

# Land Development Investment Opportunity British Columbia

## 23 Executive Single Family Homes in Sooke, BC



PROJECT	LOCATION	TEAM
<ul style="list-style-type: none"> <li>Develop lots, construct and sell 23 executive-style single family homes</li> <li>Total project cost: \$14.5 million</li> <li>Project sales: \$16.7 million</li> <li>Total profit: \$1.9 million</li> </ul>	<ul style="list-style-type: none"> <li>Sooke, BC: 30 minutes southwest of Victoria</li> <li>Continuation of planned Sunriver community</li> <li>Premium lots- every lot features both ocean and mountain views</li> </ul>	<p><b>Sweet Oasis Homes</b></p> <ul style="list-style-type: none"> <li>Developer Builder: Uncovered Oasis Developments (Kris Bucci)</li> <li>Design &amp; Sales: Sari Ringma</li> <li>Finances: Sweet Suite Home Builds (Laurie May Peroff)</li> </ul>

**Total Raise  
\$4.1 million**

**Purchase Land  
\$2 million**

**Land/lot prep and  
development  
\$2.1 million**

## Investment Options

**CASH LOAN:** 14% annualized interest  
*First year interest paid upfront*  
Monthly interest paid after 1<sup>st</sup> year

**REG LOAN:** 10% annualized interest  
*First year interest paid upfront*  
Interest paid annually after 1<sup>st</sup> year  
Eligible: Cash, RRSP, TFSA, LIRA, RESP,

**MAXIMIZER:** Cash loan + TFSA loan of equal value  
Cash loan 5% interest/TFSA loan 19% interest  
*Frist year interest paid upfront*  
Cash: monthly interest payments after 1<sup>st</sup> year  
TFSA: annual interest payments after 1<sup>st</sup> year  
Eligible: Cash and TFSA only

**\*\*All loan terms are anticipated to be 2 years with first year closed.\*\***

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