



celcodesign.ca

230-2030 Marine Drive,
North Vancouver, BC V7P1V7



Celco Company

Real State



▶ Table Of Content

Introduction	.....	1
Our Service	.....	13
Development plan	.....	27
Why Us	.....	33
Our Option	.....	39



Company Background

Celco, headquartered in the vibrant city of Vancouver, is a premier real estate enterprise renowned for its land acquisition, development, and sales expertise. Founded in 2022, the company swiftly ascended the ranks to become a formidable force in the competitive real estate arena.



A Legacy of Excellence:

Established with a vision to redefine the landscape of property transactions, Celco has distinguished itself by offering a comprehensive array of properties and services meticulously crafted to cater to the discerning needs of both investors and homebuyers alike. With a steadfast commitment to excellence and innovation, Celco has earned a reputation for its ability to identify lucrative opportunities and transform them into thriving ventures.

Navigating Complexity with Expertise:

By leveraging its deep-rooted industry insights and strategic partnerships, Celco has effectively navigated the complexities of the real estate market, delivering unparalleled value to its clients and stakeholders. As a trusted purveyor of quality properties, Celco prides itself on its ability to curate diverse portfolios encompassing residential, commercial, and mixed-use developments.

Whether unlocking the potential of undeveloped land or revitalizing existing properties, Celco's unwavering dedication to superior craftsmanship and meticulous attention to detail shines through in every project it undertakes.

Pushing Boundaries, Setting Standards:

Driven by a relentless pursuit of excellence, Celco continues to push the boundaries of innovation, setting new standards of excellence in real estate. With a keen focus on sustainability, community engagement, and customer satisfaction, Celco remains steadfast in its mission to shape the future of urban living and create enduring value for generations to come.

Franchise Services Offered by Celco:

At Celco, we pride ourselves on offering our franchise partners a comprehensive suite of services, empowering them to thrive in the competitive real estate market. Our franchise program is designed to provide extensive support and resources, ensuring the success and growth of each franchisee. Below are the critical services offered as part of the Celco franchise:





1

Training and Onboarding: We understand that success begins with knowledge. That's why we provide thorough training and onboarding programs to equip franchisees with the necessary skills and expertise to excel in their roles. From market analysis to sales techniques, our training covers every aspect of the real estate business

2

Site Selection and Acquisition: Identifying prime locations is crucial in the real estate industry. Celco offers expert guidance and assistance in site selection and acquisition, leveraging our market knowledge and network to secure the best properties for development.

3

Development and Construction Support: Celco provides comprehensive support throughout the development and construction process from conceptualization to completion.

Our team of experts assists franchisees in navigating regulatory requirements, managing contractors, and ensuring quality control to deliver successful projects.



4 Marketing and Branding: Effective marketing is essential for attracting clients and driving sales. Celco offers marketing and branding support to help franchisees establish a strong presence in their local markets. From advertising campaigns to branding materials, we provide tailored solutions to enhance visibility and credibility.

5 Sales and Customer Relations: Building lasting client relationships is critical to sustainable success. Celco offers guidance and resources to franchisees in sales strategies and customer relations management. Whether negotiating deals or providing exceptional customer service, we empower franchisees to exceed client expectations.

6 Technology and Innovation: In today's digital age, leveraging technology is essential for staying competitive. Celco provides access to cutting-edge tools and platforms to streamline operations, enhance productivity, and drive growth. From CRM systems to virtual tours, we equip franchisees with the latest technology solutions.

7 Ongoing Support and Mentorship: The journey to success doesn't end after launch. Celco provides ongoing support and mentorship to franchisees, offering guidance, advice, and resources every step of the way. Whether troubleshooting challenges or seizing new opportunities, our dedicated support team is always there to assist.



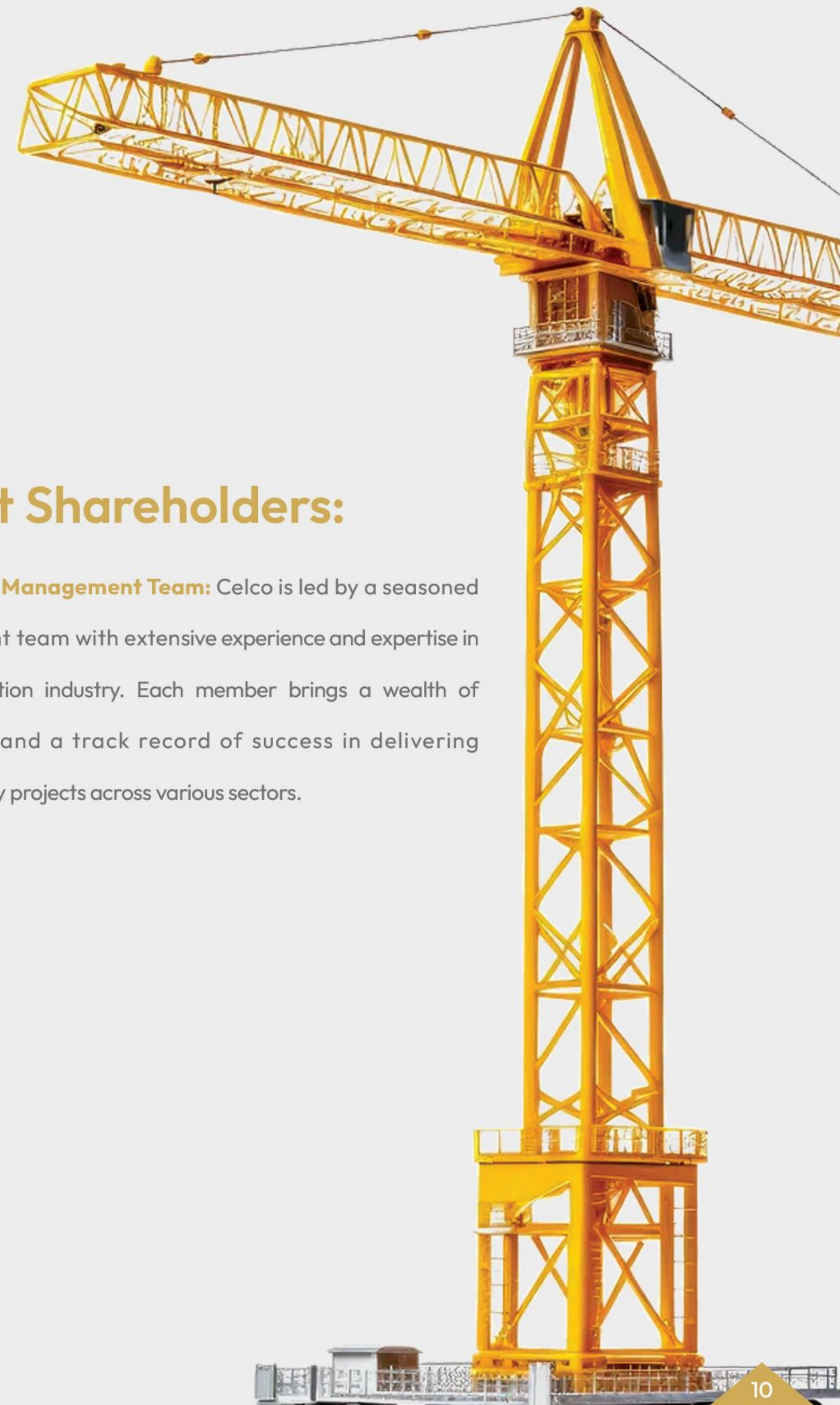
8

Networking and Collaboration: Collaboration is critical to success in the real estate industry. Celco fosters a collaborative environment where franchisees can network, share best practices, and learn from one another. Franchisees have access to a vast network of industry professionals and peers through regional meetings, conferences, and online forums.

9

Continuous Training and Education: The real estate landscape constantly evolves. Celco ensures franchisees stay ahead by providing continuous training and education opportunities.

From market updates to industry trends, we keep franchisees informed and equipped to adapt to changing markets.



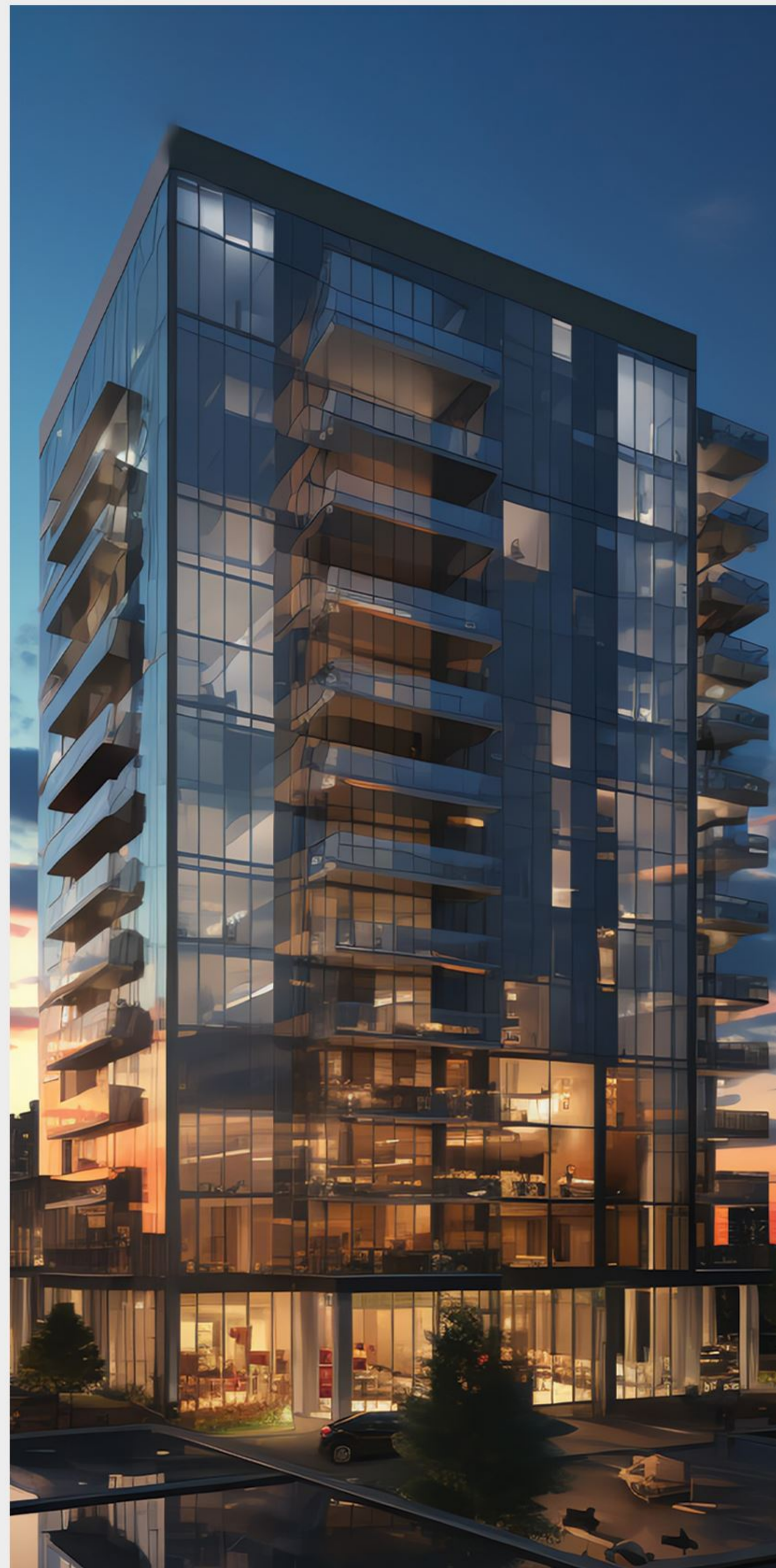
▶ About Shareholders:

A Seasoned Management Team: Celco is led by a seasoned management team with extensive experience and expertise in the construction industry. Each member brings a wealth of knowledge and a track record of success in delivering high-quality projects across various sectors.

Expertise in Construction Management: The management team at Celco possesses a deep understanding of all aspects of construction management, from project planning and design to execution and delivery. With years of hands-on experience, they have successfully overseen numerous residential, commercial, and office developments, ensuring each project meets the highest standards of quality and craftsmanship.

Navigating Complexities with Ease: In an industry as intricate as construction, the ability to easily navigate complexities is paramount. The management team at Celco excels in this regard, leveraging their expertise to address challenges proactively and find innovative solutions that drive projects forward on time and within budget.

Commitment to Excellence: Above all, the management team at Celco is committed to excellence in every aspect of their work. They take pride in delivering projects that meet and exceed client expectations, earning a reputation for reliability, integrity, and exceptional craftsmanship in the construction industry.



Continuous Learning and Improvement: Despite their extensive experience, the management team at Celco understands the importance of continuous learning and improvement. They stay abreast of the latest trends, technologies, and best practices in construction management, ensuring that Celco remains at the forefront of innovation in the industry.

A Trusted Partner in Construction: With their wealth of experience, commitment to excellence, and dedication to continuous improvement, the management team at Celco stands as a trusted partner in construction, capable of delivering superior results on even the most challenging projects. Their leadership ensures that Celco remains a formidable force in real estate development and construction, setting new standards of excellence in the industry.

Residential Real Estate Services:

At Celco, we specialize in providing a wide range of services tailored to the diverse needs of residential real estate clients. Whether buying, selling, or investing in residential properties, we're here to guide you every step of the way.



- Property Sales: Our experienced team of real estate professionals assists clients in selling their residential properties quickly and at the best possible price. We leverage our extensive network and market expertise to connect sellers with qualified buyers, ensuring a seamless and efficient sales process.

- Property Purchases: Looking to buy your dream home or investment property? Celco offers personalized assistance to help you find the perfect residential property to meet your needs and budget. From single-family homes to condominiums, we can access a wide selection of properties and negotiate favourable deals on your behalf.



- **Investment Opportunities:** Interested in real estate investment? Celco provides expert guidance and analysis to help clients identify lucrative investment opportunities in the residential market. Whether you're looking for rental properties, fix-and-flip opportunities, or long-term investment options, we can help you make informed decisions to maximize your returns.

- **Market Analysis:** Understanding market trends and dynamics is essential for making informed real estate decisions. Celco conducts thorough market analysis to provide clients valuable insights into local market conditions, property values, and investment potential. Our data-driven approach ensures clients have the information they need to make intelligent investment choices.

Commercial Real Estate Services

In addition to residential real estate, Celco offers a comprehensive suite of services for clients in the commercial real estate sector. Whether you're buying, selling, or leasing commercial properties, we have the expertise and resources to assist you in achieving your business objectives

- **Commercial Property Sales:** Looking to buy your dream home or investment property? Celco offers personalized assistance to help you find the perfect residential property to meet your needs and budget. From single-family homes to condominiums, we can access a wide selection of properties and negotiate favourable deals on your behalf.

- **Commercial Property Leasing:** Need space for your business? Celco helps clients find suitable commercial properties for lease, negotiating favourable lease terms and conditions on their behalf. Whether you're looking for office space, retail storefronts, or industrial warehouses, we can help you find the perfect space to support your business operations.





- **Investment Analysis:** Commercial real estate investment requires careful analysis and due diligence. Celco provides comprehensive investment analysis services to help clients evaluate Potential commercial properties and assess their investment viability. From financial modelling to risk assessment, we equip clients with the information they need to make sound investment decisions.

- **Development Opportunities:** : Celco specializes in identifying and developing commercial real estate opportunities, including land development projects, office complexes, retail centers, and hospitality properties. Our team collaborates with clients to conceptualize, plan, and execute successful development projects that maximize value and profitability.

Land Acquisition and Development Services

Celco offers expertise in land acquisition and development, providing clients with comprehensive services to unlock the potential of undeveloped land and maximize its value through strategic development initiatives.



- Land Acquisition: Searching for the perfect piece of land for your next development project? Celco assists clients in identifying and acquiring land parcels that align with their development goals and objectives. Whether you're looking for residential, commercial, or mixed-use land, we can help you find the ideal property to suit your needs.

- Zoning and Entitlements: Navigating the regulatory landscape can be complex regarding land development. Celco helps clients navigate the zoning and entitlement process, obtaining necessary approvals and permits for development plans. Our expertise ensures compliance with local regulations while maximizing development potential.

- Development Planning: Celco collaborates with clients to develop comprehensive development plans that maximize the value and potential of land parcels. From site analysis to conceptual design, we work closely with clients to create innovative and sustainable development solutions that meet market demand and deliver exceptional returns.

- Construction Management: Once development plans are finalized, Celco oversees the construction process to ensure projects are completed on time, within budget, and to the highest quality standards. Our experienced team manages all aspects of the construction process, from contractor selection to project oversight, to ensure successful delivery.

Franchise Opportunities

In addition to our core real estate services, Celco offers franchise opportunities for aspiring entrepreneurs and real estate professionals looking to leverage our established brand and proven business model.

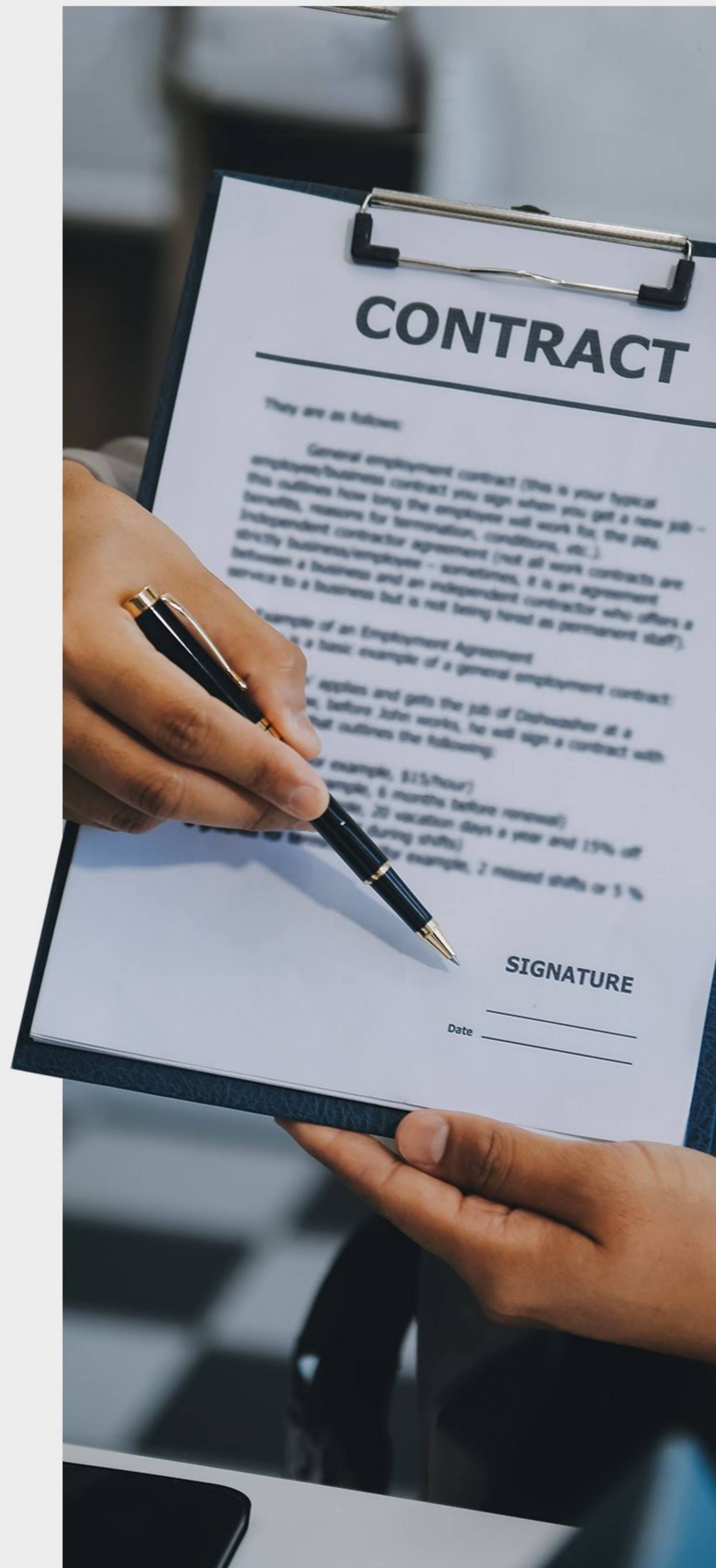
Franchise Training and Support: Celco provides comprehensive training and support to franchisees, equipping them with the knowledge and resources they need to succeed in the real estate industry. From initial onboarding to ongoing mentorship, we're committed to helping franchisees achieve their business goals.

Marketing and Branding: Franchisees benefit from Celco's strong brand presence and marketing expertise. We provide marketing and branding support to help franchisees establish a strong local presence and attract clients. We offer customized marketing solutions to drive business growth, from advertising campaigns to branded materials.



-Technology Solutions: Celco offers access to cutting-edge technology solutions to streamline operations and enhance franchisees' productivity. From CRM systems to virtual tour platforms, we provide franchisees with the tools to market properties and manage client relationships effectively.

-Networking and Collaboration: Franchisees become part of the Celco network, gaining access to a community of like-minded professionals and industry experts. Through regional meetings, conferences, and online forums, franchisees can network, share best practices, and learn from one another.



By offering a comprehensive range of services tailored to the diverse needs of our clients and franchisees, Celco is committed to delivering exceptional value and driving success in the dynamic world of real estate.



Land Acquisition and Development Services:

Land Acquisition: Celco assists clients in finding and acquiring suitable land parcels for various development projects. Whether for residential, commercial, or mixed-use purposes, they help identify properties that align with clients' goals and objectives.

Zoning and Entitlements: Celco navigates the complex regulatory landscape of land development. They help clients obtain the necessary zoning approvals and entitlements for their development plans. This ensures compliance with local regulations while maximizing the growth potential.

Development Planning: Celco collaborates with clients to create comprehensive development plans tailored to maximize the value and potential of their land parcels. This process includes thorough site analysis and conceptual design to meet market demand and deliver attractive returns on investment.

Construction Management: Once development plans are finalized, Celco oversees the construction process from start to finish. Their experienced team manages all aspects of construction, from selecting contractors to project oversight, ensuring projects are completed on time, within budget, and to the highest quality standards.

Celco Development Plan

Phase 2 - Expansion Across British Columbia

Objectives:

1. Expand Celco's footprint beyond Vancouver to key cities and regions across British Columbia.
2. Capitalize on emerging market opportunities and demand for real estate outside of Vancouver.
3. Diversify the project portfolio to include urban and suburban developments.
4. Establish Celco as a trusted and reliable real estate partner statewide.

Strategies:

1. Conduct market research and analysis to identify promising markets and investment opportunities.
2. Form strategic partnerships with local developers, brokers, and investors to facilitate market entry.
3. Customize development plans to align with the unique characteristics and needs of each target market.
4. Implement targeted marketing campaigns tailored to specific regional demographics and preferences.
5. Establish regional offices and dedicated teams to oversee project development and client relations.





Strategies:

1. Conduct a thorough market analysis to identify viable expansion opportunities in target cities and provinces
2. Develop partnerships with local developers, investors, and industry stakeholders to facilitate
3. Customize marketing and branding strategies to resonate with diverse regional audiences.
4. Establish regional headquarters and operational infrastructure to support expansion efforts.
5. Leverage technology and digital platforms to streamline operations and reach a wider audience.

National Expansion Across Canada

Objectives:

1. Position Celco as a prominent real estate player on a national scale.
2. Expand operations into key cities and provinces across Canada, leveraging success and experience in British Columbia.
3. Enhance brand recognition and market penetration through strategic expansion initiatives.
4. Establish Celco as a preferred choice for clients seeking real estate services nationwide.



Continuous Growth and Innovation

Objectives:

1. Sustain momentum and growth through continuous innovation and adaptation to market trends.
2. Expand service offerings to include new sectors and emerging market segments.
3. Enhance operational efficiency and effectiveness through technology integration and process optimization.
4. Maintain a strong focus on sustainability and corporate social responsibility in all business activities.

Strategies:

1. Invest in research and development to identify new growth opportunities and innovative
2. Expand into complementary sectors such as property management, real estate investment
3. Implement cutting-edge technology solutions to streamline operations and enhance client
4. Engage in community outreach and environmental initiatives to foster positive social impact

By executing these strategic phases, Celco aims to achieve sustainable growth and establish itself as a leading real estate powerhouse in Vancouver, British Columbia, and Canada.



Why Us?

Choosing the right real estate partner is a pivotal decision that can profoundly impact your property journey. At Celco, we stand ready to exceed your expectations and deliver unparalleled value. Here's why clients should entrust their real estate needs to us:

— **Comprehensive Services:** Whether buying, selling, or investing in real estate, Celco offers comprehensive services tailored to your unique needs. From market analysis and property valuation to negotiation and transaction management, we handle every aspect of the process with precision and professionalism.

— **Industry Expertise:** Our team of seasoned professionals brings industry expertise and market knowledge. With a deep understanding of market trends, regulations, and best practices, we provide clients with strategic guidance and sound advice to help them achieve their goals.

— **Client-Centric Approach:** At Celco, our clients always come first. We take the time to listen to your needs, understand your objectives, and tailor our services accordingly. With a focus on open communication, transparency, and responsiveness, we strive to exceed your expectations at every turn.

Innovative Solutions: Celco is committed to staying ahead of the curve and embracing innovation to serve our clients better. From cutting-edge technology solutions to creative marketing strategies, we leverage the latest tools and techniques to drive success and maximize value for our clients.

Network and Connections: With an extensive network of industry contacts and strategic partnerships, Celco has the connections needed to unlock opportunities and facilitate successful transactions. Whether connecting buyers with sellers or sourcing off-market deals, our network gives clients a competitive edge.

The Ethical Standards: Integrity and ethics are the cornerstones of our business. Celco operates with the highest standards of professionalism, honesty, and integrity, ensuring that every transaction is conducted with the utmost transparency and fairness.

Long-Term Partnerships: At Celco, we don't just aim for one-time transactions; we strive to build long-term partnerships with our clients based on trust, reliability, and mutual respect. Whether you're a first-time homebuyer or a seasoned investor, we're here to support you every step of the way, now and in the future company.



▶ Celco is more than just a real estate company; we're your trusted partner and advisor in navigating the complexities of the real estate market. Choose Celco for a seamless, stress-free, and successful real estate experience.

Regarding construction companies, Celco stands out as a reliable and innovative choice. With a commitment to quality, a penchant for design innovation, and extensive experience in the industry, Celco has earned the trust of its clients. Here are five reasons why Celco should be your top choice for construction projects:

1 Quality Assurance:

Celco prioritizes quality at every stage of the construction process. From sourcing the finest materials to employing skilled artisans, the company ensures that every project meets the highest standards of excellence.

Celco doesn't just build structures; it creates architectural masterpieces. The company's designers and engineers are known for their creativity and ability to turn visions into reality. Whether a modern office complex or a luxurious residential estate, Celco delivers innovative design solutions that exceed expectations.

2 Innovative Design Solutions:

At Celco, customer satisfaction is paramount. The company believes in building lasting relationships with its clients by listening to their needs, communicating transparently, and delivering results that surpass their expectations. From initial consultation to project completion, Celco is dedicated to ensuring a seamless and enjoyable experience for every client.

3 Customer Satisfaction:

With decades of experience in the construction industry, Celco has the knowledge and expertise to tackle even the most complex projects. Whether commercial, residential, or industrial construction, the company's team has the skills and resources to deliver superior results on time and within budget.

4 Industry Expertise:

5 Commitment to Sustainability:

Celco is committed to sustainability in an increasingly eco-conscious world. The company incorporates green building practices and materials into its projects whenever possible, reducing environmental impact and creating healthier, more efficient spaces for occupants.

Celco Development Plan

Phase 1 - Expansion in Vancouver

Objectives:

1. Establish Celco as a leading real estate player in the Vancouver market.
2. Strengthen brand presence and reputation through successful project execution.
3. Expand service offerings to meet diverse client needs.
4. Build a strong network of strategic partners and industry contacts.

Strategies:

1. Acquire prime land parcels in strategic locations across Vancouver for development.
2. Develop high-quality residential, commercial, and mixed-use properties that cater to market demand.
3. Implement aggressive marketing and branding campaigns to increase visibility and attract clients.
4. Foster positive relationships with local communities and stakeholders through community engagement initiatives.
5. Invest in talent acquisition and development to build a skilled and knowledgeable team.

Franchise Services List for Selco

(Real Estate Company and Construction Project Design and Execution)



Investment amount (thousand CAD)

Services and products	90-110\$	150-200\$	250-350\$	400-500\$	550-700\$	700-1.000.000\$	Over 1.000.000\$
Conducting resident advisor meetings in Canada to select the most valuable business based on the applicant's needs.	✓	✓	✓	✓	✓	✓	✓
Selecting a business lawyer, entering into a contract with them, and cooperating until the business shares are transferred.	✓	✓	✓	✓	✓	✓	✓
Contracting with a Canadian realtor and cooperating until the closing of the business premises (if required)	✓	✓	✓	✓	✓	✓	✓
Obtaining a business license from the place of business activity's city in Canada	✓	✓	✓	✓	✓	✓	✓
Recruitment, employment and contracting of personnel in accordance with the employment standards of the province of Canada and the relevant province, as determined by equity and justice, and training of personnel in line with standards to achieve goals in the absence of the client.	✓	✓	✓	✓	✓	✓	✓
Contracting with a CPA-approved accountant for bookkeeping, including recording, paying expenses and recording invoices	✓	✓	✓	✓	✓	✓	✓
Conducting marketing and branding activities for the business	✓	✓	✓	✓	✓	✓	✓
Conducting marketing and branding process for the business	✓	✓	✓	✓	✓	✓	✓
Exclusive update of visual brand identity (logo,..... and etc.)	✓	✓	✓	✓	✓	✓	✓
Location and Google Maps	✓	✓	✓	✓	✓	✓	✓

Franchise Services List for Selco

(Real Estate Company and Construction Project Design and Execution)



Investment amount (thousand CAD)

Services and products	90-110\$	150-200\$	250-350\$	400-500\$	550-700\$	700-1.000.000\$	Over 1.000.000\$
Material Design, furniture and decoration	Lease – Standard quality	Standard quality - Own	Own – Well quality	Own – Well quality	Own – High quality	Own – High quality	Own – Luxe quality
The quality of office hardware infrastructure equipment	Standard quality	Standard quality	Well quality	Well quality	High quality	High quality	Ultra quality
Transfer or maintenance of utilities and such as water, electricity, gas, internet, parking, etc.	✓	✓	✓	✓	✓	✓	✓
Obtaining a fire safety certificate from the relevant municipality	✓	✓	✓	✓	✓	✓	✓
Holding specialized training courses in order to get familiar with business content (before the applicant's visit).	✓	✓	✓	✓	✓	✓	✓
Holding educational workshops on financial markets and the Canadian insurance system:	✓	✓	✓	✓	✓	✓	✓
3 sessions with experts in the field	✓	✓	✓	✓	✓	✓	✓
Delivery of business documents in an electronic and physical archive	✓	✓	40 hours	3 weeks	1 month	2 month	2 months above
Business phone line, voip and fax in the desired province	1 telephone line, fax is not available	4 telephone line, fax is not available	2 telephone line, fax is not available	4 fax lines	4 fax lines	6 fax lines	6 fax lines

Franchise Services List for Selco

(Real Estate Company and Construction Project Design and Execution)



Investment amount (thousand CAD)

Services and products	90-110\$	150-200\$	250-350\$	400-500\$	550-700\$	700-1.000.000\$	Over 1.000.000\$
Installing CCTV Cameras for Canadian Businesses	-	-	-	Well quality	High quality	High quality	Ultra quality
Car (for the business)	-	-	Dodge Ram Van (Lease)	Chevrolet Van	Mercedes-Benz Van	Mercedes-Benz Van Ford Truck	Mercedes-Benz Van Ford Truck
Office	Lease Shared Office	Lease Separated Office	Lease Private Office	Lease Private Office	Lease Private Office	Own or Lease Private Office	Own Private Office
Workshop or warehouse	-	-	They can decide between having an office or warehouse location.	They can decide between having an office or warehouse location.	Lease of a warehouse or equipped workshop with a minimum area of 100 square meters in a reputable location.	Lease of a warehouse or equipped workshop with a minimum area of 150 square meters in a reputable location.	Purchase or lease of an equipped warehouse with an agreed-upon area in a prime industrial location.
General construction and contracting tools and equipment	Standard Set Dewalt brand	Standard Set Makita brand	Full Set Makita brand	Full Set Hilti brand	Standard Set Hilti brand	Full Set Milwaukee brand	Full Set Milwaukee brand
Computer systems with architectural and engineering designs	Two standard and high-tech systems	Four standard and high-tech systems	4 high-quality systems	4 high-quality systems	4 Ultra Quality and high tech PCs and a laptop	4 Ultra Quality and high tech PCs and a laptop	Ultra Quality PCs and laptops (as many as required)

