

# THE RESIDENCES

ON OWEN



MILBORNE

GROUP

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## LOCATION

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- The **City of Barrie** is a beautiful waterfront community with close proximity to the GTA which allows for easy commuting
- Barrie continues to be one of Canada's fastest growing and dynamic cities
- Barrie is home to a number of civil service facilities, reputable institutions and schools including Georgian College, Royal Victoria Hospital and Simcoe Muskoka Regional Cancer Centre
- Barrie was recently ranked one of the top cities to invest in Ontario by The Real Estate Network



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## SITE LOCATION

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- The site is located adjacent to the Barrie Public Library in the downtown core of the City
- The Residences will occupy an entire City block and offer views in all directions with premium views to the south, east and west
- The Residences will be within easy walking distance to local shops, restaurants, art gallery and financial institutions

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## THE INVESTMENT

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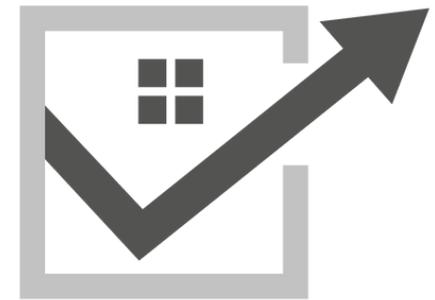
The Invest Select Rental Program is perfect for real estate investors that believe real estate is a great wealth builder but don't want to be hands-on with related risks and responsibilities. The Invest Select Rental Program combines monthly positive cashflow, mortgage paydown, and the potential for market appreciation while limiting the downside risk of a market correction.

When opted into, the Invest Select Rental Program allows condominium purchasers to benefit from the three most important pillars of real estate investment rental income, market appreciation and mortgage pay-down. In addition, all day-to-day property management tasks are included as well as the maintenance fees.

The Invest Select Rental Program delivers positive monthly cash flow to each purchaser with a five-year condominium lease in place from day one. Upon expiration of the lease, the management company will have the option to purchase each unit from its owner at the then current market value with a stipulation it will be for no less than the original purchase price. This commitment creates a safety net and gives investors peace-of-mind and a pre-defined exit strategy.

Key features of Invest Select include:

- 5 Year lease with management
- Predefined exit strategy
- Vacancy protection
- Interest rate protection
- Market correction protection



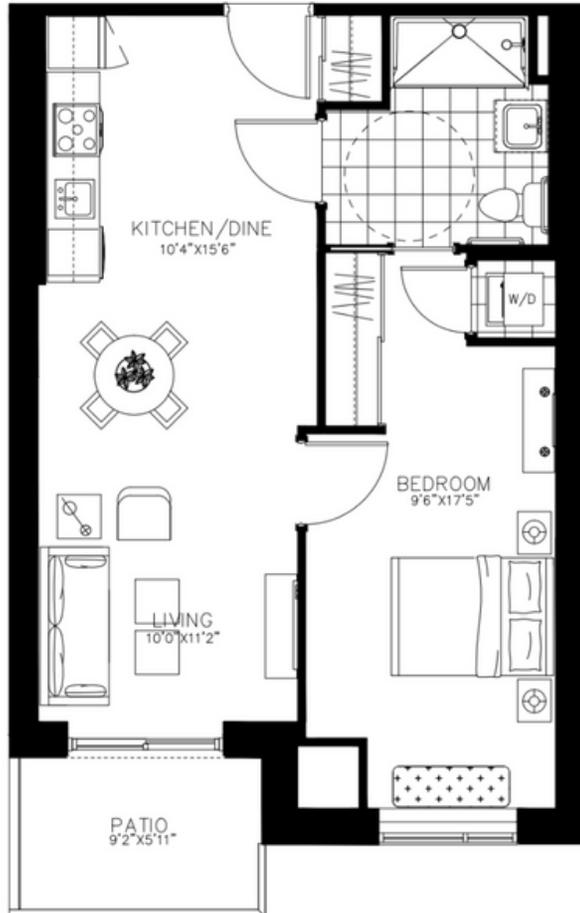
## INVEST SELECT

The Invest Select Rental Program includes all day to day property management tasks and operating expenses including:

- Maintenance fees
- All utilities
- Repairs and maintenance
- Special Assessments

# THE RESIDENCES

ON OWEN



The Fairview  
Suite 407 - 634 sq.ft

## INVESTMENT PRO FORMA

UNIT MODEL 407 THE FAIRVIEW

PURCHASE PRICE	499,900
EST. CLOSING COSTS	19,223
TOTAL ACQ. COSTS	519,123
LESS: MORTGAGE	399,920
TOTAL INVESTMENT	119,203

	REVENUE	PIT*	NET CASH
YEAR 1	25,685.56	20,943.88	4,742
YEAR 2	26,209.76	21,022.49	5,187
YEAR 3	26,744.65	21,101.11	5,644
YEAR 4	27,279.54	21,179.72	6,100
YEAR 5	27,825.13	21,258.34	6,567

INFLATION**	0%	499,900
LESS: MTG BALANCE ***		335,309
PROCEEDS ON SALE		164,591

ROI	62%
ANNUALIZED IRR ****	11.2%

\* PROJECTED MORTGAGE PRINCIPAL INTEREST AND RE TAXES

\*\* NO INFLATION IS ASSUMED \_ CORRECTION PROTECTION OPTION

\*\*\* VARIABLE RATE MTG ASSUMPTION - 2021 RATES

\*\*\*\* BASED ON 7 YEAR INVESTMENT



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THE  
BUILDING

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## BUILDING FEATURES

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Port Co-chère Entrance

Lobby Featuring 18' Ceilings

24-Hour Concierge

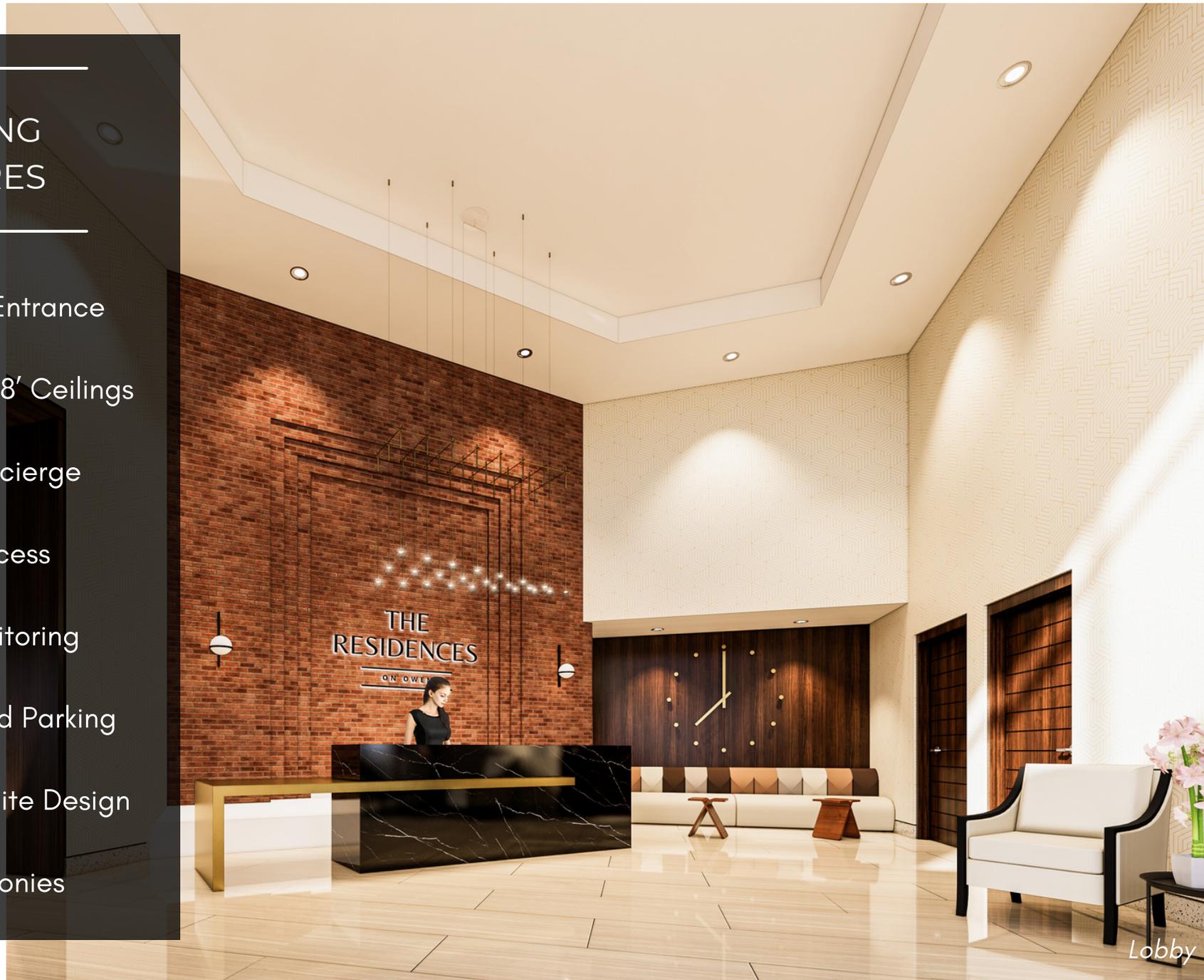
Key Fob Access

Security Monitoring

Enclosed Heated Parking

View Focused Suite Design

Private Balconies





Dining Room

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## AMENITIES

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- Two Themed Dining Rooms
  - Bistro
- Games Room & Pub
- Wine Bar with Piano
- Theatre
- Rooftop Outdoor Lounge and BBQ Area
- Indoor Pet Spa

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## AMENITIES

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Indoor pool

Fitness Centre

Massage Room

Spa

Arts & Gardening Centre

Indoor Golf Simulator

Hobby Workshop



*Indoor Pool*



## SUITE FEATURES

9' Ceiling Height Throughout

Premium Stainless Steel Appliances

Custom-Designed Kitchen Cabinetry

Quartz or Granite Kitchen and  
Bathroom Countertops

Ensuite Laundry

Individually Heated and Cooled Suites

Wide Plank Flooring

Contemporary Tile



*Interior Suite*

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THE  
TEAM

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In 1989, two men made the commitment to pursue a dream they both shared -- to create and bring to fruition a new home building company. David Hill and Bobby Bhoola were a perfect pairing for this enterprise, with extensive expertise in home building and land and commercial development.

The partners shared a goal which has become the cornerstone of Ballantry Homes to build with the finest quality in design, materials, construction and to offer exceptional customer service.

Fast forward to today and more than a quarter century later, and Ballantry Homes and its founding partners, has become a notable full-service builder and land developer. In doing so Ballantry has consistently and successfully adhered to the original goal of building excellence, now branded as the builder who "Builds Dreams".

Over the past 27 years, Ballantry has constructed more than 10,000 homes in more than 35 communities across the GTA.



A construction management company established by a collection of highly respected, senior industry professionals with the common goal of significantly improving the way construction projects are delivered.

Prior to forming Gillam Group, the company's founders enjoyed successful careers with leading national general contractors in southern Ontario, gaining extensive experience managing large, complex and award-winning projects.

Brings exceptional capability and sophistication to projects in the ICI and residential construction sectors.

Gillam's involvement with public-private-partnership projects has greatly informed their approach; in particular, the importance of using the pre-construction period to plan the work efficiently and mitigate risks.



The Traditions Seniors housing team is made up of a number of industry professionals who have been developing, building, and managing seniors housing in Ontario for over 30 years.

Most recently Traditions led the development initiatives of BayBridge Seniors Housing owned by the Ontario Teachers Pension Fund.

Traditions have partnered with some of Ontario's industry leaders including Chartwell, BayBridge (Amica), Sienna, and Seasons as well as for its own private portfolio.

The "Traditions" seniors housing model was introduced in Ontario in the 1980's and remains the operating name of Traditions projects in Collingwood, Huntsville, and Oshawa.

The Traditions group has collectively initiated over 30 seniors housing projects that have been developed, built, and currently providing housing to over 3000 Ontario seniors.



McKnight Charron Limited Architects is a long-established mid-sized architectural firm that is committed to providing complete architectural services specific to individual client needs.

MCL Architect's experience has been proven with diverse building types, project sizes, and complexity ranging from a few hundred thousand to multi-million dollar projects.

The firm has been involved in all project delivery methods (Design-Bid-Build, Construction Management, Design-Build, Project Management, and Cost Plus.

Our combined strengths continue to have a strong presence in Southern and Central Ontario with a variety of community and institutional buildings.

McKnight Charron Limited Architects provides a strong team approach with the active involvement of both principals in the firm Michael McKnight and Stephen Charron.



Milborne Group is Canada's largest and most successful preconstruction sales and consulting firm. The company's breadth and experience covers every facet of the net condominium marketplace.

Throughout their history they have positioned and successfully sold boutique buildings, townhomes and resort properties, and honed an unparalleled talent for the promotion and sales of mixed-use high-rise communities that change neighbourhoods, waterfronts, and cityscapes.

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# FAQ

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**Q: If my unit doesn't have a tenant, do I still receive my rent?**

A: Yes, The Invest Select Rental Program ensures that monthly rents are paid as agreed regardless of occupancy status.

**Q: Am I responsible for maintenance and repairs to the unit during the term of the lease?**

A: The Invest Select Rental program includes all maintenance and repairs as well as special assessments if they occur.

**Q: What is Correction Protection?**

A: All Invest Select leases ensures that the seller shall receive no less than what they paid for their unit, regardless of its value, when the tenants exercise their option to purchase.

**Q: Do I have to sell my condominium to management after five years?**

A: Yes, if the Lessee exercises the option to purchase. Buyers will have the opportunity to participate in advance of other purchasers for future developments.

**Q: How will fair market value be calculated in 5 years?**

A: We will hire an AACI certified appraiser qualified and approved by The Royal Bank of Canada to conduct all appraisals and determine then current market values using the comparable market approach.

**Q: What if I need to sell my condo before the five-year lease expires?**

A: Investors are free to sell their property during the lease term with the new buyer's assuming the covenants and obligations contained within the INVEST SELECT lease.

**Q: Am I permitted to go see my unit?**

A: You are welcome to visit the building anytime by appointment made through the concierge or building administrator. To respect our resident's privacy viewing the actual occupied unit is not permitted.

**Q: Can I move my parents into my unit?**

A: No, owners are not permitted to lease their units other than through the Invest Select Rental Program. Friends and family of owners will receive special occupancy cost pricing through the building management.

**Q: How long will construction take?**

A: We anticipate construction to take 2.5 years from the date of breaking ground.

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