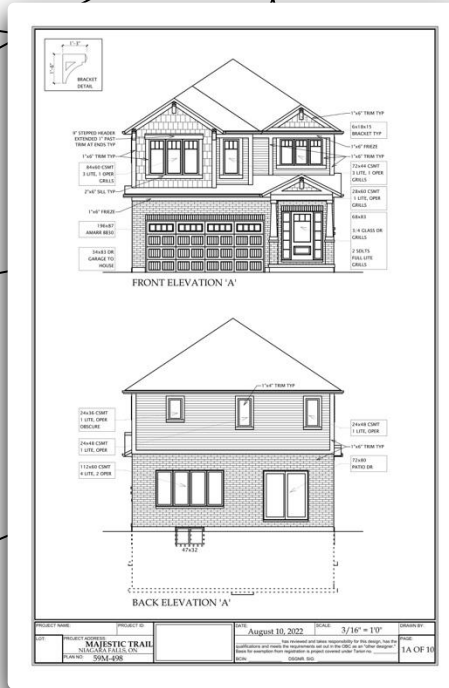


INVEST IN SHORT TERM CONSTRUCTION

Lot 92, 7319 Majestic Trail, Niagara Falls



15%

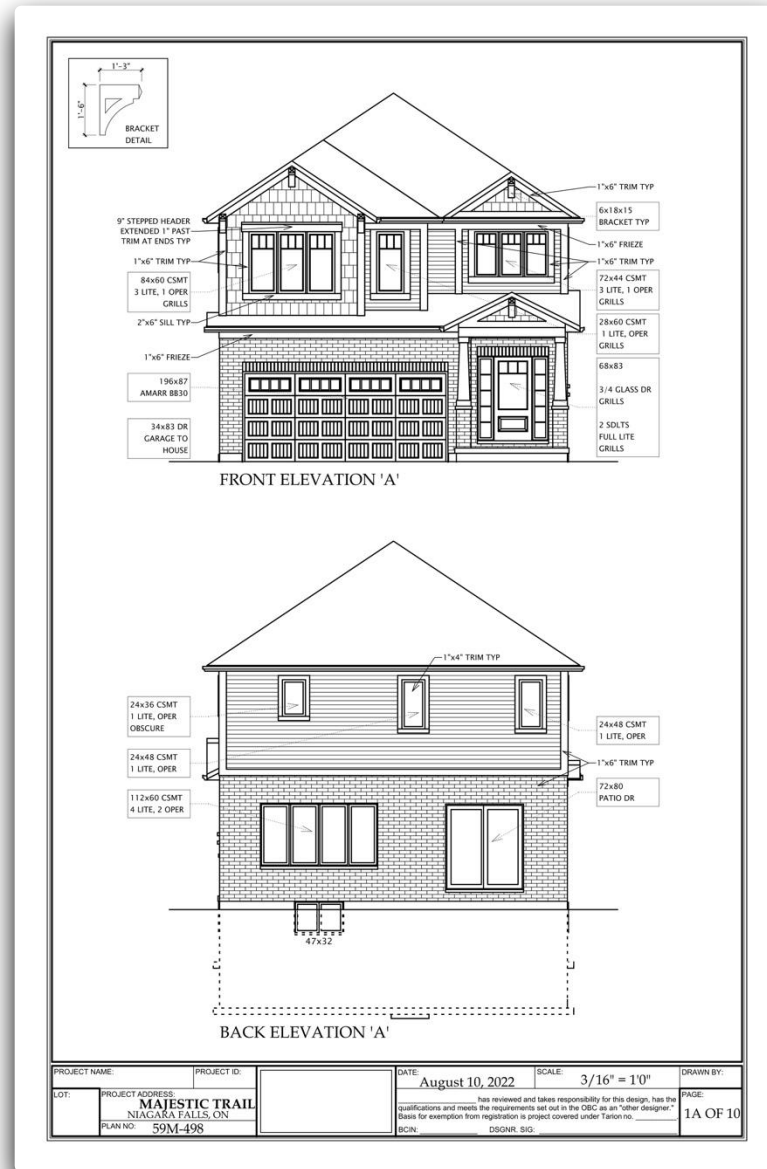
LEARN MORE



Marketing Builder Projects To Accredited Canadian Investors Nation Wide

The Project

This two-storey home is being built with an in-law suite in the basement with separate entrance and utilities subject to city approval.





The Property


Lot 92, 7319 Majestic Trail, Niagara Falls

This beautiful new subdivision in south Niagara Falls sits across the street for the Modern Saint Michael Catholic High School, and walking distance to too many amenities to list.



BUILDER INFORMATION

The builder [Riverview Homes](#) has a rating of Excellent from Tarion for never having a claim in the last 35 years.

The background of the slide features a series of thin, black, intersecting lines that form various geometric shapes, including triangles and polygons, creating a dynamic and abstract pattern.

General Partner Sean Hyde

Sean has enjoyed building and renovating homes for many year.

Sean and his crew do some of the work but contract out many parts of the construction to trades Sean has worked with for years.

CONSTRUCTION ESTIMATE

LOT 92, 7319 MAJESTIC TRAIL
NIAGARA FALLS, ONTARIO

Estimate	Cost Description
\$340,000	Land purchase & closing costs
\$40,000	Permits/development charges
\$2,000	Surveying
\$9,000	Drawings, Engineering
\$5,000	Construction insurance
\$16,500	Tarion/H CRA fees
\$30,000	Builder Fee
\$20,000	Town Hookups
\$45,000	Foundation/flatwork
\$10,000	Steel
\$50,000	Framing/lumber
\$55,000	Roof/trusses
\$35,000	Windows/ext doors
\$3,800	Garage doors
\$25,000	Electrical
\$18,000	HVAC
\$22,500	Plumbing
\$13,000	Insulation
\$22,000	Drywall
\$25,000	Flooring
\$20,000	Kitchen cabinets,countertops
\$9,000	Trim/doors
\$12,000	Paint
\$20,000	Millwork
\$32,000	Exterior/Masonry
\$28,000	Masonry
\$30,000	Landscaping/driveway
\$8,000	Grading
\$50,000	Basement walkout/ruff in
\$995,800	Estimated cost before HST

Revenue & Expense Estimates

\$1,500,000	Sale Revenue
\$ 75,000	Real Estate Commission
\$ 10,000	Legal Fees
\$100,000	Exempt Market Dealer
\$ 50,000	Project Management
\$995,800	Land & Construction Cost

Investment Summary

Category	Real Estate
Offer Type	Accredited Investor
Min Investment	\$25,000
Max Investment	\$1,000,000
Term	+/- 1 Year
Property Type	New Home
Target Annual Return	15%

INVESTMENT TERMS

Unit Class	Total Capital	Return of Capital	Fixed Rate Return	Profit Split
Class A Units	\$1,000,000	Priority	15% per Annum (non-compounding)	0%

GP/LP Structure

Accredited Investor Only

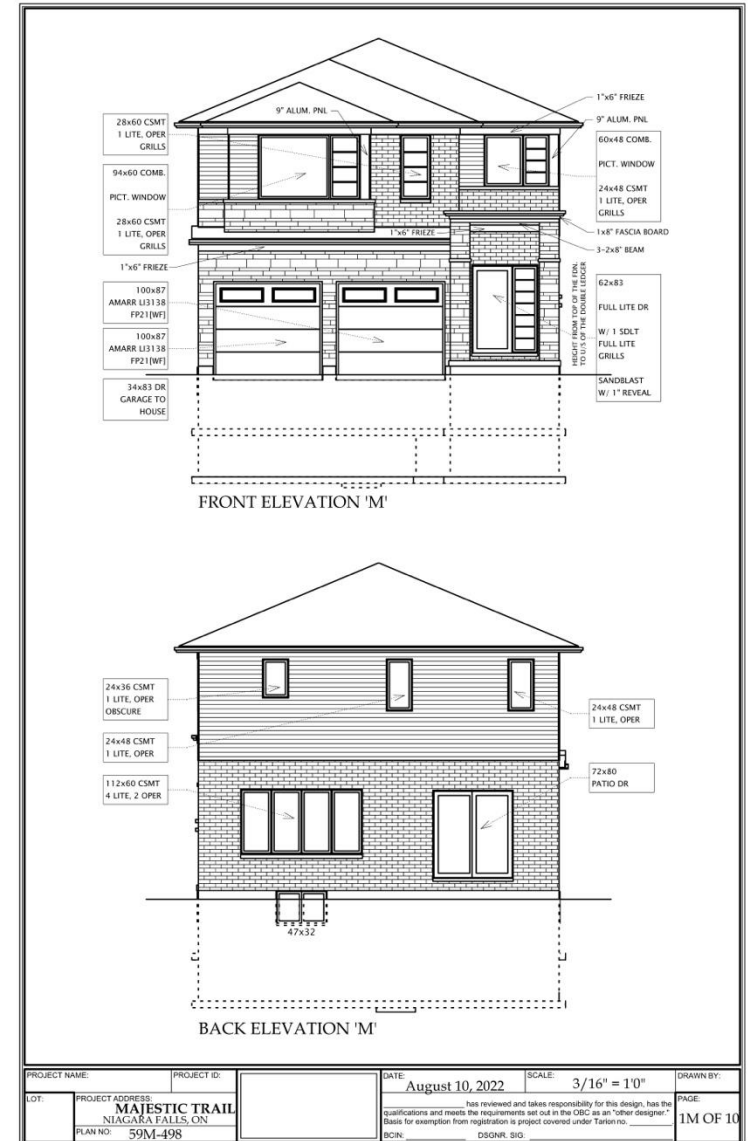
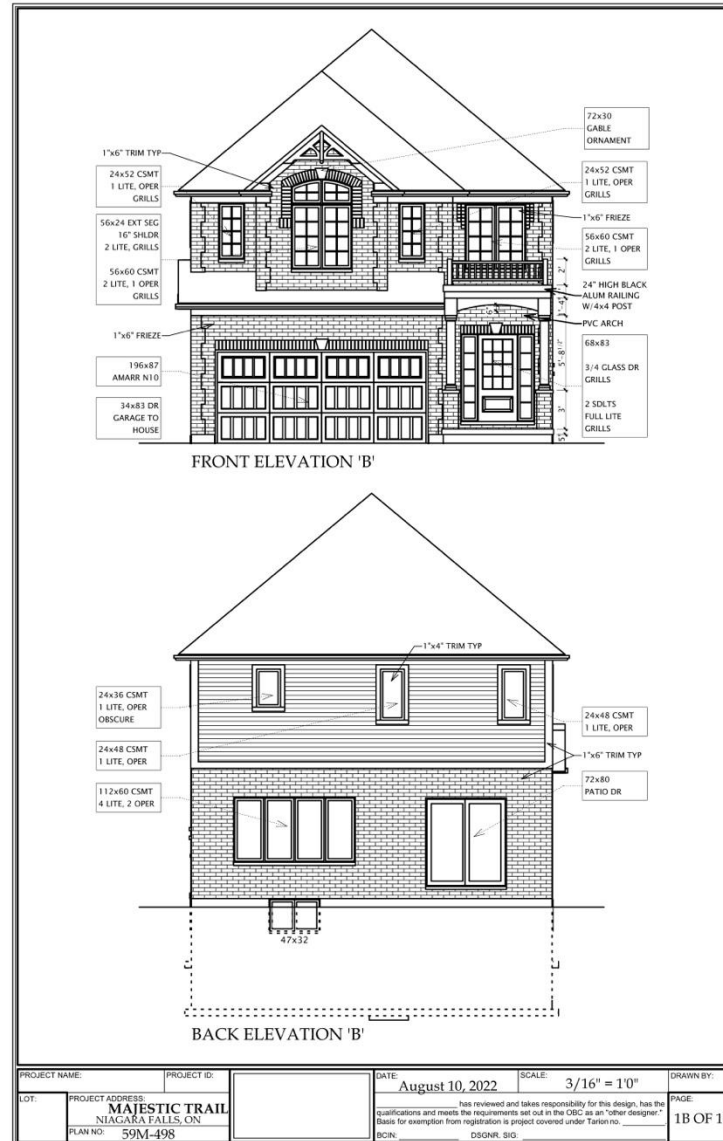
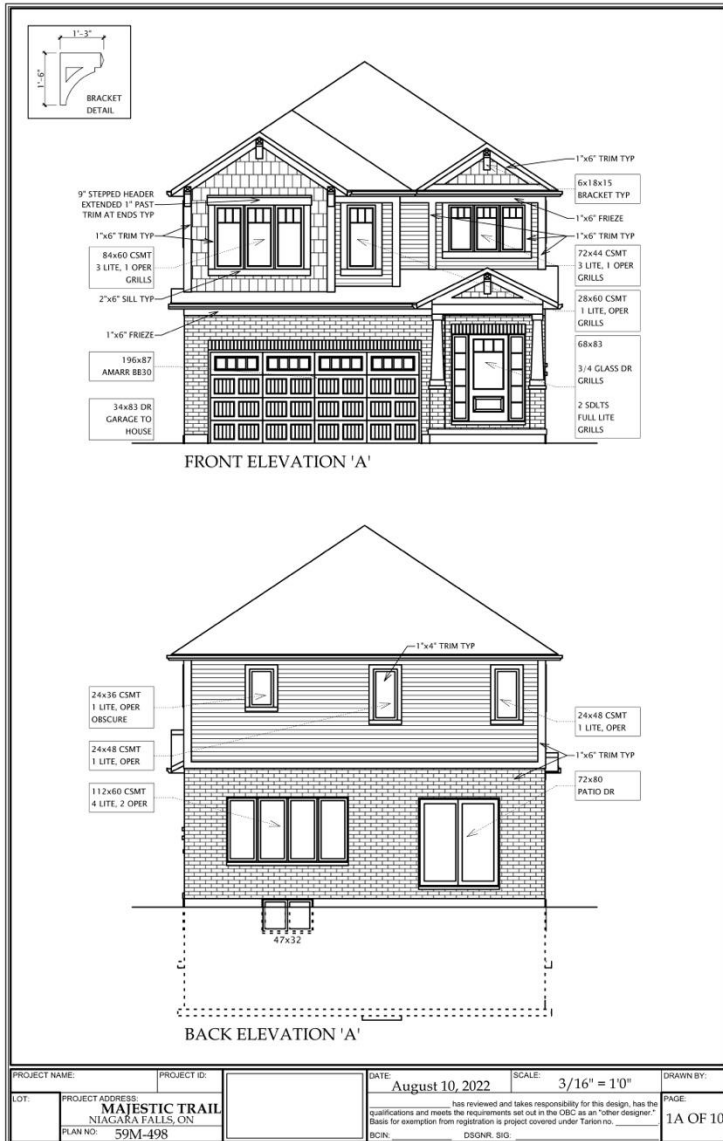
Minimum investment: \$25,000

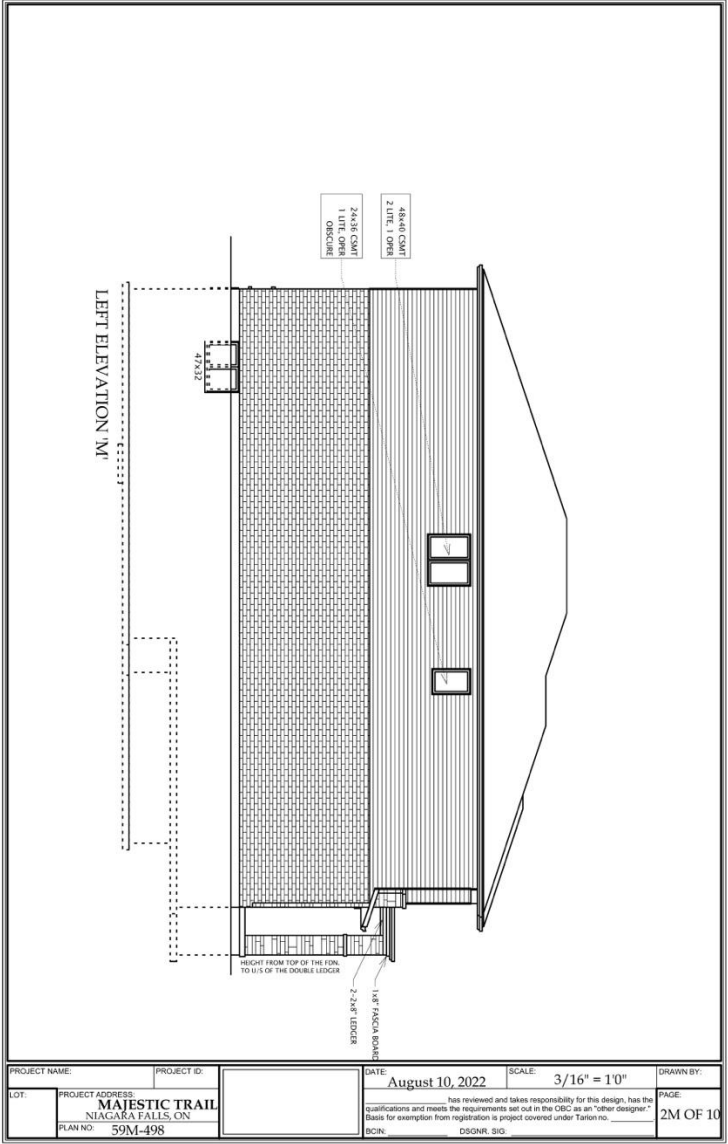
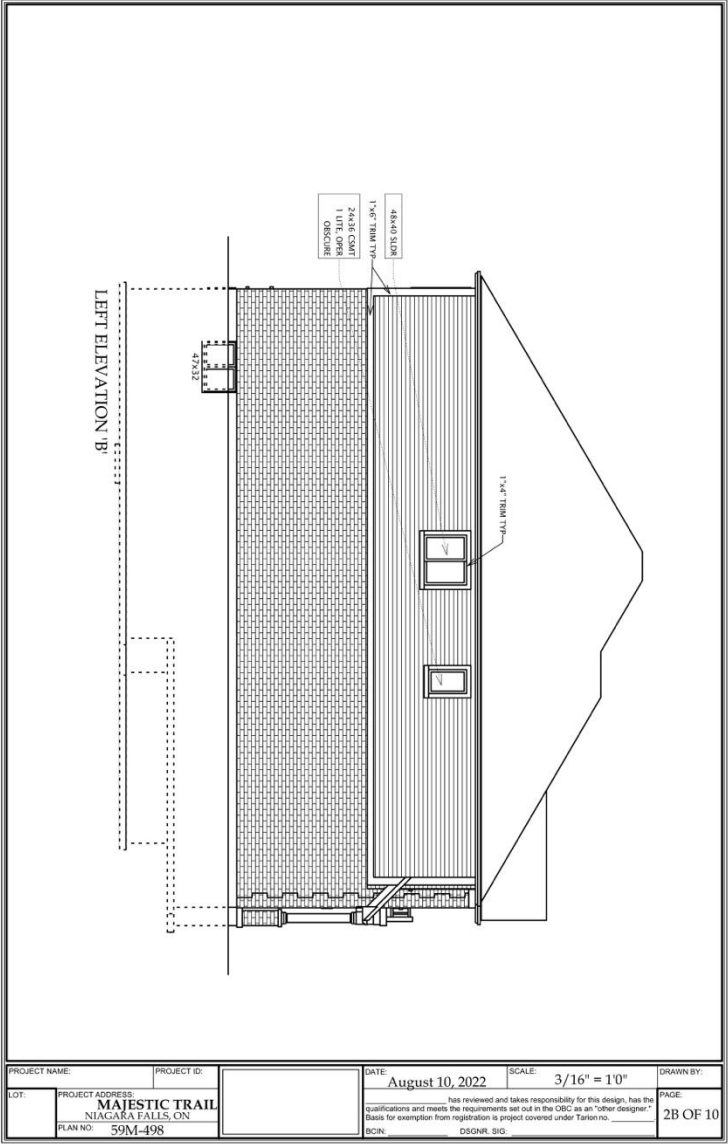
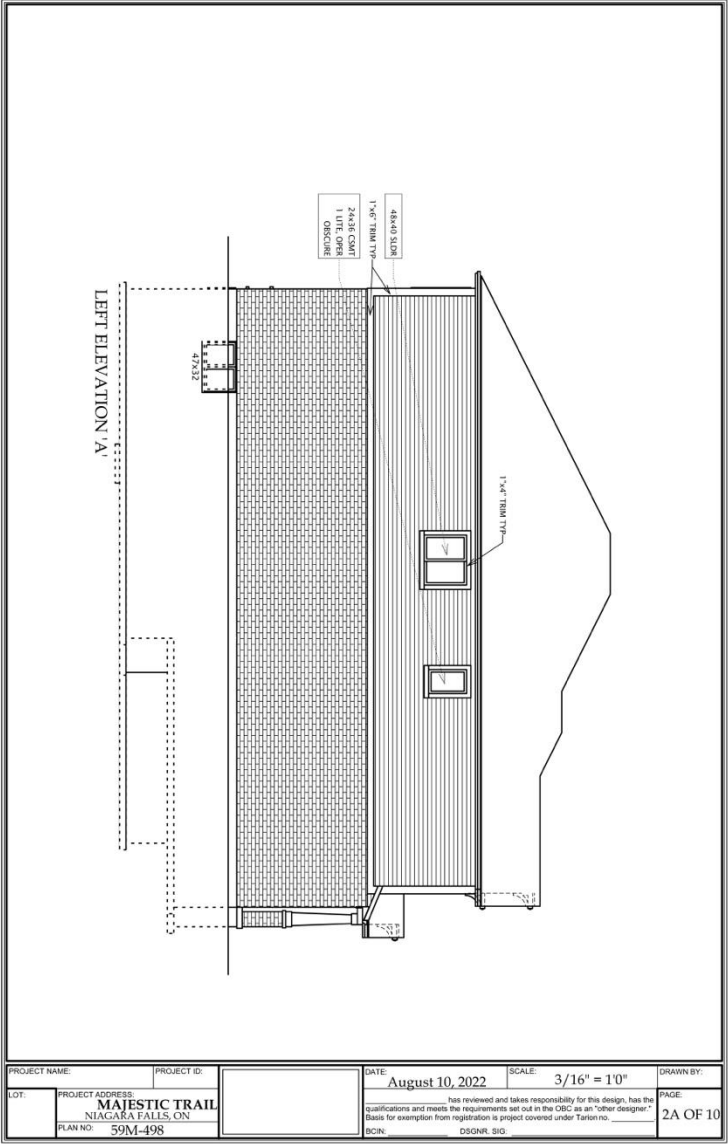
Maximum Raise: \$1,000,000

Canadian Resident Only

Estimated Term: 1 years

- All funds held in legal Counsel Trust Account for duration of project, disbursed as needed to cover approved construction costs
- 5% of construction costs paid to the General Partner as a one time Management fee
- Site supported by a Vendor Take Back Mortgage







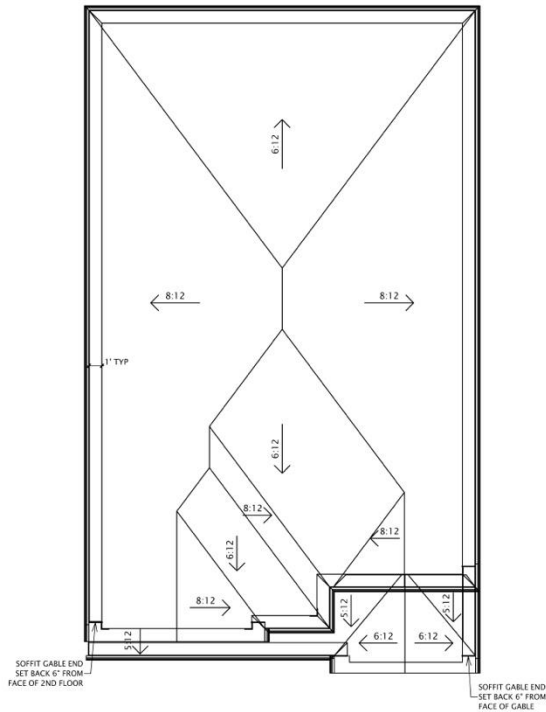
PAGE:
3A OF 10



PAGE:
3B OF 10



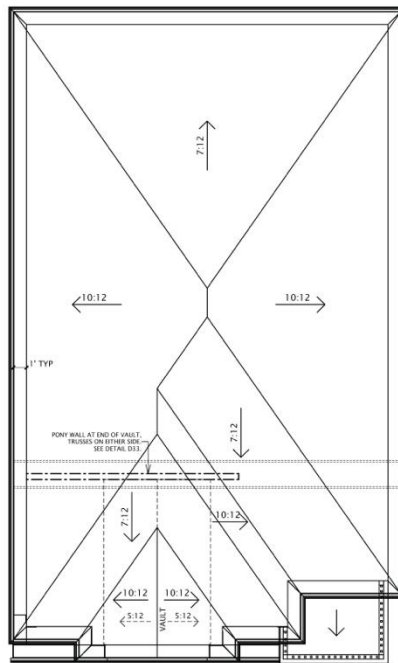
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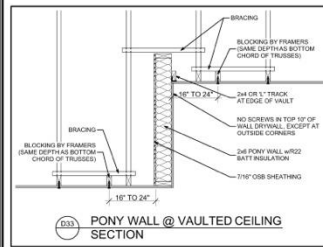
ROOF PLAN 'A'

SHINGLES
4-6 Pitch - 701 ft²
7-9 Pitch - 1080 ft²
10-12 Pitch - 0 ft²
Valley - 55.75'
Capping - 138.5'

PROJECT NAME:	PROJECT ID:	DATE:	SCALE:	DRAWN BY:
LOT:	PROJECT ADDRESS:	August 10, 2022	3/16" = 10'	PAGE:
MAJESTIC TRAIL		has reviewed and takes responsibility for this design, has the		
NIAGARA FALLS, ON		qualifications and meets the requirements set out in the OBC as an "other designer."		
PLAN NO:	59M-498	BCIN:	DSGRN. SIG:	4A OF 10

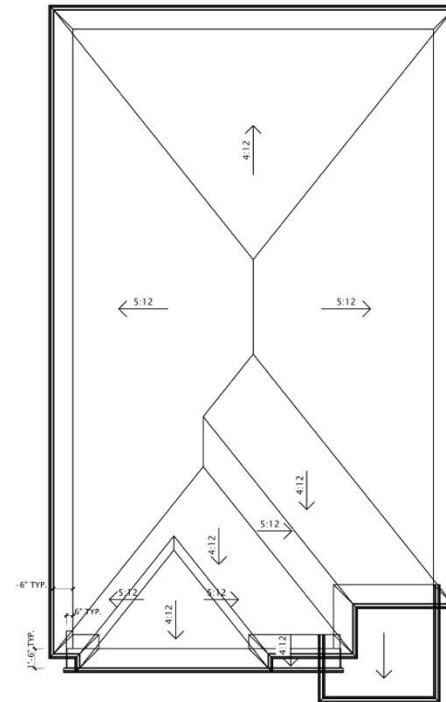


ROOF PLAN 'B'



SHINGLES
4-6 Pitch - 0 ft²
7-9 Pitch - 673 ft²
10-12 Pitch - 1145 ft²
Valley - 44.67'
Capping - 151.75'

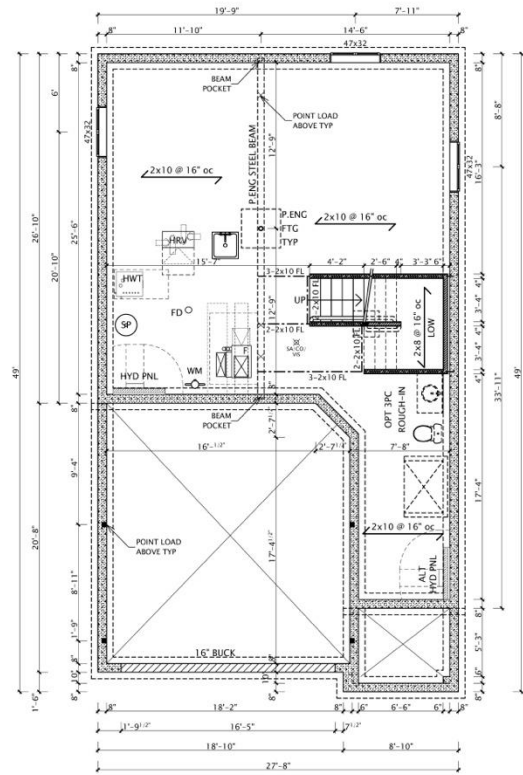
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LOT:	PROJECT ADDRESS:	August 10, 2022	3/16" = 10'	PAGE:
MAJESTIC TRAIL		has reviewed and takes responsibility for this design, has the		
NIAGARA FALLS, ON		qualifications and meets the requirements set out in the OBC as an "other designer."		
PLAN NO:	59M-498	BCIN:	DSGRN. SIG:	4B OF 10



ROOF PLAN 'M'

SHINGLES
4-6 Pitch - 1656 ft²
7-9 Pitch - 0 ft²
10-12 Pitch - 0 ft²
Valley - 43'
Capping - 157.17'

PROJECT NAME:	PROJECT ID:	DATE:	SCALE:	DRAWN BY:
LOT:	PROJECT ADDRESS:	August 10, 2022	3/16" = 10'	PAGE:
MAJESTIC TRAIL		has reviewed and takes responsibility for this design, has the		
NIAGARA FALLS, ON		qualifications and meets the requirements set out in the OBC as an "other designer."		
PLAN NO:	59M-498	BCIN:	DSGRN. SIG:	4M OF 10

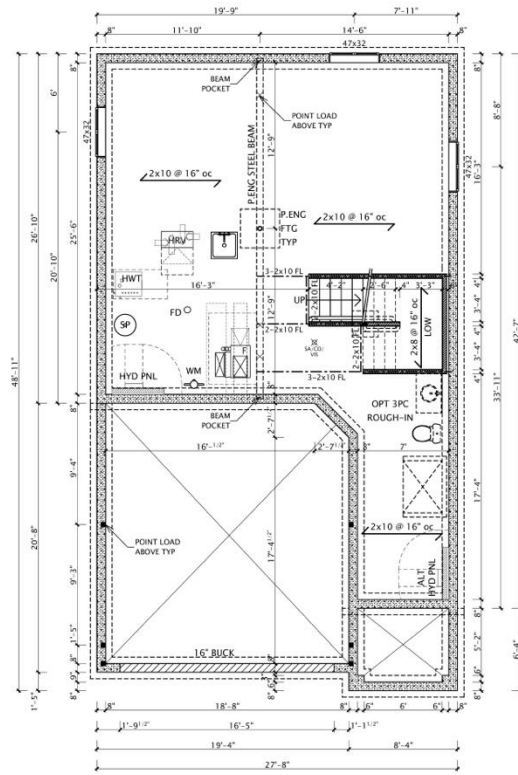


BASEMENT (8'-3 1/2" CEILING)
ELEVATION 'A'

NOTE: ALL FLOORS GLUED & SCREWED
WITH 1x2 STRAPPING

PROJECT NAME:	PROJECT ID:	DATE:	SCALE:	DRAWN BY:
LOT:	PROJECT ADDRESS:	August 10, 2022	3/16" = 1'0"	
PLAN NO:	MAJESTIC TRAIL NIAGARA FALLS, ON			
59M-498				

PAGE: 5A OF 10

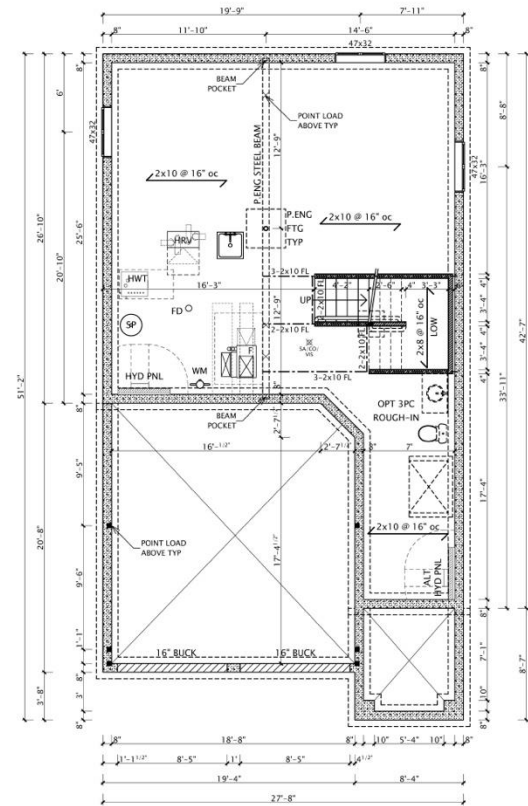


BASEMENT (8'-3 1/2" CEILING)
ELEVATION 'B'

NOTE: ALL FLOORS GLUED & SCREWED
WITH 1x2 STRAPPING

PROJECT NAME:	PROJECT ID:	DATE:	SCALE:	DRAWN BY:
LOT:	PROJECT ADDRESS:	August 10, 2022	3/16" = 1'0"	
PLAN NO:	MAJESTIC TRAIL NIAGARA FALLS, ON			
59M-498				

PAGE: 5B OF 10

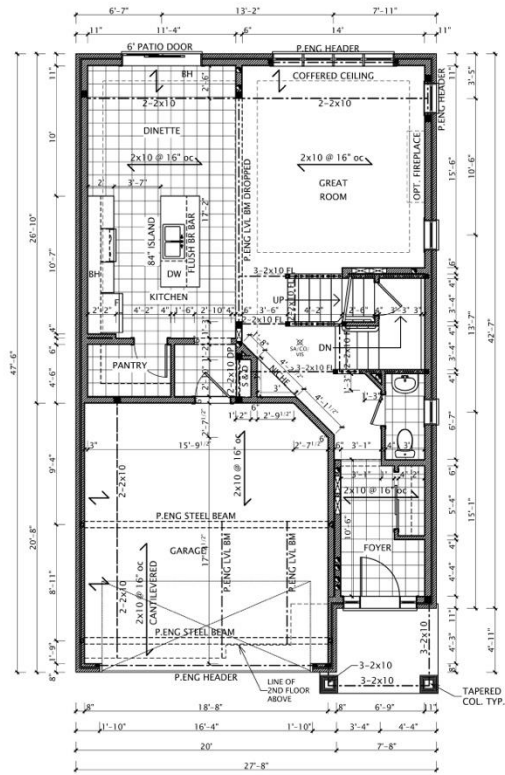


BASEMENT (8'-3 1/2" CEILING)
ELEVATION 'M'

NOTE: ALL FLOORS GLUED & SCREWED
WITH 1x2 STRAPPING

PROJECT NAME:	PROJECT ID:	DATE:	SCALE:	DRAWN BY:
LOT:	PROJECT ADDRESS:	August 10, 2022	3/16" = 1'0"	
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59M-498				

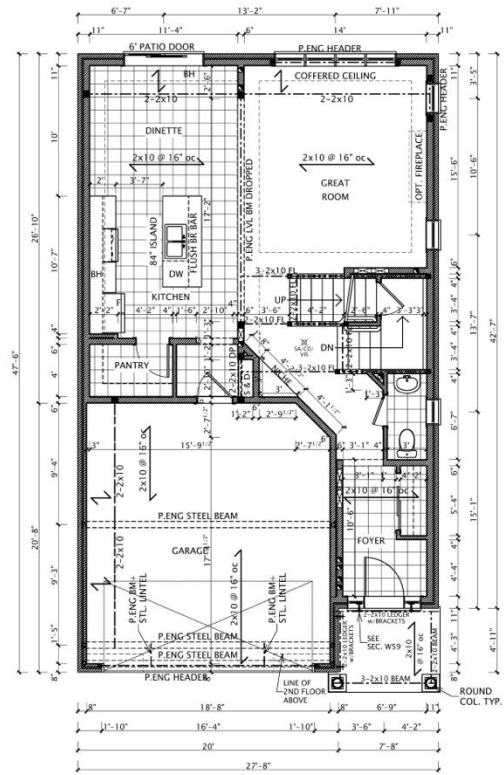
PAGE: 5M OF 10



MAIN FLOOR (9'0" CEILING)
777 SQFT ELEV. 'A'

NOTE: ALL FLOORS GLUED & SCREWED
WITH DRYWALL STRAPPING

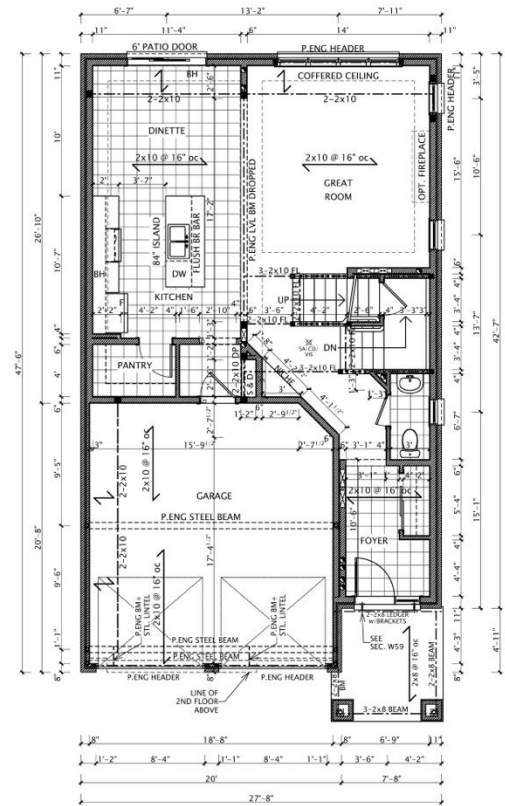
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NIAGARA FALLS, ON				
PLAN NO:	59M-498			



MAIN FLOOR (9'0" CEILING)
777 SQFT ELEV. 'B'

NOTE: ALL FLOORS GLUED & SCREWED
WITH DRYWALL STRAPPING

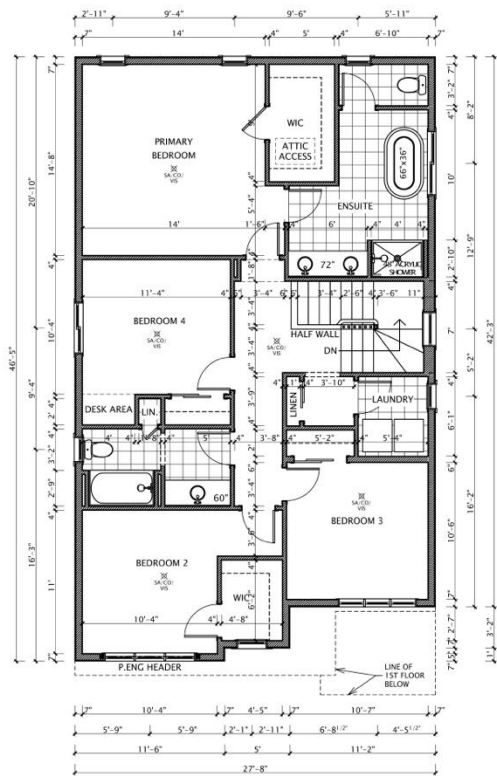
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LOT:	PROJECT ADDRESS:	August 10, 2022	3/16" = 1'0"	
MAJESTIC TRAIL				
NIAGARA FALLS, ON				
PLAN NO:	59M-498			



MAIN FLOOR (9'0" CEILING)
777 SQFT ELEV. 'M'

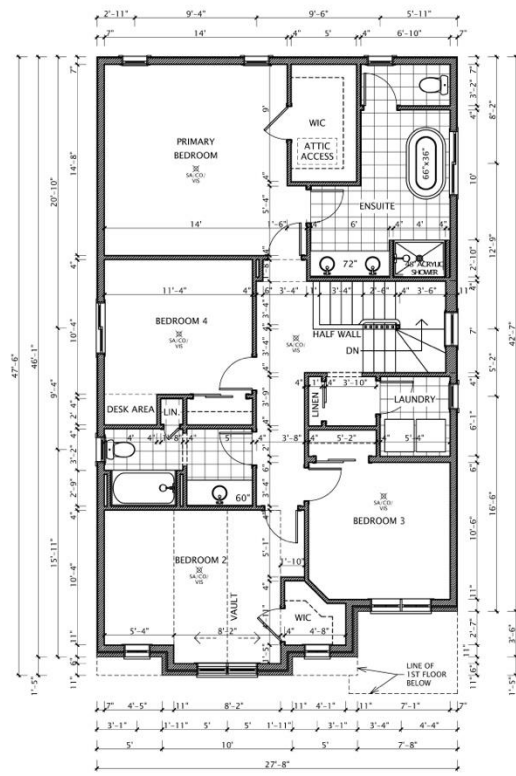
NOTE: ALL FLOORS GLUED & SCREWED
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PROJECT NAME:	PROJECT ID:	DATE:	SCALE:	DRAWN BY:
LOT:	PROJECT ADDRESS:	August 10, 2022	3/16" = 1'0"	
MAJESTIC TRAIL				
NIAGARA FALLS, ON				
PLAN NO:	59M-498			



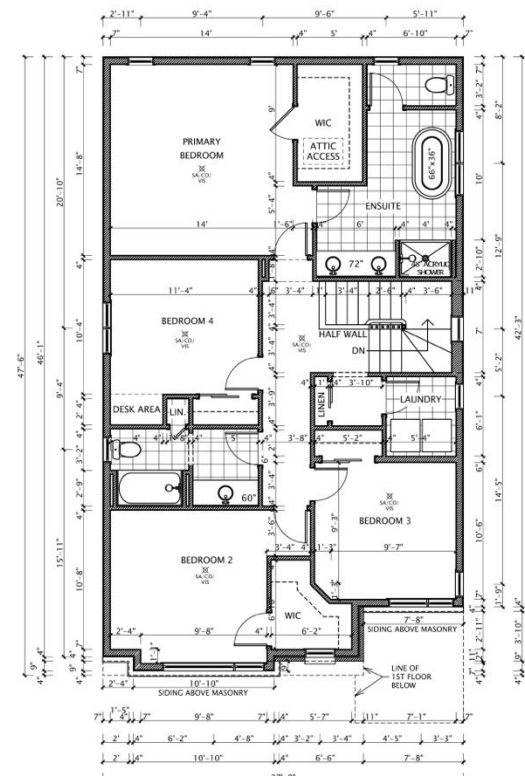
SECOND FLOOR
1233 SQFT ELEV. 'A'

PROJECT NAME:		PROJECT ID:	DATE:	SCALE:	DRAWN BY:
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LOT:	PROJECT ADDRESS:		PAGE:		
	MAJESTIC TRAIL		7A OF 10		
	NIAGARA FALLS, ON				
PLAN NO:	59M-498				
		BCIN:	DSGMR SIG.		



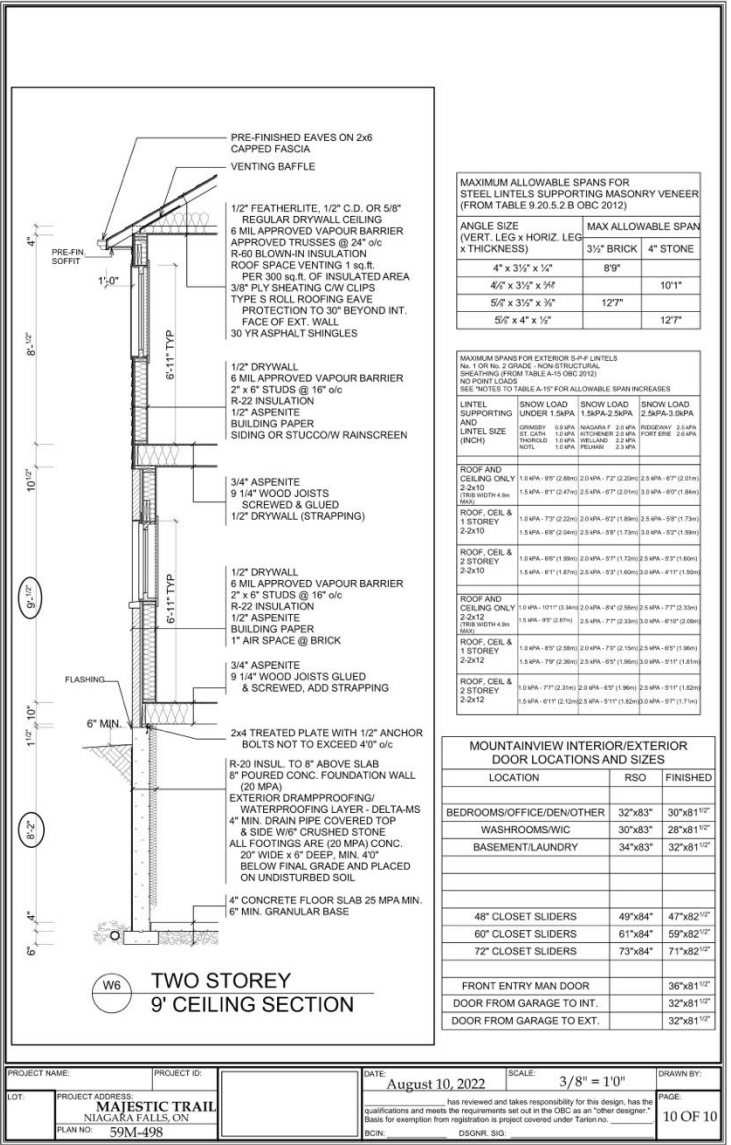
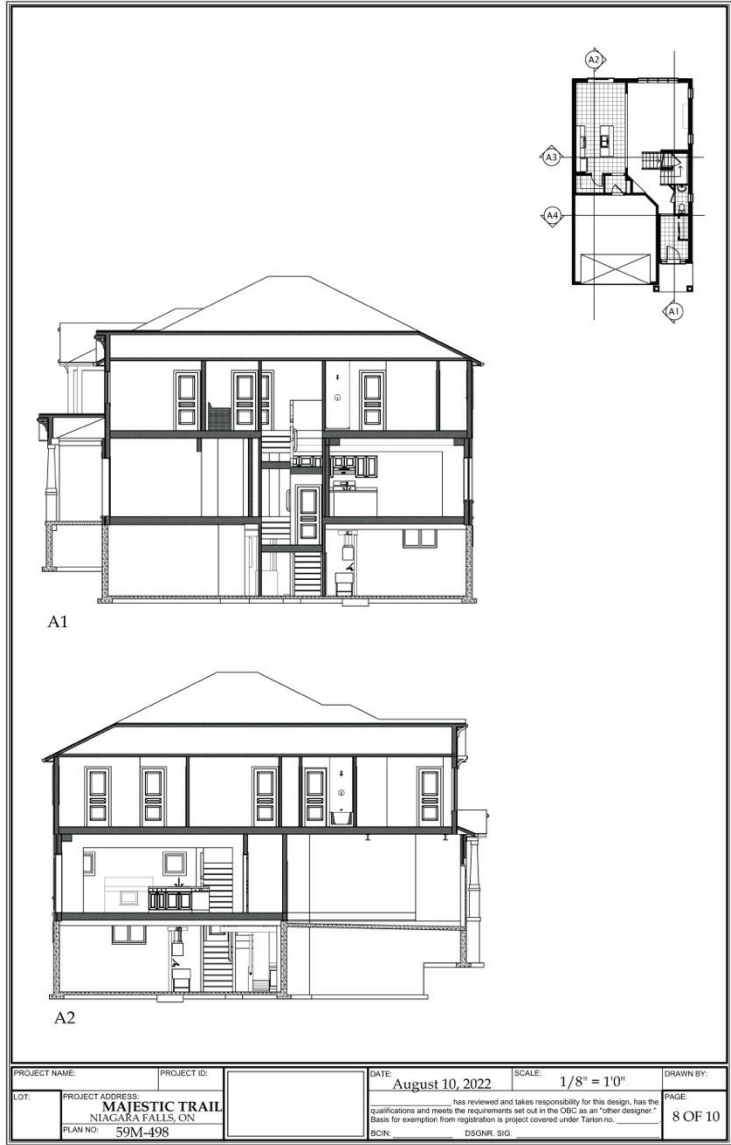
SECOND FLOOR
1262 SQFT ELEV. 'B'

PROJECT NAME:		PROJECT ID:	DATE:	SCALE:	DRAWN BY:
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LOT:	PROJECT ADDRESS:		PAGE:		
	MAJESTIC TRAIL		7B OF 10		
	NIAGARA FALLS, ON				
PLAN NO:	59M-498				
		BCIN:	DSGMR SIG.		



SECOND FLOOR
1267 SQFT ELEV. 'M'

PROJECT NAME:		PROJECT ID:	DATE:	SCALE:	DRAWN BY:
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	MAJESTIC TRAIL		7M OF 10		
	NIAGARA FALLS, ON				
PLAN NO:	59M-498				
		BCIN:	DSGMR SIG.		



TARGETED SALE PRICE

\$1,500,000 CAD

\$1,499,990



Comparable MLS Listing For Sale



THANK YOU

Sean Hyde

General Partner

www.ontariobuilderpartners.ca

Project Structured and supported by Builder Partners & Equivesto