



BY DESIGN CONSTRUCTION
www.bdchomesinc.com

INTEGRITY PASSION EXPERTISE

Creating Beautiful, Practical, Functional Homes

By Design Construction's team of professionals work together to provide our customers with quality homes that meet the highest standards. Count on us to be your Trusted Advisor.

To schedule a free on-site consultation call (604)351.8614

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RENOS CUSTOM IMPROVEMENT LANEWAY DUPLEX

HAVAN   

Live Your Best Life. Maximize Your Value.

Dramatically increase your homes value and cash-flow. Let us do the heavy lifting and calculations.

[Get Your Free Value Report](#)

NOTICE

• This Confidential Information Memorandum (CIM) is being delivered to you as a prospective joint venturer, to describe a potential business opportunity. This CIM does not necessarily contain all of the information that a prospective venturer may require and does not purport to be all inclusive. It is for information and discussion purposes, and does not constitute an offer to sell or the solicitation of an offer to buy any assets. This CIM is based on information obtained from various sources, and we make no representations, declarations or warranties as to the completeness of the information or statements contained herein. The information and statements contained herein should not be relied upon by prospective investors without independent investigation and verification. No securities commission or other regulatory agency has passed on the merits of this investment opportunity, nor has it reviewed this memorandum, and any representation to the contrary is an offence.

• Before making any investment, a potential investor should consider the risk factors, including market risk, lack of financing or inability to finance or refinance the project, liquidity or the lack thereof and the speculative nature of any equity investment in real estate. There is a possibility that an investor could become liable to make additional contributions beyond an initial investment if the joint venture experiences negative cash flow or unexpected expenses which can not be paid from operating revenue. Although the principals of the investment manager are experienced in dealing with this type of investment, and their current investments are successful, the joint venture will invest in different properties, and the operating entity will be a new corporation without any track record. Each real estate investment opportunity has a unique set of circumstances which may or may not be fully anticipated.

• The income tax consequences will vary based on the nature of the entity making the investment, and prospective investors are urged to consult with their professional advisors regarding tax consequences applicable to their situation.



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LANEWAY HOUSE - CASE STUDY

A typical lot in Vancouver (33' X 122') in Residential Zoning qualifies for building a laneway house/coach house. You can build up to 16% of your lot area. In the example below – the “ Bernard’s “ house, we could build 640 SQFT plus another 70-100 SQFT by using all the exclusions available in the bylaws and city guidelines. It’s basically a bunch of calculations where we ensure we squeeze every inch of possibility out of what’s allowed.

These numbers change based on the dimensions of your lot, age of the main house, zoning and site coverage. i.e. you can build up to 45% of your site area as a structure. If you like a **COMPLIMENTARY feasibility study** on your lot, we’d be happy to do the research, collect all the information and send you the report.

MAKE MONEY!

Here is the great news: A one bedroom laneway home rents for ~\$1700 per month and a 2-bedroom rental rate is about \$2500 (depending on the location) You could earn up to \$30000 per year with a 2-bedroom laneway home! Imagine just how quickly you could pay off your laneway and be Mortgage Free!!

DESIGN / BUILD

We will custom design a 1.5 storey or single level laneway home to sit nicely on your lot in relation to the main house. **Our Laneway Home Designer** has been working on laneway home design build since 2012 – she is an expert in maximizing space and you’ll get to work with her directly! She will combine great design with highly durable and timeless materials and finishes. The result is the balance of an attractive aesthetic with the best bang for your buck!

[How Can Laneway Homes Help You Maximize Your Value?](#)





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HIGHEST & BEST USE OF YOUR PROPERTY

MAXIMIZE YOUR PROPERTY VALUE!

**LANEWAY | DUPLEX |
CUSTOM HOME & LANEWAY**

BUILD EQUITY

Additional source of income through rental units
Leverage & extend equity

LIVE TOGETHER

Providing a place for the elders or children in your family to live independently
Home office
Age in place

COMMUNITY

Support local community by creating more opportunities for people to live within the city at an affordable cost
Increase your property value

GENERATIONAL WEALTH

Sell both units
Keep one and sell the other or rent it out
Reduce your mortgage
Upgrade your lifestyle

Create rental income





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EVERGREEN LANEWAY



LIVE YOUR BEST LIFE NOW !





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SAMPLE LANEWAY FLOOR PLAN

MAIN FLOOR PLAN

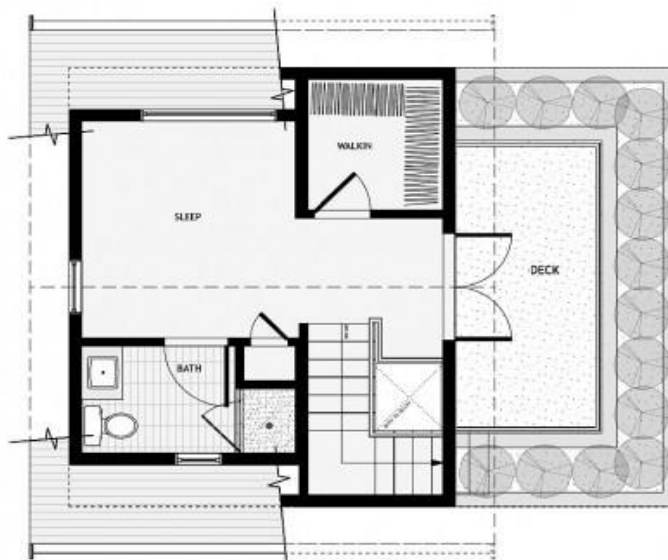
AREA:
TOTAL FOOTPRINT: 495 SF
MAIN FLOOR: 278 SF
GARAGE: 217 SF



SCHEDULE YOUR CONSULTATION NOW !

2ND FLOOR PLAN

AREA:
TOTAL 2ND FLOOR: 290 SF





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CONTEMPORARY DUPLEX



[INTERESTED IN DUPLEXES?](#)





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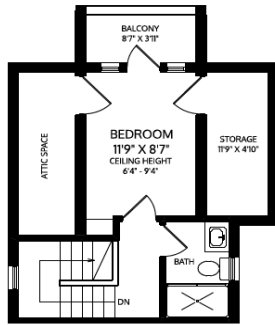
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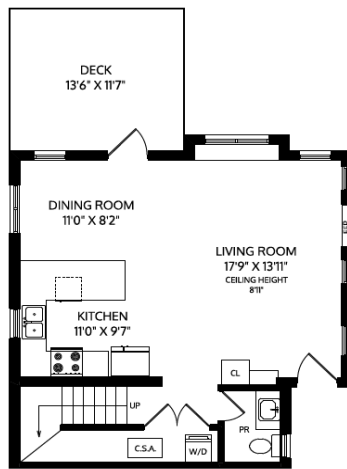
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SAMPLE DUPLEX FLOOR PLAN

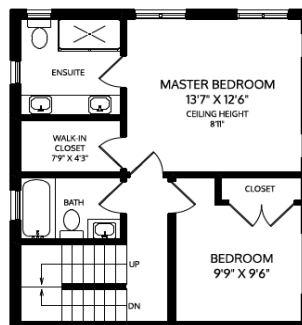
TOP FLOOR



MAIN FLOOR

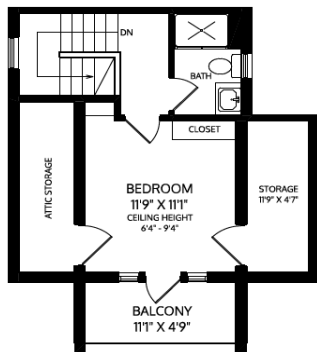


UPPER FLOOR

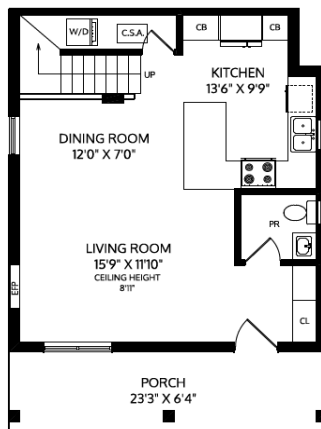


INTERESTED IN DUPLEXES?

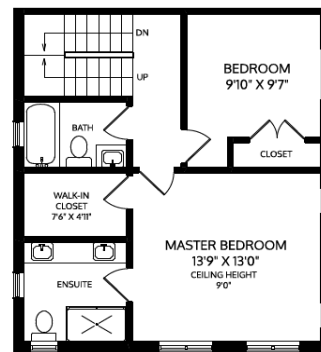
TOP FLOOR



MAIN FLOOR



UPPER FLOOR





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REAL
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