidst all the completed homes and seeing families happily going about their lives gave me a great sense of community and that Cooper Pacific was part of that. It was a long way from that rainy spring day back in 2016.” – Cam Cooper.*



Cora Venture Corp - [www.gardnercreektownhomes.com](http://www.gardnercreektownhomes.com)

## QUARTERLY RETURNS For First MIC and Blended MIC

### \$100,000 INITIAL INVESTMENT INTO COOPER PACIFIC FIRST MIC

SHOWING ACTUAL QUARTERLY RETURNS, WHEN DIVIDENDS ARE REINVESTED

YEAR	2018	2019	2020	2021	2022
QUARTER ENDING	\$	\$	\$	\$	\$
MARCH	1,075	1,463	1,153	1,152	1,311
JUNE	1,260	1,107	1,441	1,700	
SEPTEMBER	1,442	1,434	1,143	1,775	
DECEMBER	1,452	1,222	1,482	1,607	

TO LEARN MORE, PLEASE CALL JORDAN FAIRLIE AT 250-475-2669

### \$100,000 INITIAL INVESTMENT INTO COOPER PACIFIC BLENDED MIC

SHOWING ACTUAL QUARTERLY RETURNS, WHEN DIVIDENDS ARE REINVESTED

YEAR	2018	2019	2020	2021	2022
QUARTER ENDING	\$	\$	\$	\$	\$
MARCH	1,731	1,758	1,711		2,285
JUNE	1,459	1,894	1,333	2,166	
SEPTEMBER	1,649	1,921		2,170	
DECEMBER	1,809	1,888		2,496	

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## NEWS

After nearly two years off we're excited to announce that we have HarbourCats baseball tickets for our investors this summer! <https://harbourcats.com/> ***The HarbourCats and all teams in the West Coast League play summer collegiate wood-bat baseball. The HarbourCats and WCL teams feature MLB Prospects from many of the top college baseball programs in North America.***

- We have Premium Reserved Flex tickets for all home games in sections 7-9 (first baseline) and 11 & 12 (third baseline). Come into the office and pick up game ticket vouchers and the schedule.
- Then you decide which game you want and where you want to sit. Once you have collected the Premium Reserved Flex ticket from our office, simply go to <https://go.harbourcats.com/> to book your game or head down to the HarbourCats box office at 101-1814 Vancouver Street to pick up your game tickets.
- These tickets are based on a first come, first serve basis. Please get out there and support your local team!

## CONTACT US

We welcome the opportunity to answer any questions you may have about our company, products, or services. Please call or come in any time to speak with us about information on investing with Cooper Pacific.

**Jordan Fairlie can be reached at (250) 475-2669 for more information**



**COOPER PACIFIC**  
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