



BUILDER BLOWOUT

Turnkey Luxury
Condos from
\$175,000

Residence Inn Marriott | **Muskoka Wharf**





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Why Muskoka?

- **National Geographic Traveler's** panel of experts voted the Muskoka's **Canada's #1 pick for Ten Best Trips of Summer**
- Muskoka is one of their **Top 20 Best of The World - Must-see places**
- Muskoka was recognized by **National Geographic** as one of the ***100 Places That Can Change Your Child's Life***
- Hosted World Leaders at the **G8 Summit** in 2010



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Why Muskoka?

- Premier travel destination for wealthy Canadians, Americans, and celebrities for over 200 years. It has recently become a hub for many celebrity athletes

Wealthy Americans used to travel to Muskoka by steamship, and then take the train to Gravenhurst. The steamships are still running today, while Gravenhurst continues to be the only train station in the Muskokas.





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Why Muskoka?

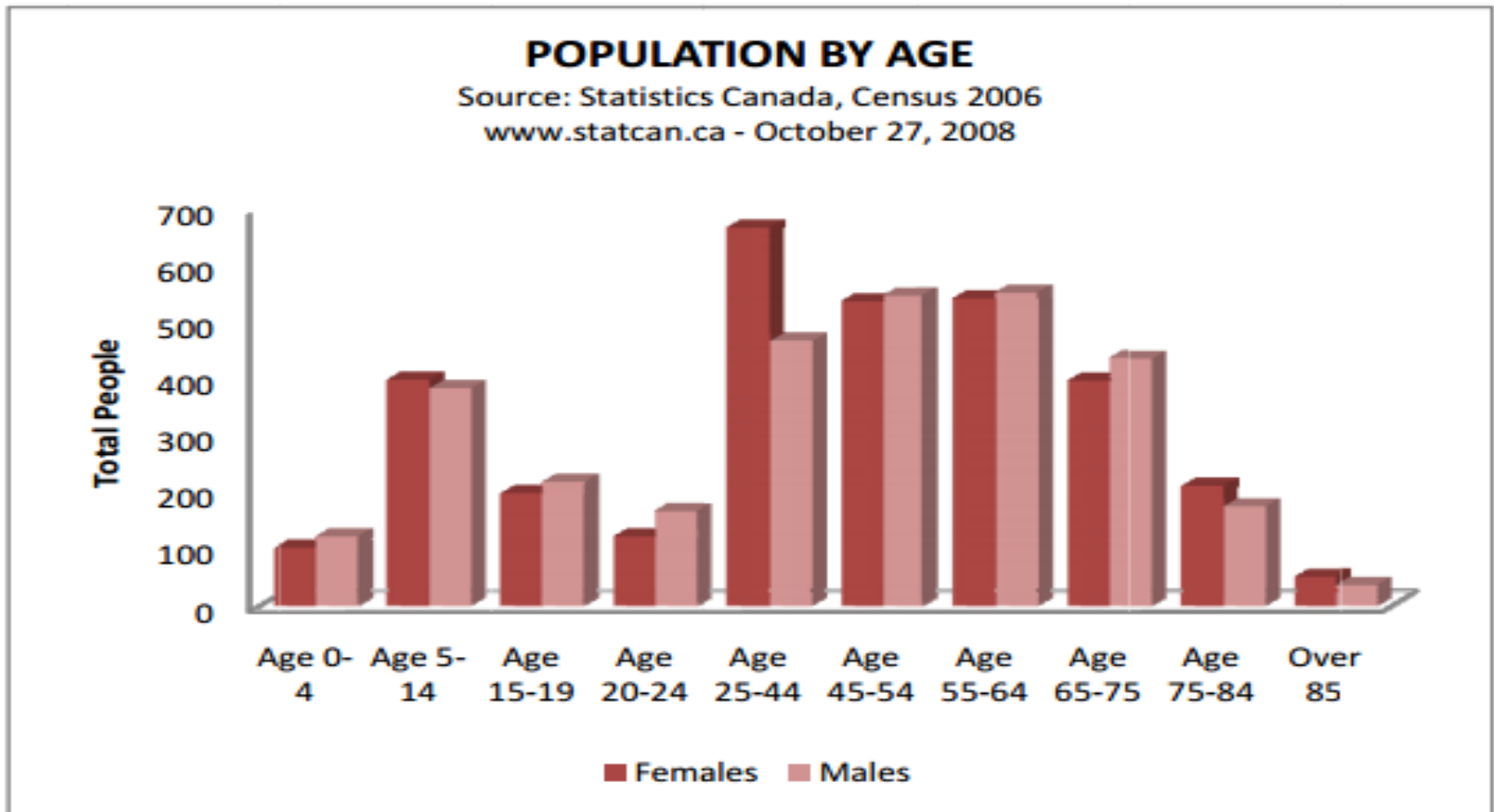
- 77 million Baby Boomers
- 71% of Net Worth of North Americans
- 10,000 people retire daily and look for a simpler life
- 2nd homes, leisure, vacation properties outside of Toronto are on the rise
- Muskoka is a premier location for leisure, relaxation, and vacations



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Who Lives in Muskoka?





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Why Muskoka?

- One of Ontario's largest and most economically vibrant outdoor and recreation areas
- Vacation destination for more than 7.6 million people living in Southern Ontario
- Pristine lakes, rugged landscape and charming communities are the foundations of the region's economy



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Why Gravenhurst?

- Gravenhurst is the absolute authority in Luxury Cottages and Vacation Properties, as well as the FIRST access point to the Muskoka's, at only 90 minutes from Toronto
- This connection to Lake Muskoka, Muskoka's largest lake, offers accessibility to countless other lakes and towns, and the majority of other main attraction across the Muskokas



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Why Gravenhurst?

- The social hub of Muskoka
- 20 minutes from Casino Rama
- Gravenhurst Opera House hosts numerous performances and shows
- A real community with countless events year round and unlimited attractions
- Residents love the community so much they frequently leave their estates to the city resulting in a municipal surplus

Gravenhurst: Great Golf



Muskoka Bay Club – 9th Best Course in Canada (4 minutes from Muskoka Wharf, and one of countless world class golf courses in the area)

Events All Summer



Muskoka Wharf Events bring over 100 000 visitors annually



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Why Muskoka Wharf?

- Muskoka Wharf is the **gateway to Lake Muskoka's** southern most point.
- Muskoka's **Largest Master Planned Project** ever.
- **90 Minutes** from the Fastest Growing City in North America
- Muskoka Wharf is the epicenter of a **COMPLETED \$170 million** master planned residential and commercial village



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Why Muskoka Wharf?

- Muskoka Wharf is a four-season attraction
- 1KM boardwalk running around Lake Muskoka connecting: boat rentals, shopping, restaurants, Muskoka's \$5 million Antique Boat Museum as well as the historic Muskoka Fleet (including the Segwun and Wenonah II), a spa, health studio, doctors, nightlife, and more



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The Boardwalk: Great Restaurants





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Why Muskoka Wharf?

- Weekly Farmer's Market
- Weekly Water Ski Show
- Large weekend events: Boat Shows, Music Festivals
- Sports facilities (a soccer field, a rink, tennis and basketball courts, a baseball diamond and more)
- Retail: art gallery, crafts, clothing, jewelry, homeware, antiques, books, furniture, toys



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Why Muskoka Wharf?

Boston Pizza
Canada's #1 Casual Dining Chain
Great View of Lake Muskoka

HERITAGE CENTRE
Interactive Displays about Steamships, Classic Wood Boats, Resorts & Cottaging
* Will showcase borrowed Antique & Classic Boats on a rotating basis

Milani
Milani Clothing
Stylish Women's Apparel

RESIDENCES AT MUSKOKA WHARF
129 Waterfront Condominiums
4-Season Carefree Luxury Living on Lake Muskoka

THE FASHION LODGE TRADING POST
Muskoka's Leather Fashions and Amber Jewellery Centre

ZAZA Movie Star Ice Cream Patio

THE BLUE WILLOW TEA SHOP
Traditional English Tea Shop
Light Lunches, Baked Goods & 18 unique Specialty Teas.

LAKE MUSKOKA

RMS Segwun and Wenonah II cruises are operating without interruption from June through October.

sunset grill!
Toronto's favourite All-day Breakfast Restaurant for over 20 years

SOUTHSIDE PARK
Baseball Diamond
Soccer Field
Childrens playground
Sports Pavillion
Outdoor Skating Rink/Basketball Court
Host Location: Docksider Festival of the Arts

DUE NORTH APPAREL INC.
due north
Cottage Casual Clothing



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Why Muskoka Wharf?

- Muskoka Wharf is five minutes from anything you could need from a new World Class Sports Complex, Opera House, Theatre, Library, Sobey's, Canadian Tire, LCBO, Tim Horton's, McDonald's etc.
- The Wharf is also a winter destination: ice skating, ice fishing, and snowmobiling are some of countless activities which take place on the ice, while the Ski Show and Winter Carnival are some of the highlights of winter in Gravenhurst



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Your New Second Home





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Why Muskoka Wharf?

Location	Permanent Population	Seasonal Population	Total Population
District of Muskoka	59,220	81,223	140,443
Gravenhurst	11,992	12,055	24,047

- 75% of visitors stay at least one night
- About 67% of visits to the Muskoka Wharf project occur in peak May to October season, while 33% will occur November to April
- Millions visit Muskoka each year



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Winter at Muskoka Wharf

Gravenhurst Winter Carnival



Snowmobiling



Ice fishing and Skating
on the frozen lake





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**Enjoy the Million Dollar Muskoka
Experience... without the Hassle!**





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Introducing: Residence Inn Marriott At Muskoka Wharf





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Why Marriott?

- Marriott is the #1 hotel brand globally (72 countries) for 50 years
- Marriott manages over 3800 hotels worldwide
- Marriott manages 650,000 hotel rooms daily more than anyone else on earth



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Why Residence Inn Marriott?

- Of the 628 Residence Inn's worldwide that Marriott operates, the one at Muskoka Wharf is frequently rated in the top 3 (and is number 1 in a number of categories)
- **Numerous Marriott Platinum Awards 98% Customer Satisfaction**
- On TripAdvisor #1 94% ranking, 2013 **Certificate of Excellence**



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Why Residence Inn Marriott?

- Fully-furnished, comes with appliances, free wireless internet, free buffet breakfast, pool, hot tub (open late), business centre, gym



Surrounded by water on three sides and neighbours a 10 acre park



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Why Residence Inn Marriott?

- Designed for extended stays up to two weeks at a time
- Pet-friendly
- Millions of existing business customers, fantastic loyalty program

Main Lobby



Large Terrace with Fire Pit



Large Indoor Pool



Exercise Room



Spacious Suites with Modern Decor



Fully Appointed Kitchen



One Bedroom Suite



Tamarack – Studio Suite

The Famarack
URBAN STUDIO • 424 SQUARE FEET

LIVING/BEDROOM
11'0" x 13'0"

KITCHEN
9'0" x 8'0"

BATH

THE FAMARACK SUITE

8 / 9

Save > 35 % !

Size	424 sq ft
Original Price	\$240,000
Current Price	\$ 175,000
2014 Revenue Projection	\$11,340
Property Taxes	\$1,432

The Norway Spruce– 1 Bedroom Suite



Save > 30 %!

Size	525 sq ft
Original Price	\$270,000
Current Price	\$ 202,000
2014 Revenue Projection	\$12,120
Property Taxes	\$1,698

The Red Oak– 1 Bedroom Suite

The Red Oak
One Bedroom • 552 Square Feet

BRIDGES BY MICHELE WOOD

**Save over
35 % !**

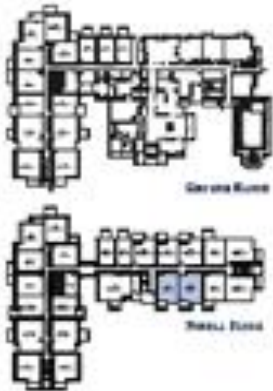
Size	552 sq ft
Original Price	\$283,000
Current Price	\$ 199,000
2014 Revenue Projection	\$11,940
Property Taxes	\$1,698

The Red Pine – Studio Suite



The Red Pine

STUDIO B • 589 SQUARE FEET



Residence One Minnesota Square

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Save over 35 % !

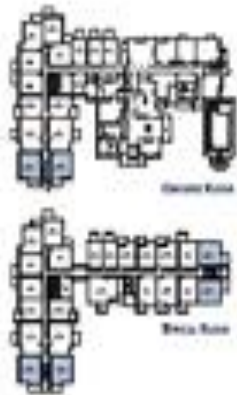
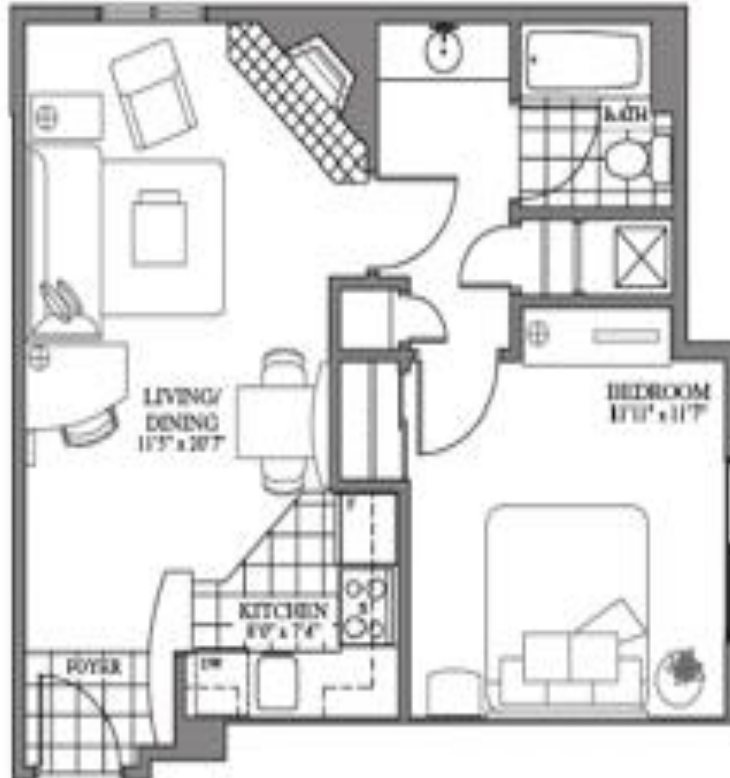
Size	589 sq ft
Original Price	\$291,000
Current Price	\$ 214,000
2014 Revenue Projection	\$12,840
Property Taxes	\$1,867

The White Spruce– 1 Bedroom Suite



The White Spruce

ONE BEDROOM END UNIT A • 641 SQUARE FEET



Save over 35 % !

Size	641 sq ft
Original Price	\$319,000
Current Price	\$ 214,000
2014 Revenue Projection	\$12,840
Property Taxes	\$1,979

Reserve for Winter Wear

7700 WINDING WOOD DRIVE, SUITE 100, WINDING WOOD, WISCONSIN 53190





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Whole Ownership

- A common question with this type of hotel condo property is the ownership structure.
- This is NOT time share or fractional as you have **Full Deeded Ownership** and you can sell your unit whenever you like.



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The Opportunity

- This is a unique opportunity to own a hotel condo suite at the Residence Inn Marriott at Muskoka Wharf from 35% or more off the original selling price.
- Your investment is managed and rented for you by the hotel when you're not there, so you get the convenience of a turn key income property and all the benefits of a vacation property on Lake Muskoka.

Frequently Asked Questions

What is Whole Ownership?

- As a suite owner at the Residence Inn Marriott at Muskoka Wharf, you have deeded title to the suite the same way you do with your primary residence. If you choose to sell your suite you may do so through a real estate agent of your choice and you will reap the benefit of any equity that occurs during your ownership.

Does my vacation suite come furnished?

- Your suite comes completely furnished to the Gen 7 Residence Inn standard including the artwork on the walls and all kitchen appliances, cutlery, glassware and china.

What happens when the furniture needs to be replaced?

- 5 % of the monthly income you generate on the Resort Rental Program is withheld by the Rental Program Manager and invested in guaranteed investment certificates. This reserve fund is called the Furniture, Fixtures and Equipment Fund.

What happens when the suite needs maintenance?

- The Condominium Corporation formed by all (106) suite owners at the Residence Inn Marriott at Muskoka Wharf will contribute monthly to a reserve fund for ongoing maintenance & future capital expenditures through their monthly common expense fees. The maintenance personnel at the Resort will make all necessary repairs to the suites and will invoice your Condominium Corporation for the work.

Who owns the hotel and who manages it?

- The Muskoka Wharf Corporation is owned by the hotel operation and has contracted Residence Inn Marriott to manage it for them. The (106) accommodation suites will be owned by individual purchasers that will form a Condominium Corporation. The Condominium Corporation will be managed by a professional property management firm.

Frequently Asked Questions

How often is my vacation home cleaned by the resort?

- The resort's housekeeping staff will clean your unit each day it is occupied by a hotel guest. When you are using your suite during your private periods, your suite will be cleaned prior to your arrival and after you depart for a set rental preparation fee. If you wish, you can arrange additional housekeeping services at an additional fee. Once annually, the resort's housekeeping staff will undertake a "deep clean " of your suite at the expense of the suite owner.

Can I bring my pets to the Resort?

- Pets are allowed at the resort. Agreement can be made to have your pet boarded at a local kennel. There is \$100 cleaning fee for pets.

Who pays for utilities, insurance and property taxes?

- Your monthly common expense assessment pays for all your utilities including heat, light, power, cable TV and internet service. In addition, your monthly common expense assessment provides a blanket insurance policy that covers you and your Condominium Corporation for all perils. Property taxes are assessed individually to each suite owner.

How does the rental pool work?

- Each purchaser will be enrolled in the Rental Pool. All revenues generated by the (106) suite owners monthly are pooled and distributed proportionately on a square footage basis. If you have removed your suite during any given month for personal use, you will not receive rental pool distribution for the days your suite is off the rental program. It will be important when receiving your private periods that you notify our Rental Pool Manager as to who will be residing in your suite.

Frequently Asked Questions

Once I have selected my personal use weeks, can I change them?

- Yes, you may change your private periods at any time subject to hotel availability. If the hotel is 100% reserved, we may not be able to accommodate changes but we will make every attempt to do so. The hotel will have a designated Rental Pool representative to speak with on any Rental Pool matter.

How often is the Rental Pool distribution to owners then?

- The hotel will distribute your monthly Rental Pool income no later than the 20th day of the following month. (i.e.: July revenue will be paid out by August 20th).

Are there any costs when I use my suite personally?

- Yes, there will be a modest rental preparation fee added to your house account upon your departure, for housekeeping service to make your unit again for the Rental Pool. Should you wish additional maid service during your private periods, this can be arranged at an additional fee.

Does my family enjoy the daily breakfast service at no charge while we are using our suite on our private periods?

- As a suite owner at the Residence Inn at Muskoka Wharf, you enjoy the same privileges and hotel facilities as the paying hotel guest at no charge including the daily continental breakfast service. Purchase at our Lobby Bar or Pay-per-view television movies are additional and can be posted to your house account.

Do I get rental income even if my unit is not rented on any given night?

- You will receive your proportionate share of the rental income each month regardless of the number of nights your suite is rented.

Frequently Asked Questions

Will hotel guests be allowed to request specific suites?

- Providing the hotel is not at full occupancy, guests may request a certain suite and we will accommodate that request in the interests of developing guest loyalty.

What amenities does the hotel have?

- The Residence Inn Marriott will include corporate meeting rooms, indoors pool and whirlpool, fitness room, lobby, outdoor fire pit, daily newspaper, in-room internet services and daily complimentary buffet breakfast.

Can we exchange our suite for vacations at other resorts?

- Yes, when you purchase your suite you are automatically enrolled with a quality exchange program that represents over 2000 vacation properties in 79 countries worldwide.

Can I arrange a mortgage for the purchase of a suite?

- Yes, we offer an excellent mortgage program through PACE Savings & Credit Union Ltd. The minimum down payment is 35%.





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Features & Amenities

Furnishings:

- Each suite will be sold fully furnished with the following:
- **Kitchen:** all stainless steel appliances and ceramic cook top, pots, pans, dishes, utensils, coffee maker & toaster as well as dining table. Maple Cabinetry & Granite Countertops.
- **Main Living Area:** Chaise lounge with a sleeper pullout, reclining chair & ottoman, coffee table, end table, lamps, 32" LCD TV and a office area.
- **Bedroom:** All units have a king size bed. There 2 night tables and a 32" LCD TV and a dresser.
- **Bathroom:** Granite Countertops, Maple Cabinetry, Separate vanity, Marble surround in the Bathing Area.
- **Patio:** All rooms will have a walkout terrace (Ground Floor) or wooden deck (Floors 2-5)

Hotel Amenities:

- 19 x 38 Indoor Pool & Whirlpool with glass enclosure
- Exercise Room
- Meeting/Conference Rooms
- Lobby Bar
- Breakfast Room (Complementary Breakfast for all Guests)
- Hearth Room
- Library
- Outdoor Muskoka Area (Gas Fire Pit surrounded by Muskoka Chairs)





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Additional Investment Information

- **Maintenance Fees**

The Maintenance fees are currently at \$0.58 per square foot. That includes all utilities and common expense fees.

- **Taxes**

Property taxes vary based on the size of the unit as well, from 1,432/yr for the Smallest Studio Suite.

- **Monthly Income**

Maintenance fees are automatically taken from your monthly income. That means, along with your monthly statement, you will be receiving a cheque for the months occupancy NET of your maintenance fee.

- **Two Year Performance / History**

Residence Inn Marriott is the Hotel Operator. The lease in place (50 YR), provides you with the long term security only a AAA anchor tenant can provide.

- **Located at 285 Steamship Bay Road, Gravenhurst, ON P1P 1Z9**

- **Call us today to book your V.I.P. Tour at 647 - 348 - 8690**