

MONEY-MAKING HEAVEN YEAR- ROUND RESORT

¡Coming back to the market
with two revised strategies!

JOINT VENTURE PROPOSAL

Coboconk, ON



Serenity

Business Facilitators Inc.



DEAL

INFORMATION



Located on Kawartha Lakes - Coboconk, ON



11 Units (7u-3b; 2u-4b, 1u-2b, 1u-5b)



Gorgeous 500+ft of waterfront



Reduced price



Perfect for Short Term Rental (Airbnb)



TURN KEY and a very LUCRATIVE opportunity



The building qualifies by itself for mortgage

EXIT STRATEGY 1: Private Lender

Purchase Price	3,350,000
Initial Improvements (max est.)	60,000
Closing costs (est.)	79,725
Down payment	1,005,000
Investment Required to Close Deal	1,144,725
Return Over Investment (ROI) Year 1	74.72%
Total Accumulated Return 5 Years	
Cash Flow (CF)	3,198,430
Active Appreciaion (AA)	149,000
Equity (EQ) or Principal Recapture (PR)	269,499
Passive Appreciation (PA)	348,671
Total Accumulated Cash Flow and Profitability	3,965,600

CAPE-RATE: **22.39%** ROI: **74.71%**

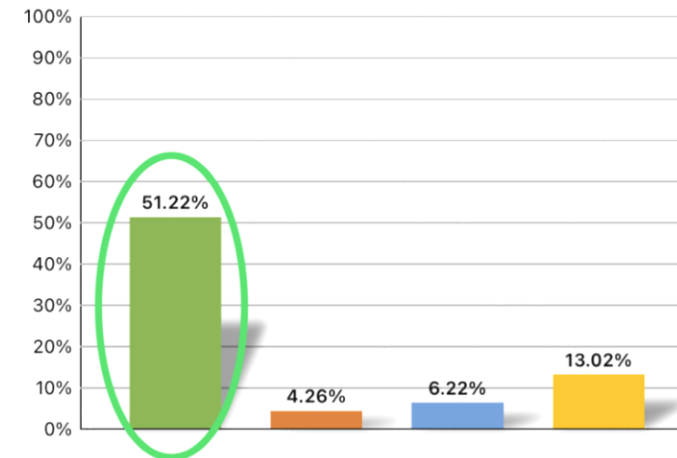
NOI: **35.32%** DCR: **2.02:1**

STRATEGY 1

Private Lender



The 4 Ways to Win



Cash Flow	Principal Recapture	Passive Appreciation	Active Appreciation
\$586,374.19	\$48,711.75	\$71,180.00	\$149,000.00

Increase
income by
110%

EXIT STRATEGY 2: Private Lender + VTB

Purchase Price	3,350,000
Initial Improvements (max est.)	60,000
Closing costs (est.)	79,725
Down payment	705,000
Investment Required to Close Deal	844,725

Return Over Investment (ROI) Year 1 **97.62%**

Total Accumulated Return 5 Years

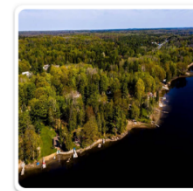
Cash Flow (CF)	3,217,705
Active Appreciaion (AA)	149,000
Equity (EQ) or Principal Recapture (PR)	189,052
Passive Appreciation (PA)	244,590
Total Accumulated Cash Flow and Profitability	3,800,346

CAPE-RATE: **25.02%** ROI: **97.62%**

NOI: **27.72%** DCR: **2.66:1**

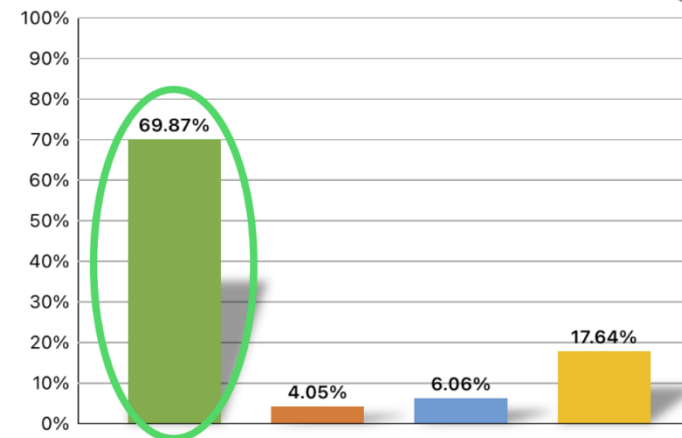
STRATEGY 2

Private Lender + VTB



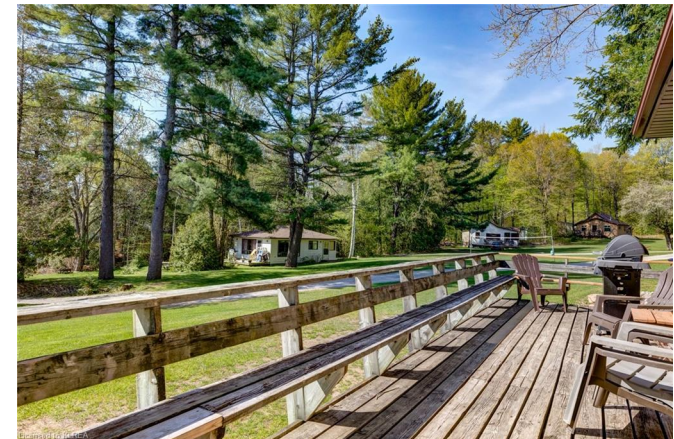
\$590,229.06	\$34,170.88	\$51,180.00	\$149,000.00
69.87%	4.05%	6.06%	17.64%
CF	PR	PA	AA
---	\$705,000.00	---	\$824,570.94
19.15%	142.86%	70.00%	97.62%
OER	EQ	LTV	TOTAL ROI

The 4 Ways to Win



Cash Flow	Principal Recapture	Passive Appreciation	Active Appreciation
\$590,229.06	\$34,170.88	\$51,180.00	\$149,000.00

PROPERTY PICTURES



PROPERTY PICTURES



JV Partnership Conditions



Looking for one or
more JV Investor
Partners

The building
qualifies by itself
for mortgage

Min Investment
200K



ABOUT THE CITY



Destress at the lake

Research shows that nature is a natural stress-buster. So much so that physicians have actually started prescribing people suffering from stress, anxiety and other ailments with more time in natural environments. This is hardly a new concept in Japan, where people have long practiced a ritual known as Shinrin-yoku, which means “taking in the forest atmosphere” or “forest bathing” to heal from the stress of modern life.

A huge portion of the country’s population engages in this practice, making special trips to the woods to decompress. And it’s not simply a trend: A 2010 study published in Environmental Health and Preventive Medicine found that those who engaged in leisurely walks through the forest experienced a decrease in cortisol, sympathetic nerve activity, blood pressure and heart rate.

<https://cottagelife.com/outdoors/why-a-trip-to-the-cottage-is-the-perfect-remedy-for-stress-and-anxiety/>



ABOUT THE CITY



“Fuel your wanderlust in Ontario”

Kawartha Lakes is synonymous with rural appeal and outdoor recreation, particularly water sports on its numerous lakes. Boating, fishing, canoeing and kayaking are all popular activities. And there's even more to do out of the water, such as exploring historic towns, hiking, camping and wine tasting. With over 600 km of trails in Kawartha Lakes, there's delightful scenery for every type of explorer. Some of the more popular routes include The Canaraska Trail, Kawartha Trans Canada Trail and Victoria Rail Trail Corridor. The Kawartha Trans Canada Trail features the famous Doube's Trestle Bridge. Each has its appeal, but all are great options for hiking, cycling, mountain biking, horseback riding and even cross-country skiing in the winter.

<https://www.destinationontario.com/en-ca/regions/kawarthas-and-northumberland/kawartha-lakes>

MUCH MORE INFORMATION AVAILABLE UPON REQUEST



What do you get partnering with us? Why partnering with us? We have full explanations for answering these questions, visit our website.



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**This analysis is an estimate only and cannot represent the exact return for this property as it may fluctuate depending on the market **