



# *NICKSON RISE*

A project by  
Sweet Oasis Homes

# *PROJECT DETAILS*

- Purchase of 8.82 acres of vacant land within an Award-Winning Executive Subdivision
- Construction and sale of 44 Executive Homes
- Completed in 2 Phases (23 Fee Simple and 21 Strata Lots)
- Current offering is for 23 Fee Simple Lots



# OFFERING SUMMARY

## 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  
*First 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 funds required to be in position no later than 16-November-2020.*

*\*\*All loan terms are anticipated to be 2 years\*\**

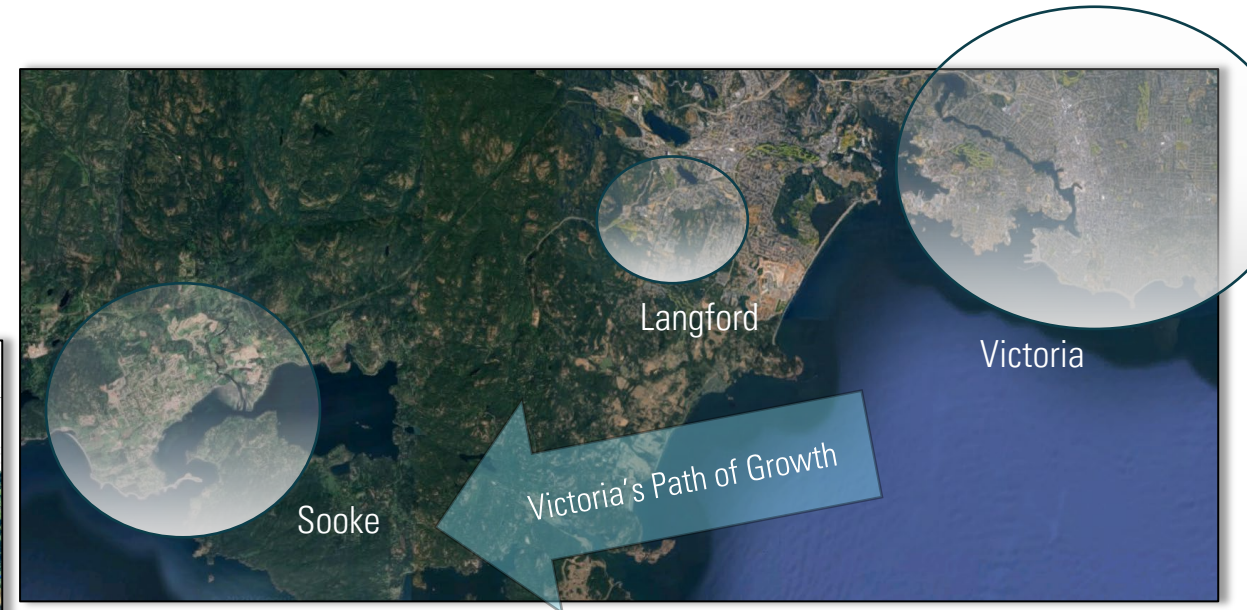
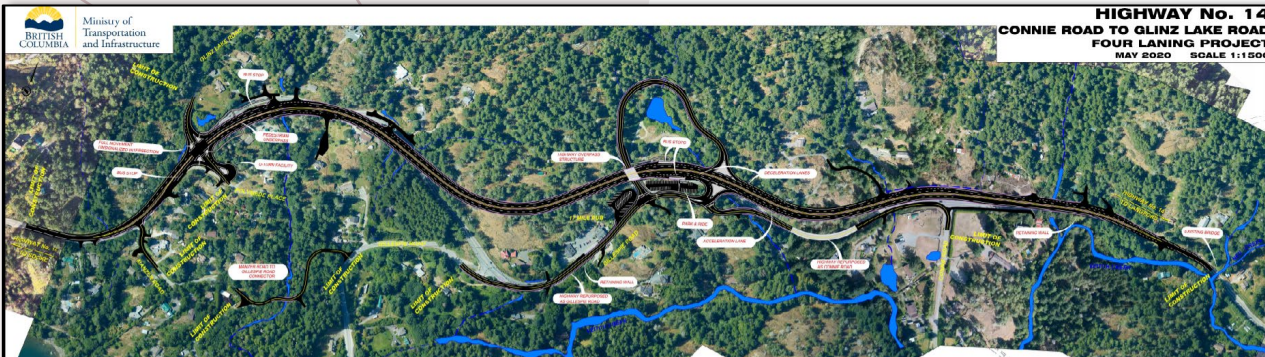
- Total Offering \$4,100,000
- Minimum Investment \$5,000 for cash loans  
\$15,000 for registered funds
- Eligible Funds Cash, RRSP, TFSA, RESP, LIRA and other registered funds
- Expected Project Term 3 yrs – Payout begin at 18mths
- Location: Sooke B.C.
- Scope Phase 1 - 23 out of total 44 Lot project



# SOOKE B.C.

- Where the Rainforest Meets the Sea
- B.C. Fastest Growing Communities (2.5% 2019)
- Significant Private Investments
- Government Investments in Infrastructure (\$85M Highway 14 Improvement)

27 Unit Oceanfront Condominium

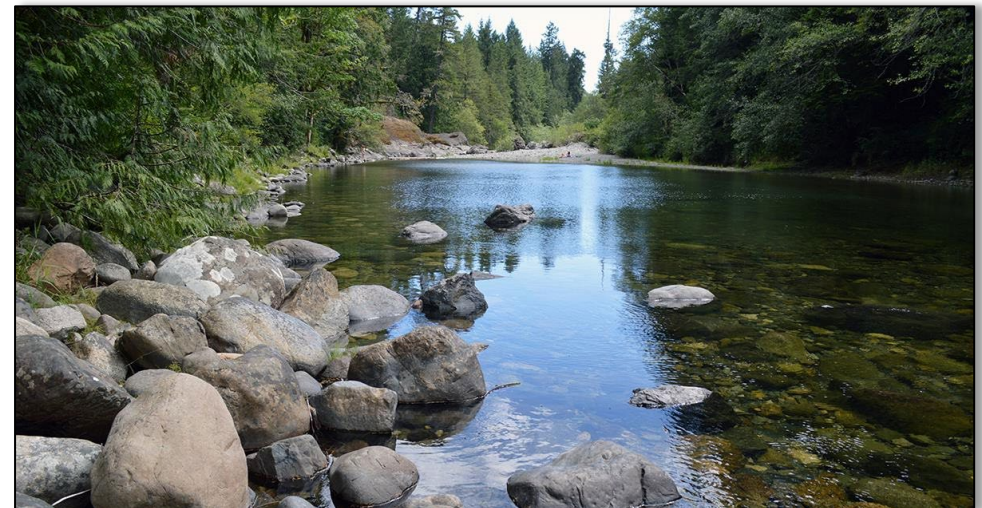




# *THE NEIGHBOURHOOD*



- Best Planned Community Award (2010)
- 35 min to downtown Victoria
- 2 min to downtown Sooke
- 5.8km trail system
- Walking to many leisure activities including picturesque Sooke River

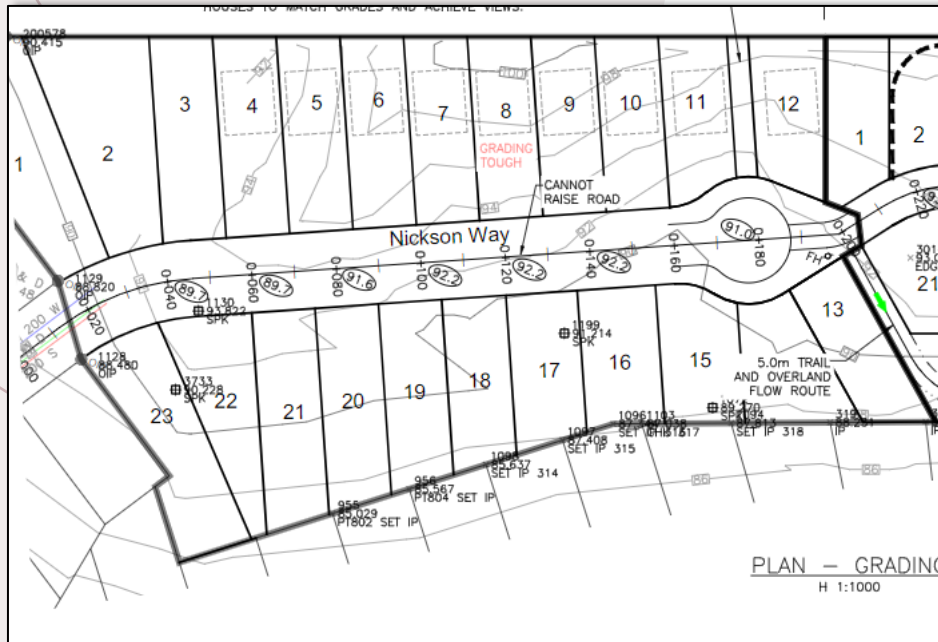


# *THE PROPERTY*

## *PHASE 1*

*(23 FEE SIMPLE LOTS)*

- Preliminary Approval for 23 Lots
- Final Phase of Sunriver Estates
- Panoramic Mountain and Ocean Views (Olympic Mountains and Strait of Juan De Fuca)
- Initial Engineering Underway
- Sale Close 01 Dec 2020

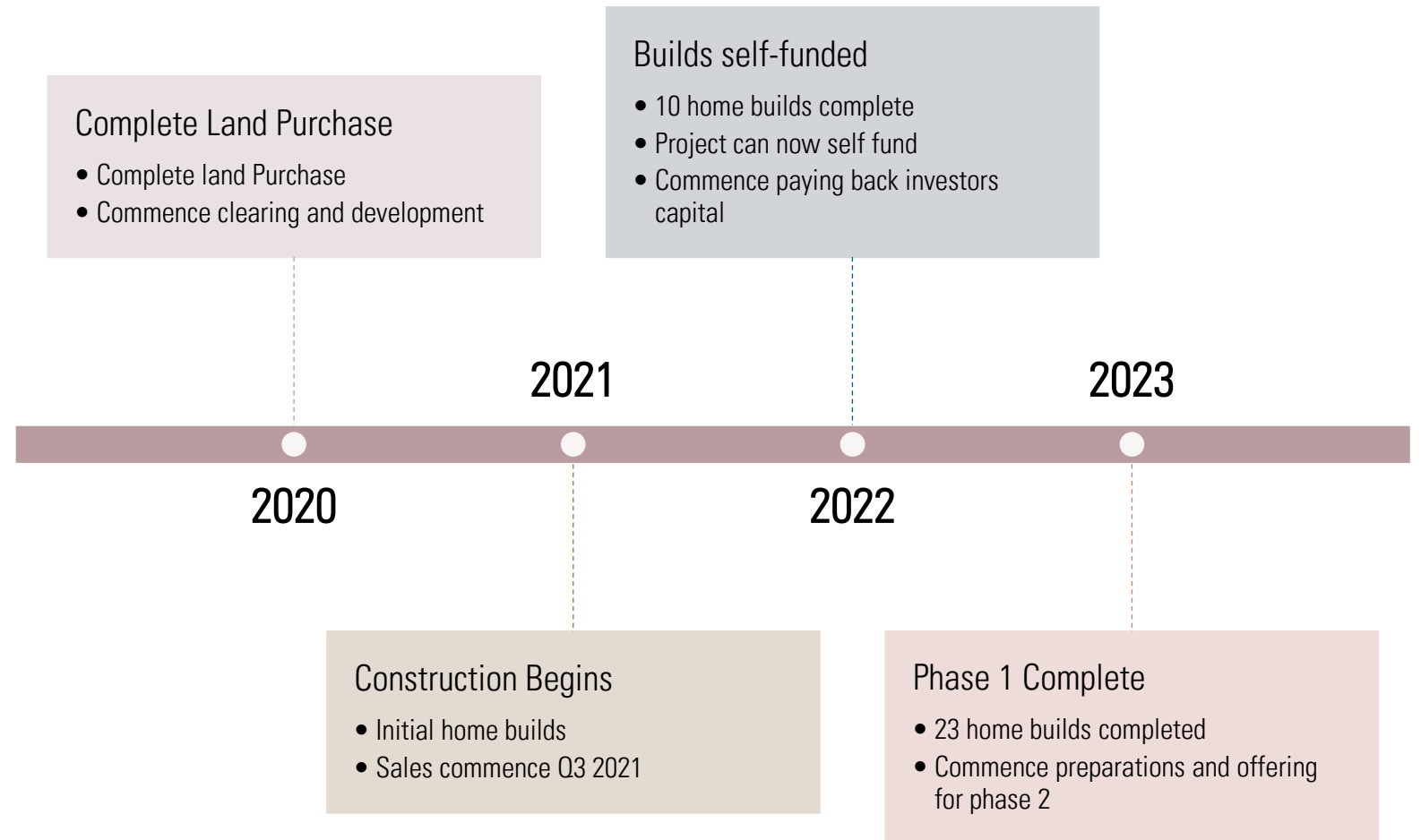


# THE NUMBERS

Description	Per Lot	Total
Land Purchase*	\$87,000	\$2,000,000
Development Cost	\$91,000	\$2,100,000
Construction Cost	\$383,000	\$8,800,000
Total Cost	\$561,000	<b>\$12,900,000</b>
Estimated sales	\$750,000	<b>\$17,250,000</b>
Gross Project Profits		\$4,350,000
Projected interest costs		<b>-\$2,500,000</b>
Net Project Profits		<b>\$1,850,000</b>

- Estimated land appraisal upon completion of land preparations (services & road)  
\$325K/lot or \$7.45M 23 lots
- Conservative sale price of \$750K
- Construction cost based on \$180/sqft  
(Current build cost \$150/sqft)
- \$500K+ construction contingency

# *KEY MILESTONES*





*THE TEAM*  
*DEVELOPER/  
BUILDER*



[WWW.UNCOVEREDOASIS.COM](http://WWW.UNCOVEREDOASIS.COM)



**UNCOVERED OASIS**  
Properties-Restorations-Home

*KRIS BUCCI*

- Retired after 22yrs in the Navy
- Utilizing factory framed homes
- Will have completed 3 similar developments and homes builds
- Previous projects completed on-time and budget
  - Current Build (Tominny Road)
    - 4mths from breaking ground to completion
    - Construction Cost \$146 per sqft



## *THE TEAM* *DESIGN/SALES*



[WWW.SARIRINGMA.CA](http://WWW.SARIRINGMA.CA)

## *SARI RINGMA*

- Licenced Realtor with REMAX
- Passion for design, marketing and all things Real Estate
- Born and raised in Sooke B.C.
- Specializes investment and development properties



**UNCOVERED OASIS**  
Properties-Restorations-Home





*THE TEAM*  
*FINANCIAL*  
*MANAGER/INVESTOR*  
*RELATIONS*



[WWW.SSHBUILDS.CA](http://WWW.SSHBUILDS.CA)

*LAURIE MAY PEROFF*

- Passion for investor relationships
- Years of experience raising capital for land development projects
- Experience in a wide range of projects with developers and builders across Canada since 2017





# CONTACT US

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