



NEW
BUNGALOF
DESIGN

WELCOME TO SUNSHINE VILLAGE

Retire In Beautiful Penetangvishe



FOXPARK
DEVELOPMENT
CORPORATION

in partnership with



Smart
Homes HQ

WWW.FOXPARKDEVELOPMENTS.COM

SUNSHINE VILLAGE OVERVIEW

LIFE LEASE

Our Life Lease is a unique home option that gives occupants the right to secure accommodation until they vacate their unit. It is an ideal housing solution for active adults who are looking for the flexibility of a lease with the equity-earning potential of ownership.



THE TOWNHOMES

The Townhomes are approximately 1,200 sq. ft. INCLUDING an office / Den, Family Room and 2 full bathrooms. PLUS there is a 125 sq. ft. back patio AND 60 sq. ft. upper balcony. They offer an elegant and organized, future-proof design for gracious living in a smaller footprint – allowing you to live in place longer and free up money for life's other priorities.



THE COMMUNITY

With local amenities such as municipal and neighbourhood parks, beaches, and recreation centres nearby, Sunshine Village sits just a short 7 minutes from Midland, and under an hour from Barrie, Orillia, and the Blue Mountains.

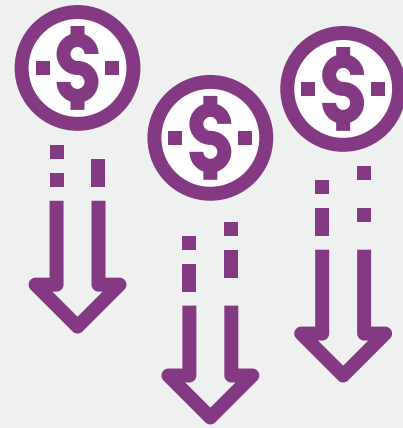


WHY CHOOSE A LIFE LEASE?

HOW DO I BENEFIT?

A Life Lease Townhome can cost less than purchasing a freehold home, which means it;

- » Allows you to free-up money for life's other priorities, such as
 - ☒ Travel
 - ☒ Savings
 - ☒ Investment
- » Offers affordable, secure accommodation with;
 - ☒ Less money out of your pocket
 - ☒ Equity earned on financed or unfinanced Options
 - ☒ No outdoor home maintenance
- » Provides Residential Communities built for 55+ active Canadians who want to reduce their carbon footprint and downsize from the “economy of things” to simplify life and free time for more joy every day – with the benefits, but not the pressures and complications, of home ownership.



WHY SHOULD I HAVE A LIFE LEASE?

A Life Lease home offers secure accommodation in a community of like-minded individuals who want to live alone, together. Amenities like the community clubhouse have useful services, close at hand, where residents feel supported and connected.

The great wave of retiring Seniors will create a demand for your unit that will help ensure more equity at resale or, create generational wealth should you opt to transfer or bequeath your unit to loved ones.

LIFE LEASE FAQ

“ WHY HAVE I NOT HEARD ABOUT LIFE LEASES BEFORE?

The Life Lease has been around for decades in the U.S. and Europe and has become a popular alternative for older Canadians looking to save money right here in Ontario in the last 25 years. With over 100 Life Lease Communities in the Ontario, the Provincial Government produces a Life Lease Guide to answer your questions on Life Lease Housing. The guide can be found here:

https://files.ontario.ca/books/mmah-life-lease-housing-en-20191210_0.pdf

“ HOW / WHEN DO FEES CHANGE?

You will see only a modest increase of about 2.0% per year on your maintenance fee, plus any government-compliant property tax or capital cost increases. Your finance fee is fixed.

“ HOW DO I LEASE A HOME IN A LIFE LEASE COMMUNITY?

Leasing a home in a Life Lease Community is like buying a townhome without all the complications. To start, you simply contact John Strand, sign a Reservation Agreement and pay your \$10,000 refundable reservation fee. This amount will be deducted off your first deposit, if you proceed. In the event you don't proceed, your full Reservation Fee, of \$10,000, is refunded to you.

“ WHAT AM I RESPONSIBLE FOR AS A LIFE LEASE HOLDER?

As a Life Lease holder, you are responsible for regular maintenance and upkeep of the interior of your home in a manner consistent with common house cleaning standards. You may decorate or renovate the interior as you wish, subject to Company written approval.

“ HOW MUCH IS THE LEASE?

The total purchase price for a townhome Life Lease contract, in Sunshine Village, is \$445,000 with financing available for those who opt for it. Monthly finance fees are fixed for the life of your lease based on the level of financing you choose. Full deposits earn 6% interest p/a up until occupancy and earn from \$200.00/month diminishing over 5 years.

“ WHY SHOULD I OWN A LIFE LEASE?

A Life Lease is particularly attractive for those looking to free up time for life's other priorities while continuing to maintain or build equity in your unit. Foxpark's Life Lease communities are professionally managed to ensure that each project is supervised and any potential problems are handled quickly.

“ HOW DO I SELL A HOME IN A LIFE LEASE COMMUNITY?

Whether financed or unfinanced you can sell, transfer or bequeath your Option to another person or entity and earn pro-rata equity from the new market value, based on the percentage of deposit they paid. If you sell your Life Lease Contract, all profits should be non-taxable as the "beneficial owner" of the residence. [Please check with your own Accountant or Financial Advisor].

“ DO YOU ALLOW PETS?

Yes, Sunshine Village is pet friendly, however there are some restrictions depending on the individual community. The Terms and Conditions will be shown on your Life Lease Agreement.

NOTE: The Life Lease Contract supersedes all advertising literature.

FLEXIBLE LEASE OPTIONS TO SUIT YOUR NEEDS

With Life Lease financing to suit most budgets, you can have the flexibility of a lease with the benefits of home ownership - without the headache - and free up cash-flow for life's other priorities. AND NOW you can Try-Before-You-Buy with our STANDARD LEASE OPTION!

STANDARD

C\$ 2,800.00/mo. incl

Fully Financed, non-ownership Option for those who wish to Try-Before-You-Buy.

CONTACT LEASE TEAM

All Leased units include:

- ✓ 1,200 sq. ft. unit O.M.
- ✓ Flexible Master Bedroom/ In-law Suite location
- ✓ PLUS Den, Living Room, Family Room
- ✓ Flexible Washer/Dryer location
- ✓ All Appliances Plus pull-out pantry
- ✓ 2 x Air heat pumps for heating/air-con
- ✓ 2 full bathrooms
- ✓ 125 sq. ft patio, 60 sq.ft.. balcony
- ✓ 2 x Air heat pumps for heating/air-con
- ✓ Front parking space with EV charging port
- ✓ Full exterior maintenance
- ✓ Year-round exterior maintenance
- ✓ Simple Reservation Process

ADVANCED

C\$ 2,156.25/mo. finance

Partially Financed ownership Option gives secure accommodation, Fixed lease payment for life ensures better cash-flow PLUS pro rata equity participation.

BOOK AN APPOINTMENT

Everything from STANDARD plus:

- ✓ Minimum \$100,000.00 Deposit
- ✓ Placing a \$100,000.00 Deposit earns 6% interest p/a until Occupancy issued.
- ✓ Free use of Community Centre for wellness and special events.
- ✓ Taxes and reserve fund fees extra
- ✓ You can sell your unit
- ✓ Pro rata equity participation earns back deposit and equity when selling great savings over equivalent-sized unit on rental market.
- ✓ Interest-only finance improves cash-flow over a mortgage paying principal and interest.
- ✓ Profit earned on sale could be TAX FREE
(Check with your Accountant/Financial Advisor)

PREMIUM

C\$ 0.00/mo. finance

Un-Financed, full ownership Option gives ultimate security, lifestyle and peace of mind for generational wealth building.

RESERVE NOW

Everything from ADVANCED plus:

- ✓ Placing full Deposit of \$445,000.00 Earns 6% interest p/a until occupancy permit is issued. You can sell, transfer or bequeath your unit and keep entire profit.
- ✓ Save hundreds of thousands of dollars over course of occupancy. Have peace of mind knowing you and generations of loved ones can live in your unit with no financing fees.

New Bungaloft-style layout options and flexible financing structures ensure greater functionality for you, while elevating your living experience and the value of your future home. If you have questions about any of these exciting changes, please don't hesitate to send me an **email** or give me a call at **705.999-7684**

SUNSHINE VILLAGE DEPOSIT SCHEDULE

DEPOSIT FUNDS

All deposits are subject to the Deposit Schedule, below. Whether choosing the financed or the unfinanced Option, all deposit funds received earn interest and they are protected by the Security, noted below, and shall be placed in Foxpark Trust Account set up by Foxpark Development Corporation [The Company].

All deposits are paid into Foxpark Trust Account and released to The Company to pay for project value which includes land, work completed on the project and any security in place. The amount to be released will be as approved by a designated AACI Appraiser, a Professional Engineer or a Professional person, Company Accountant or President.

DEPOSIT SCHEDULE

After securing your desired unit with a Reservation Fee, the Deposit Schedule for your financed or unfinanced Life Lease unit divides your deposit payment into two stages, below.

- 1 To lock-in your Option purchase and monthly lease payments fixed for 99 years, the first segment of your deposit is 50% of the total Option purchase price, minus your **\$10,000.00** Reservation Fee.
- 2 Your second payment, of the remaining 50% is due upon the issuance of the Occupancy Permit for your unit and before, occupying the unit.

SECURITY AND INTEREST EARNED ON DEPOSIT FUNDS

Project: Sunshine Village, 77 Fox St. Penetanguishene, Ontario

Each Life Lease Holder earns interest on the amount of their deposits as they are released to the Company's Master Account. The interest rate is in the amount of 6% per annum. This interest will accrue and be paid at the time the Occupancy Permits are issued. Deposits will be secured by a floating charge debenture on the assets of the company, including the land, until completion at which time they will be cancelled and the Life Lease Contract will remain as their security.

Prior to removal of any trust funds, each individual Life Lease Holder will receive a 6% interest-bearing Promissory Note, from the Company, for the amount of their Life Lease Deposit. The Promissory Note will be secured by a floating charge debenture on the assets of the company, including the land at 77 Fox St., Penetanguishene, Ontario, Canada. This Promissory Note and the mortgage will be cancelled at the time your unit's Occupancy Permit has been issued.

Upon substantial completion of the project, the above promissory note will automatically cancel and your Life Lease contract, which is a legal document enforceable in court, will become your security.

MINIMUM DEPOSITS REQUIRED FOR PRIME UNITS

ALL UNITS INCLUDE AMENITIES, AS STANDARD, LISTED HERE

- ☒ Net-metred Solar Array (solar panels)
- ☒ Individual EV Charging Plug
- ☒ Kitchen Appliances
- ☒ Two 3-piece Bathrooms with Kitchen Appliances
- ☒ Energy Efficient Air-Heat Exchanger for year-round Climate Control
- ☒ 60 sq. ft Balcony
- ☒ 125 sq. ft. Patio
- ☒ Finished Den on Second Floor

UNITS BY PRICE	MINIMUM DEPOSIT
Units 17-23, 26-31, 34-39 and 42-49 require a Minimum Deposit of:	\$ 100,000.00
Units 2-7, 10-15 and 52-55 require a Minimum Deposit of:	\$ 150,000.00
Units Prime Units 1, 8-9, 16, 51, and 56 require a Minimum Deposit of:	\$ 250,000.00

PLEASE NOTE: Our Financed Option 1 is subject to Minimum Deposits as shown in the chart, above. The higher deposit made, the lower your monthly lease fee becomes. This is especially helpful if a spouse wants to secure their partner’s future wellbeing with a low monthly lease payment and greater equity. Of course, the full purchase of an un-financed Life Lease, at \$445,000.00, offers the greatest security and peace of mind with its zero.dollar monthly lease payment. All financing options still offer the ability to sell, transfer or bequeath it to a person, or entity.

An investor can purchase an unfinanced Life Lease contract Option, giving them control to sell their Life Lease Contract, at a time of their choosing, at the new market value. An unfinanced Life Lease is \$445,000.00 and their monthly lease payment will remain at \$0 for the full 99 years.

We also offer a sub-leasing program where we will allow the rental of unit(s), at market value, to a suitable Senior tenant under the Terms and Conditions of the Master Lease.

SUNSHINE VILLAGE TOWNHOME

SITE AND BUILDING

- ✓ 56 Townhomes are located on our site in Penetanguishene, Ontario, Canada
- ✓ Estimated Phase One construction is scheduled for AUTUMN 2023 with Occupancy Permits by SPRING of 2024.

THE TOWNHOMES

- ✓ We offer 2-story Townhomes approx.. 1,200 sq. ft.
- ✓ We offer a 1 bedroom floor plan with Den, Leisure Room, and two 3-piece bathrooms
 - Interior unit
 - End unit
- ✓ Smart kitchen features designed for safety and ease-of-use.
- ✓ Elegant, large bathroom with tub/shower.
- ✓ Washer/dryer hook-up on both ground + second floor
- ✓ Built-in bedroom closets.
- ✓ Inclusive net-metered solar electricity and high energy efficient insulation and appliances for beyond net-zero operation.

PARKING

- ✓ One driveway parking spot supplied for every Townhome with independent, lockable electric charging plug for an EV car.
- ✓ Visitor Parking available

THE AREA

- ✓ Midland (with major box stores) – 7 minutes
- ✓ Orillia – 45 minutes
- ✓ Barrie - 48 minutes
- ✓ Blue Mountain Skiing – 1h
- ✓ Muskoka – 1h 15 minutes
- ✓ Toronto Airport – 2h



LOCAL AMENITIES

- ✓ Penetanguishene Harbourfront Park and Boat Launch
- ✓ Penetanguishene Dog Park
- ✓ Ecology Park and Beaches
- ✓ McGuire Park adjoining Sunshine Village
- ✓ Municipal and Neighbourhood Parks
- ✓ Pavilions, Gazebos and Amphitheatre
- ✓ Sports Courts and Fields
- ✓ Arena & Recreation Centre
- ✓ Seniors Recreation Programs – with inclusion, accessibility and subsidy policies
- ✓ Local and Provincial Walking, Skiing, Snowmobile Trails
- ✓ Penetanguishene Town Centre
- ✓ Public Transit Bus Service to Midland and Barrie

Features and amenities represent the builder's current concepts and plans and are subject to change without notice. Foxpark makes no warranty or representation expressed or implied, concerning the accuracy or completeness of the information contained within. Specifications are subject to change without notice. Builder has the right to substitute material of equal or better value and this brochure is subject to E.&O.E.

STANDARD TOWNHOMES

FEATURES AND FINISHES

ALL TOWNHOMES ARE WELL-EQUIPPED ON THE INSIDE

- » Simple, elegant, non-trip, non-dazzle flooring throughout
- » 34" wide front entry door with decorative glass insert and side light
- » Deadbolts installed on all entry doors
- » 8 foot ceilings throughout
- » Air-heat exchanger provides a comfortable temperature all year around.
- » Smoke / carbon monoxide detectors included in living and sleeping area
- » Kitchen exhaust vented to exterior
- » Standard light switches are white "designer" style
- » Electrical outlets are at raised height for easy access
- » Interior door hardware is lever style

INCLUDE SMART KITCHEN FEATURES TO KEEP YOU HAPPY AND SAFE

- » Kitchen cabinet 'uppers' are 30" tall
- » Over-the-sink and cooktop pot lights
- » Soft close drawers installed through lower half of kitchen
- » Laminate counter tops with integrated backsplash
- » Kitchen fitted with double stainless steel sink and chrome single lever faucet

Final details will be confirmed in the Life Lease Agreement and accompanying architectural drawings

ELEGANT, FUTURE-PROOF BATHROOMS

- » Sit down vanity, large mirror and porcelain sink including mechanical pop-up drain stop
- » Tub shower upstairs and convenient shower wand
- » European style wet room shower on the ground floor
- » Grip bars upgrade available for shower and toilet
- » Water conserving high-seat comfort toilets
- » Washer-Dryer Laundry Facility on the ground and second floor
- » Built-in linen shelves

SOLID CONSTRUCTION CARRIES THROUGH TO THE OUTSIDE

- » Roof shingles backed by manufacturer's 25 years warranty
- » Masonry, vinyl siding and stucco exterior finishes
- » Pre-finished aluminum soffits, fascia, eavestrough, and downspouts
- » 34" wide front entry door
- » Asphalt parking out front
- » Wood privacy fence around perimeter and between patios
- » One exterior electrical outlets (GFCI protected outlets per code)
- » One exterior water tap
- » One independent, lockable EV charging plug
- » Landscaping shall include topsoil, sod, young trees and river stone stylings

2-STOREY UNITS BUILT USING SOLID CONSTRUCTION MATERIALS

- » Exterior walls framed with 2" x 6" wood studs
- » Insulation ratings: exterior walls R-26 fiberglass batts
- » R-60 insulation in all exterior ceiling areas
- » Vinyl casement-style, double-panel windows
- » Casing is 2¾" and baseboard is 4"



PURCHASER'S INFORMATION

Sunshine Village Townhome units are designed for active seniors, allowing us to age, gracefully, in place. Presently, we offer many desirable standard features such as;

1. Two 3-piece bathrooms - Ground Floor - European style wet room shower, Second floor - Soaking tub combined with a shower.
2. Ground floor and second floor washer/dryer hook-up.
3. Flexible layout offers a choice of ground or second floor primary bedroom.
4. Bungalow upgrade package adds ground floor Murphy Bed and pull out wall which can be installed during construction for an additional charge to your base lease price.

5. Wide doors, throughout, for walker / wheelchair access.

6. The following tech features are standard in the base lease price:

- ☒ Net-metred Solar Array (solar panels)
- ☒ Individual, lockable EV Charging Plug
- ☒ Energy Efficient Air-Heat Exchanger for year-round Climate Control

7. Also included as standard:

- ☒ Kitchen Pantry
- ☒ Laundry Hookup on ground and second floor
- ☒ Two 3-piece bathrooms
- ☒ 60 sq. ft. Balcony
- ☒ 125 sq. ft. Patio

8. Upgrade Packages you can purchase, include:

a. Independence Mobility Upgrade; b. Bungalow Upgrade Package

9. Each unit has a parking space by your front door – no long walks through the basement garage or parking lot to get your car.

10. Your base price includes a rooftop solar array [solar panels] to supply a majority of your electrical needs. Your savings depends on how you use your electricity and the amount of sunshine received each year. This power should be sufficient for most of your heating, air-conditioning, hot water and your electricity for your appliances, lighting and electrical outlets. The heating and air-conditioning come from an electric air heat pump. The balance of your electrical need will come from the grid should the solar panels not supply enough electricity. NOTE: the solar array on this project will remove the equivalent emissions from 125 gasoline powered cars from the atmosphere per year. These townhomes are beyond net zero emissions and way above future government greenhouse emissions standards.

These are in-house features which are only the start of your future life at Sunshine Village. Many other conveniences and attractions can be enjoyed around charming Penetanguishene.

UPGRADE OPTIONS

01

MOBILITY UPGRADE PACKAGE

- » GRIP BARS IN SHOWER, BY TOILET, FRONT DOOR
- » SHOWER SEAT
- » ASCENSION POLE BESIDE BED



02

BUNGALOTT UPGRADE PACKAGE

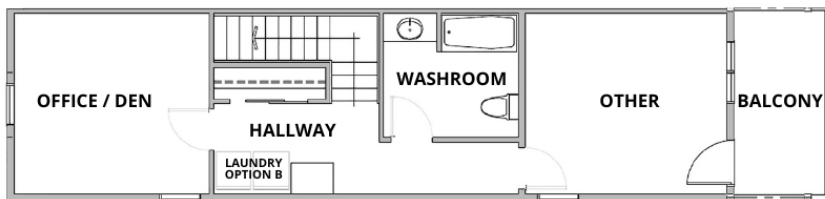
- » PULL-OUT WALL SEPARATING KITCHEN FROM GROUND FLOOR BANGALOTT BED
- » MURPHY BED TRANSFORMS TO HOME OFFICE DESK
- » BUILT-IN CLOSET SPACE

Note: Product photos are for example purposes only. Actual products may vary.

FLEXIBLE LAYOUT FOR GROUND FLOOR BEDROOM+ FULL BATH

NEW FLOOR PLANS

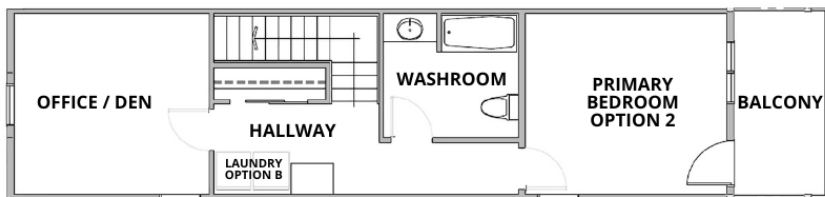
OPTION 1A + 1B



1A. GROUND FLOOR PRIMARY BEDROOM AND LAUNDRY

1B. GROUND FLOOR PRIMARY BEDROOM, UPSTAIRS LAUNDRY

OPTION 2A + 2B



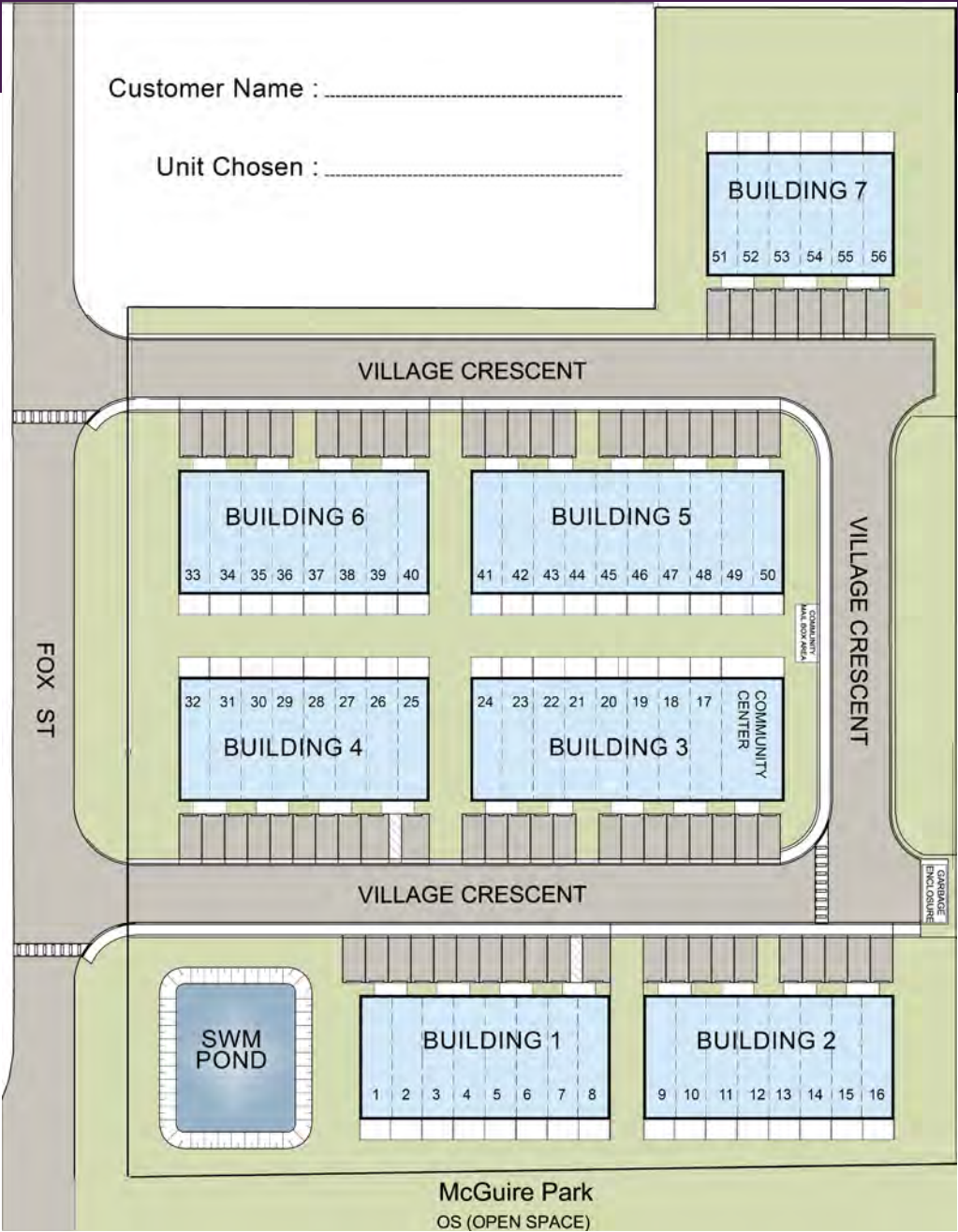
2A. UPSTAIRS PRIMARY BEDROOM, GROUND FLOOR LAUNDRY

2B. UPSTAIRS PRIMARY BEDROOM AND LAUNDRY

Our Townhomes are approximately **1,200 sq. ft. O.M. INCLUDING an Office/Den and Family Room. PLUS** there is a **125 sq. ft. back patio AND 72 sq. ft. upper balcony.** They offer an elegant and organized, future-proof design for gracious living in a smaller footprint – allowing you to live in place longer and free up money for life's other priorities.

NOTE: Floor plans and features are valid as of August 30, 2021. Floor plans and square footage may not be exactly as shown on construction drawings. This plan is the property of Foxpark Development Corporation and / or its affiliates. All rights reserved, including the right of reproductions in whole or in part subject to E.&O.E. This is not an offer for sale. Property leased may be the mirror image of the floorplan. (08.30.2021)

SITE PLAN MAP



Foxpark Development Corporation makes no warranty or representation, expressed or implied, concerning the accuracy or completeness of the information contained within. This is not an offer to sell, nor an offer to buy, to residents of any province in which registration or other legal requirements have not been fulfilled. Features, amenities and floorplan specifications represent the builder's current concepts and plans and are subject to change without notice. Substitution of materials shall be of equal or greater value. Actual useable floor space may vary from stated floor area subject to E.&O.E.

COMMUNITY AMENITIES

SUNSHINE VILLAGE COMMUNITY AMENITIES

Sunshine Village is your home, designed for your independence, tailored for your comfort.

Our community is based on the values of family caring about family. It's up to you.

We encourage physical and emotional well-being activities in hopes your quality of life at Sunshine Village will inspire you to live your best life.

FULLY-ACCESSIBLE, MAINTENANCE-FREE COMMUNITY

At Sunshine Village, your monthly Occupancy Fee covers year-round, exterior building maintenance like grass-cutting and snow removal.

The Interior maintenance of the Community Clubhouse floors, lighting, painting and maintenance as is needed, and including and heating and cooling system for normal wear and tear.

PROFESSIONAL MANAGEMENT

ON-SITE MAIL DELIVERY

SECURITY

Fully-accessible and well-lit common areas and parking.

A keyless entry system for the Community Centre and closed circuit TV cameras monitor exterior building and site entrance keep everyone safe.

HEALTH & SAFETY

The Community Clubhouse features a UV air filtration system to kill bacteria and viruses immediately upon entrance and internally, making it one of the safer places to visit.

COMMUNAL AREAS

On-site Clubhouse kitchen, common event area, fireplace and lounge area.

Clubhouse open for self-directed communal entertainment and wellness activities and initiatives with on-site lockers for visiting caregivers.

Wi-Fi in common areas.

Bicycle Parking.

BUNGALOFT SENIORS HOUSING

DID YOU KNOW AFFORDABLE SENIOR HOUSING EXISTS?

The new Senior's 55+ Life Lease Townhome Community development, Sunshine Village, has refined its total design and finance package to make our units more affordable and allow occupants to live-in-place longer.

Our newly redesigned, low cost, Seniors, **"BUNGALOFT"** townhomes offer;

- » Equity-earning accommodation cost as little as \$1000 /month*
- » FREE Solar-powered electricity and FREE appliances
- » Configurable for Ground floor Master Suite
- » Second floor Live-in Care-Giver / Golden Girls Suite Available
- » 2 Full Baths. Full exterior maintenance. Located in Penetanguishene, ON.
- » Wonderful retirement area with many Senior Services and Amenities
- » Pre-approved fixed finance. Limited units available.
- » We can work with Pre-Sale Home Equity Deposits.
- » Simple Reservation Process with a \$10,000 Refundable Reservation Fee
- » 6% p/a interest-earning Deposit

**RESERVE TODAY TO AVOID
PRICE INCREASE 31 JULY, 2023.**

Availability Starting in Fall 2023.

liflease@foxparkdevelopments.com

VIDEO LINKS:

Drone Footage of ongoing work:

https://youtu.be/_tjLbPBngJc

3D Interior Walk-through:

<https://youtu.be/Rg7EsZ2yjF8>

3D Exterior Drive-through:

<https://youtu.be/AZuHGAbdKPg>



*When letting a room

JOHN STRAND

Life Lease Team

HOME OFFICE

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in partnership with

