



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 1st year
- REG LOAN:** 10% annualized interest
First year interest paid upfront
Interest paid annually after 1st 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 1st year
TFSA: annual interest payments after 1st year
Eligible: Cash and TFSA only

ALL funds required to be in position no later than 16-November-2020.

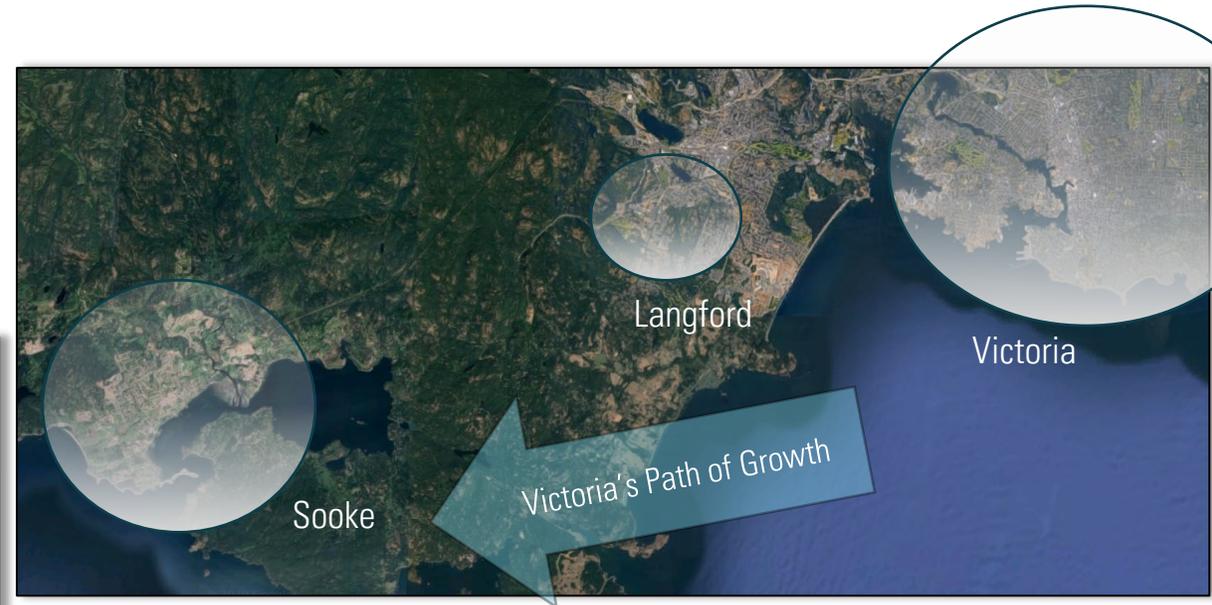
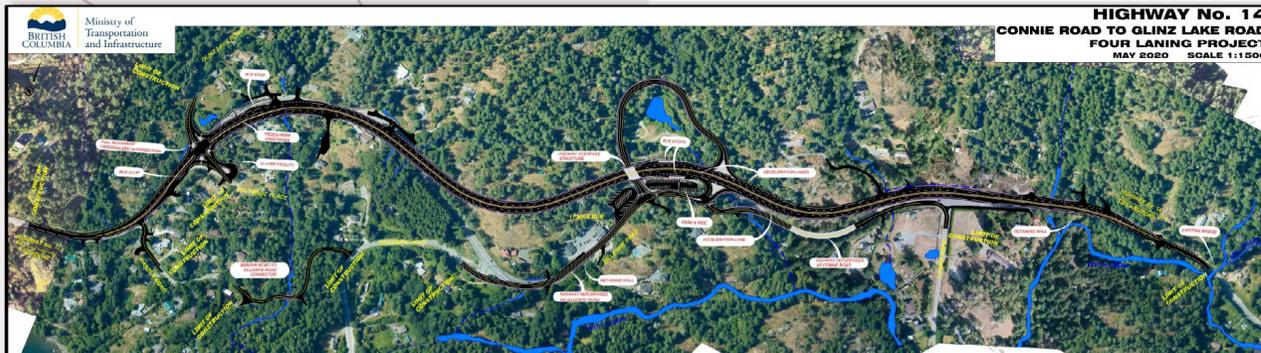
All loan terms are anticipated to be 2 years

- 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)

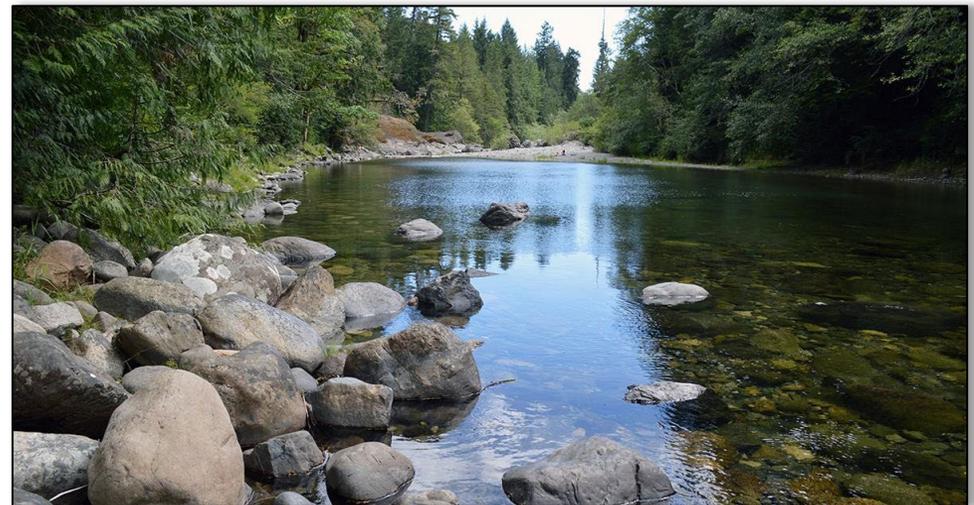
27 Unit Oceanfront Condominium



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

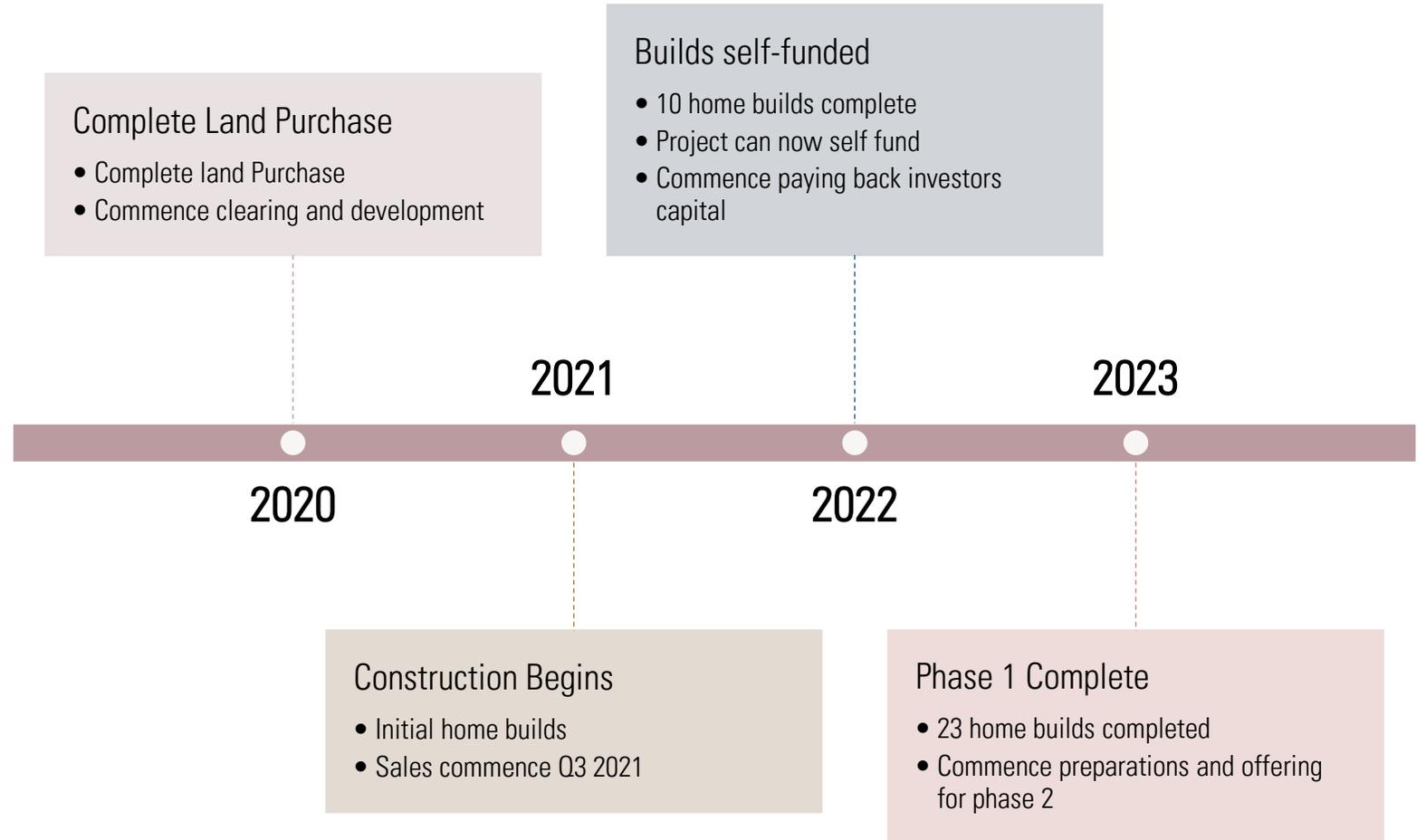


THE NUMBERS

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	\$12,900,000
Estimated sales	\$750,000	\$17,250,000
Gross Project Profits		\$4,350,000
Projected interest costs		-\$2,500,000
Net Project Profits		\$1,850,000

- 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





UNCOVERED OASIS
Properties-Restorations-Home

THE TEAM
*DEVELOPER/
BUILDER*

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 (Tominnny Road)
 - 4mths from breaking ground to completion
 - Construction Cost \$146 per sqft



WWW.UNCOVEREDOASIS.COM

THE TEAM
DESIGN/SALES



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

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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