



INVESTMENT DETAILS AT-A-GLANCE



PROJECT DESCRIPTION

This is a unique opportunity to own a Marriott condo suite at Muskoka Wharf on one of the most spectacular fresh water lakes in the world and the most prestigious location and big lake in Canada. You will get the convenience of a turn-key income property and all the benefits of a vacation condo on Lake Muskoka. You will have full deeded ownership of this investment property, a professional operator to handle it for you, and you can sell your unit whenever you like.



Surrounded by water on three sides and neighboring a 10 acre park.

Buildings: Two glass and steel towers, protruding into the sky with a pyramid like design inspired by the Eiffel Tower in Paris.

Stories: Five story building with each room having a walkout terrace (ground floor) or a wooden deck (floors 2-5)

No. of Units: 106 luxurious condo hotel units with 10 PH apartments of 3,000-8,000 sq. ft. each on the top 4 floors.

Unit Features: Your suite comes completely furnished, to the Marriott standard including the artwork on the walls.

Kitchen: All stainless steel appliances and ceramic cook top, pots, pans, glassware and china, 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 an office area.

Bedroom: All units have a king size bed, two night tables a 32" LCD TV and a dresser.

Bathroom: Granite countertops, maple cabinetry, separate vanity, marble surround in the bathing area.

Hotel Features/Amenities:

- Large indoor pool & Whirlpool with glass enclosure
- Exercise and fitness room
- Meeting/conference rooms/business center
- Lobby with lobby bar
- Breakfast Room (complementary breakfast for all guests)
- Library
- Outdoor area with a gas fire pit surrounded by Muskoka chairs

Hotel Services:

- Free in-room wireless internet
- Daily newspaper
- Daily complimentary buffet breakfast

Location: Muskoka Wharf is located at the gateway to Lake Muskoka's southernmost point, 90 Minutes from Toronto, the fastest growing city in North America. It is just five minutes from the downtown core where you will find great dining and cultural experiences; anything you could need from a new World Class Sports Complex, Opera House, Theatre, Library, Sobey's Grocery Store, Canadian Tire (wide range of automotive, sports and leisure, and home products), LCBO, Tim Horton's, McDonald's etc. Additionally, the Muskoka Bay Club, the 9th best course in Canada is just four minutes away.

Room Demand Generators: Muskoka Wharf is the epicenter of a completed \$170 million master planned residential and commercial village; the largest master planned project ever at Lake Muskoka.

The wharf includes a 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.

Muskoka Wharf is a four-season attraction, and its events bring over 100,000 visitors annually.

- 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
- 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.

Rental/Share Projection: Your investment is managed and rented for you by the hotel when you're not there, so you get the convenience of a turnkey income property and all the benefits of a vacation property on Lake Muskoka.

The developer is offering a minimum guaranteed 6% annual return, however, since the property opened four years ago, on average, the property has been increasing its revenue nearly 15% per year, 59% over the last four years to be exact.

Maintenance: The maintenance fees are currently at \$0.58 per square foot. They include all utilities and common expense fees. Maintenance fees are automatically taken from your monthly income. That means, along with your monthly statement, you will be receiving a check for the month's occupancy, NET of your maintenance fee.

Real Estate Taxes: Property taxes vary based on the size of the unit, from \$1,432/year for the smallest studio suite.

Pets: Marriott Muskoka is pet friendly.

Buyer Incentives: This is a unique opportunity to own a hotel condo suite at the Residence Inn Marriott at Muskoka Wharf from 25% to 30% off the original selling.