

For illustration purposes only - speak to a sales representative for details.

unit specifications

SUBJECT UNIT SIZE 530

UNIT PRICE \$361,900

LIMITED TIME PROMOTIONAL OFFER INCLUSIONS:

MEMBERSHIP ENTRANCE FEE \$40,000

FURNITURE PACKAGE VALUE \$25,000

FULL MEMBERSHIP PRIVILEGES \$25,000
(FROM APS SIGNING UNTIL OCCUPANCY)

PARKING \$10,000

TOTAL VALUE OF PROMOTION \$100,000

mortgage assumptions

MORTGAGE AMOUNT \$289,520

MORTGAGE RATE 3%

AMORTIZATION (YEARS) 25

MONTHLY MORTGAGE PAYMENT \$1,375

ANNUAL MORTGAGE PAYMENT \$16,500

MORTGAGE PRINCIPLE PAID DOWN

YEAR 1 \$7,930

YEAR 2 \$8,160

YEAR 3 \$8,400

revenue and expenditure assumptions

SEASON	PEAK	SHOULDER	LOW	
DATES	JUNE 9 - SEPT 24	MAY 12 - JUNE 8 SEPT 25 - OCT 26	OCT 27 - MAY 11	FULL YEAR
# OF DAYS IN SEASON	108	60	197	365
ASSUMED OCCUPANCY RATE	85%	65%	25%	50%
TOTAL DAYS	92	39	50	145
PROJECTED NIGHTLY RATE	\$379	\$279	\$229	\$316
ASSUMED SEASONAL REVENUE	\$34,792	\$10,881	\$11,459	
ASSUMED TOTAL REVENUE	\$57,132			

EXPENSES

ACCOMMODATION MANAGEMENT FEE (44.5%)	\$25,424	
MAINTENANCE FEE	\$4,134	
RESERVE FUND	\$686	
PROPERTY TAXES (1.1%)	\$3,981	
SINGLE SOCIAL MEMBERSHIP	\$0 (INCLUDED)	
MISCELLANEOUS EXPENDITURES	\$4,783	UTILITIES & HOUSEKEEPING
TOTAL EXPENSES	\$39,008	

summary of projections

TOTAL REVENUE	\$57,132
TOTAL EXPENSES	\$39,008
TOTAL GROSS REVENUE	\$18,125
	SUBTRACT
ANNUAL MORTGAGE PAYMENT	\$16,500
POSITIVE CASH FLOW	\$1,625
MORTGAGE PRINCIPLE PAID DOWN	\$7,930
CASH BACK (YEARS 1-3)	\$1,000
TOTAL REVENUE	\$10,555
	\$10,555 / \$72,380 = 14.6%

ASSUMED RETURN ON DEPOSIT - YEAR 1	14.6%
ASSUMED RETURN ON DEPOSIT - YEAR 2	14.9%
ASSUMED RETURN ON DEPOSIT - YEAR 3	15.2%
ASSUME 55% OCCUPANCY	\$13,794
ASSUMED RETURN ON DEPOSIT - YEAR 1	19.1%

Note: Representation of information contained herein does not form part of any Agreement of Purchase and Sale and is intended to illustrate the workings of the Accommodations and Rental pool model. Any and all financial information referenced above is assumed, and said assumptions are subject to market conditions, overall unit availability in rental pool, and a variety of other variables outside of the control of the Vendor.

Freed Developments Ltd or any of its affiliates do not warrant or represent any or all of the figures above.

limited time platinum incentives

ENJOY YOUR FULL MEMBERSHIP PRIVILEGES FROM THE MOMENT YOU PURCHASE*:

- USE OF CLUBHOUSE FACILITIES INCLUDING POOL, KIDS SPLASH POOL, STEAM ROOM, FITNESS STUDIO AND TENNIS COURTS
- UNLIMITED GOLF
- ACCESS TO SPECIAL BLOCKS OF MEMBERS-ONLY TEE TIMES
- MEMBERS-ONLY GOLF AND SOCIAL EVENTS
- GOLF CLUBS CLEANING AND STORAGE
- MUSKOKA WHARF WATERFRONT VALET SERVICE
- MEMBERS-ONLY DINING AREAS
- SIGNING PRIVILEGES

*VALUED AT UP TO \$8,600/YR UNTIL OCCUPANCY

ADDITIONAL LIMITED TIME INCENTIVES INCLUDE:

MUSKOKA BAY CLUB ENTRANCE FEES WAIVED	Valued at up to	\$55,000
COMPLETE FURNITURE PACKAGE INCLUDED	Valued at up to	\$30,000
ONE PARKING SPACE PER UNIT INCLUDED	Valued at	\$10,000
DEVELOPMENT CHARGES CAP	Valued at	\$5,000
3 YEAR PROMOTIONAL CREDIT	Valued at up to	\$3,000
TOTAL INCENTIVE	Valued at up to	\$125,000

COMPLIMENTARY WITH YOUR PURCHASE AT THE RESIDENCES AT MUSKOKA BAY RESORT

extended deposit structure

- \$5,000 WITH AGREEMENT
- BALANCE TO 5% IN 30 DAYS
- 5% IN 60 120 DAYS
- 5% IN 150 270 DAYS
- 5% IN 210 540 DAYS