

Will Bertram allow assignments?

Bertram buyers will be able to assign their contract with builder approval at an assignment fee of 3% of the purchase price plus GST. Please note: Assignments require written permission of the developer and will only be considered once all deposits are paid and Bertram is completely sold-out.

Will a parking stall be included with every home?

One parking stall will be included for all homes, except studios.

Are there enough storage lockers for every buyer at Bertram?

Storage lockers are available in limited quantity and will be sold on a first-come first-serve basis starting with two-bedroom suite homeowners. The pricing of storage lockers will be released before the sales launch.

What type of amenities will Bertram offer?

Bertram will feature a variety of lifestyle amenities that will complement the Kelowna lifestyle. Bertram amenities are proposed to include:

- A rooftop sky pool, hot tub and lounge with 180-degree lake views
- A rooftop kitchen and lounge, reservable for private events with your guests
- A rooftop co-workspace where you can take your laptop and soak up mountain and valley views
- A 6th floor podium space that will include an outdoor sports area, BBQ's, conversational seating around firepits, a water feature and lounge chairs for a relaxing ambience
- A 6th floor fitness room overlooking the vibrantly landscaped 6th floor park amenity space
- A 5th floor dog relief and run area
- A dog wash station, ideal after sandy days at the beach
- A bike wash and bike maintenance room for avid cyclists
- A main floor co-workspace overlooking tree-lined Bertram Street

Does Bertram allow pets and are there size restrictions?

Yes, Bertram will allow pets with no size-restriction on dogs. There will be restrictions on breeds which will be highlighted in the bylaws.

When will Bertram be complete?

The estimated completion date for Bertram is 2023. A more detailed timeline will be provided to homeowners in late 2020.

Will Bertram be the only building on the site?

Bertram is the second residential tower at the master-planned Bernard Block urban village. Bertram will be located on the corner of Bernard Avenue and Bertram Street. Brooklyn, the first residential tower at Bernard Block is currently under construction and 97% sold.

The third building, The Block, will be a commercial office tower of 16 stories on the corner of Bernard and St. Paul Street. The ground floors of all three buildings will contain a mix of retail shops and services with the entire development site spanning 1.5 city blocks.

When will the Disclosure statement and Purchase and Sale contracts be completed?

We expect to file the disclosure statement in August or September with the Sales Launch to follow soon after. More details will be coming soon.

Can a Buyer purchase more than one condo?

Buyers will have the opportunity to purchase up to two homes, a deposit requirement of 20% will be applicable on each home purchase.

What is the Deposit requirement?

- Initial Deposit: \$10,000 at time of writing contract
- Second Deposit: 10% within 7 days (less \$10,000)
- Third Deposit: 5% within 30 days of Amendment to Disclosure Statement
- Fourth Deposit: 5% within 120 days of Amendment to Disclosure Statement

Does Bertram have a financing program in place for buyers?

Yes, we will have several major financial institutions offering financing options for Bertram buyers that will vary depending on the applicant's personal finances. Many of these financial institutions will be able to offer three-year rate holds.

What are the rental rules at Bertram?

Bertram is a residential condominium community that allows owners to rent their condo for a minimum of 30 days. Short-term rentals are not permitted as per bylaws of the City of Kelowna.

Do you have any preferred rental management companies if I buy a condo as an investment property?

Yes, we can recommend a few reputable property managers who can help take care of your investment. Please talk to your Sales Advisor for additional information.

What are estimated strata fees?

The Bertram budget is currently under development, we will be able to share estimated strata fees prior to the sales launch.

What is the Walk Score at Bertram?

The Walk Score at Bertram is an ideal 97! Homeowners will be able to walk to all of the best downtown amenities Kelowna has to offer.

What is the Bike Score at Bertram?

The Bike score at Bertram is an impressive 98! Homeowners will have the option to bike Knox Mountain, bike through City Park to the nearest beach, cruise the rail trail, or go on a bike tour to local cafes and craft breweries without having to drive a vehicle.

Is Bertram close to the proposed UBC Downtown Campus?

Yes, Bertram is less than a 3-minute walk from the future campus site!

Is Bertram close to Bus Transit?

Yes, very close. Bertram is a 4-minute walk to the downtown Queensway transit exchange making it an ideal home for a student commuting to and from the UBCO or Okanagan College campuses here in Kelowna.

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LiveAtBertram.com

The developer reserves the right to modify the information contained herein without notice. Renderings, layouts, specifications, finishes, sizes, prices and availability are subject to change without notice. This is not an offering for sale. Such an offering can only be made after filing a Disclosure Statement. E.&O.E.