



THE INS & OUTS OF THE RENTAL PROGRAM

What is the ownership structure of Edge Condos?

Edge Condos will be a whole-ownership condominium comprised of 125 suites within two buildings located in the heart of Horseshoe Resort, with views over the mountain and valley.

Is participating in the Rental Program mandatory?

No, you do not have to participate in the Rental Program. It's your choice! If you want to offset the costs of your resort home, you can join Horseshoe's Rental Program. When you are not in residence, you will receive a share of room revenue, which contributes to your cost of ownership. The experienced Horseshoe management team will maintain your suite at the highest of levels. Horseshoe gives you the best of both worlds with whole ownership and the option of a fully managed Rental Program.

If I put my home in the rental program, how much personal use do I have? How far in advance can I secure my reservations?

You may use your suite with our flexible program as much as you want to. Once a year, you will submit calendars for the dates you want to be in the Rental Program and the dates you want to enjoy personally.

What services does the rental manager provide? How is rental revenue distributed?

The rental manager will work as hard as possible to rent out your resort home on a regular basis as part of Horseshoe Resort. As the owner, you will receive 50% of all adjusted revenues generated from your suite. Adjusted revenue takes into account the costs the rental manager has incurred to secure the reservations.

Do I need to purchase your furniture package to be in the Rental Program?

Yes, you will need to purchase our designer furniture package to be in the Rental Program.

Can I sell my resort home?

- Yes!

Can I rent my resort home on my own?

You can rent the suite out on your own for a minimum six month tenancy agreement, and the tenant will, of course, be bound by the Condominium By-laws. If you wish to rent out your suite for less than six months, you may only do so by joining the Horseshoe Rental Program.

What privileges does the hotel guest have at Horseshoe?

Hotel guests staying in your suite have access to all of the amenities of the resort. Access to the pools and fitness facilities in the Inn and access to all of the exciting pay-per-use services at Horseshoe Resort.

What ongoing costs can I expect?

The main ongoing costs are condominium fees, resort access fee, utilities, real estate taxes and personal insurance on your condominium.

Who is the Developer?

Skyline Investments Inc. is the premier developer of destination communities in Ontario. A Canadian company with a rare world-class portfolio, founded in 1998 by 2004 Ernst and Young Entrepreneur of the Year, Gil Blutrach. In addition to Horseshoe Resort as well as its hotel and resort properties in the United States, Skyline owns Deerhurst Resort in Muskoka and operates a successful Rental Program at this iconic Canadian resort.

FIVE REASONS JOINING IS TO YOUR ADVANTAGE:

- ONE** - When you're not at home, use your suite to generate income to offset the cost of your Horseshoe Condominium.
- TWO** - Because Horseshoe manages the rental program, it's absolutely hassle-free.
- THREE** - Flexibility. You choose the times you will be at Horseshoe. And specify when you want us to take care of it for you.
- FOUR** - Joining the Rental Program allows you to rent your suite for shorter time periods than if you rent it yourself
- FIVE** - Our Rental Program is managed by experts who will work hard on your behalf to help maximize your rental revenue.

PRESENTATION CENTRES

*Plans, illustrations and elevations are artist's renderings and may contain options that are not standard on all models. Variations in finishing materials and/or colours may occur. All furnishings are inserted for illustration purposes only. Stated dimensions and square footage are approximate and should not be used as exact representation. We do not in anyway warrant or guarantee the accuracy of the floor plan information and layout, and measurements may contain errors and omissions. E & O.E. Balcony plans are subject to change. Barrier Free option may be available. Brokers protected. December, 2020

