

# THE RESIDENCES

ON OWEN



## Discover **THE RESIDENCES** on Owen

Welcome to Barrie's premier lake condominium residences and exclusive investment opportunity with an extraordinary return potential.

# BARRIE KEY STATS

## Neighbourhoods in Barrie

Downtown Barrie is an attractive neighbourhood, just walking distance to the beach, playgrounds, nature trails and the city's waterfront. Barrie has maintained its downtown historic buildings over the years, which exist alongside single-family homes and newer high rise condos.

Barrie is poised for exceptional growth over the coming decade with multi-billion dollar commitments for all levels of government and the private sector for infrastructure, transportation, industry, and housing

- Prices starting in the low \$400s
- Participate in fully managed Invest Select program
- Designed with ease of mind by the reputable partnership of Ballantry Homes, The Gillam Group and Traditions Seniors Housing
- Regional seniors population to double in the next 15 years
- Mature waterfront community with exceptional culture, entertainment and activities
- Ranked as a top investment market in Ontario

**1876**  
INCORPORATED  
AS A CITY

**145,614**  
POPULATION  
(2016 Census), a rise  
of 3.7% since 2011

## CITY OF BARRIE POPULATION STATISTICS

**39**  
AVERAGE  
AGE

**138,250**  
NUMBER OF  
CITIZENS

# ABOUT THE DEVELOPMENT TEAM



The Renaissance



In 1989, two men made the commitment to pursue a dream they both shared—to create and bring to fruition a new home building company. David Hill and Bobby Bhoola were a perfect pairing for this enterprise, with extensive expertise in home building and land and commercial development.

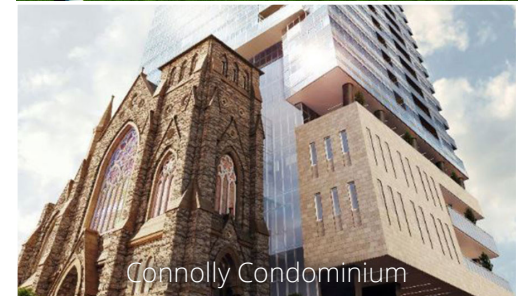
The partners shared a goal which has become the cornerstone of Ballantry Homes to build with the finest quality in design, materials, construction and to offer exceptional customer service.

Fast forward to today and more than a quarter century later, and Ballantry Homes and its founding partners, has become a notable full-service builder and land developer. In doing so Ballantry has consistently and successfully adhered to the original goal of building excellence, now branded as the builder who “Builds Dreams”.

Over the past 32 years, Ballantry has constructed more than 10,000 homes in more than 35 communities across the GTA.



Barrie Retirement Residence



Connolly Condominium



The Cosmopolitan



Oak Park Towns

# THE BUILDING

278 Suites

20 Floors

517 - 1300+ Sq. Ft.



## Building Features

278 Suites

Porte Cochère Entrance

Lobby Featuring 18' Ceilings

24-hour Concierge

Key Fob Access

Security Monitoring

Surveillance Cameras in Public Spaces

Enclosed Heated Parking

View Focused Suite Designs

1, 1+Den and 2 Bedroom Options

Models Ranging From 517 to 1,330 sq. ft.

## Common Areas

Grand Lobby and Lounge

Elegant Themed Dining Rooms

Café/Bistro

Games Room and Pub

Wine Bar with Piano

Fitness Centre

Theatre and Chapel

Massage Room

Pet Spa

Rooftop Terrace

BBQ Area

Arts & Crafts – Gardening Centre

Indoor Pool

Salon & Spa

# GRAND LOBBY & LOUNGE



Refined comfort awaits when you step into the iconic and elegant lobby of The Residences on Owen. The dedicated concierge is there to greet residents and guests, as well as introduce you to the many wonderful amenities available.

Rendering is artist's concept. E.&O.E.

# ELEGANT THEMED DINING ROOMS

Residents and guests can enjoy dinner in elegantly themed dining rooms.



# ROOFTOP TERRACE



Residents may spend their days relaxing with friends on the rooftop patio or enjoy a quiet night watching the sunset over Kempenfelt Bay.

Rendering is artist's concept. E.&O.E.

# INDOOR POOL

The Residences on Owen will offer personalized services in an environment designed to engage, invigor and inspire residents. Healthy active living will be the daily mission of our professional trained staff to enhance the residents' quality of life.



Rendering is artist's concept. E.&O.E.



# SUITE FEATURES



Spacious Floor Plans

9' Ceilings

Custom Kitchen Cabinetry with  
polished stone countertops

24 hour concierge included

Balconies

Suites offer water and/or city views

Wi-Fi

Rendering is artist's concept. E.&O.E.

# SUITE FEATURES

Individually Controlled Heat and Air

Sprinkler System

Hard Wired Smoke and CO2 Sensors

Ensuite Laundry

Stainless Steel Appliances

High Ceilings

Pre-Wired for Cable & Telephone

Walk-In Showers

Balconies (As Noted on Plans)



# ADVANTAGES OF BUYING A PRE-LEASED CONDO



Rendering is artist's concept. E.&O.E.

**0%**  
VACANCY  
RATE

**FULLY**  
MANAGED &  
MAINTAINED

ATTRACTIVE  
**ROI**

**5 Yr**  
STRATEGIC EXIT  
STRATEGY

AND MUCH  
**MORE**

## TRADITIONAL CONDO PURCHASE

- Vacancies and Tenant Turnover
- No Lease in Place
- Property Management Not Included
- Owner Pays Maintenance Fees
- Utilities Not Included
- Owner Responsible For Repairs
- No Exit Strategy
- Market Correction Exposure
- Potential Special Assessments



## THE INVEST SELECT RENTAL PROGRAM

- Pre-Leased for 5 Years
- Property Management Included
- Maintenance Fees Included
- Utilities Included
- All Repairs and Maintenance Included
- Optional Exit Strategy
- Market Correction Protection\*
- No Special Assessments
- Vacancy Protection



\*MARKET CORRECTION PROTECTION: The Invest Select Rental Program includes Market Correction Protection that assures unit purchasers shall receive no less than the original purchase price of the unit should the market be in a correction when the tenant exercises its option to purchase on the expiration of the lease term.

# LOCATION & CONNECTIVITY

- Located on the shores of Kempenfelt Bay, the western arm of Lake Simcoe
- 5 minute walk to waterfront
- Close proximity to major cities
- Toronto – 50 min
- Mississauga – 1 hr
- Close to 400
- 45 min to Pearson Airport
- Less than 5 mins to GO-Train
- Amenities right outside your front door



# AMENITY RICH



To explore the many fabulous amenities Barrie has to offer, all you have to do is walk 10 minutes south. Enjoy the fabulous parks, trails, and even waterside amenities available to you in just a 5-minute walk radius. Or maybe you prefer the bustle of Dunlop Street E, with its various gourmet grills, leisurely lounges, and bountiful boutiques always waiting to create memories. Living in Barrie offers exceptional opportunities to explore, grow, and learn.

# HOW TO BUILD EQUITY WITH 5 YEAR POSITIVE CASH FLOW?

- 1** Purchaser/Investor buys luxury condominium with 100% ownership with a 5-year rental lease in place.
- 2** NO HASSLE Real Estate Investment fully managed.
- 3** Purchaser/Investor has 10 days to review with their lawyer.
- 4** We can recommend 3 lawyers for their convenience.
- 5** Purchaser/Investor is referred to RBC representative KHEAGAN for their special program including GUARANTEED 36 month capped rate with other perks.
- 6** Purchaser/Investor provides all DEPOSIT CHEQUES to their sales representative or Agent within 10 days of acceptance of their Purchase.
- 7** PURCHASER/INVESTOR enters into a 5 YEAR LEASE AGREEMENT – now – with Ballantry/Traditions.
- 8** PURCHASER/INVESTOR becomes the LANDLORD and Ballantry/Traditions becomes the TENANT
- 9** Equity appreciation on their condominium in 5 years or extended lease
- 10** PURCHASER/INVESTOR ADVANTAGE PROGRAM
  - **Easy Stretched Out DEPOSITS: 5% in 30 Days, 5% in 210 Days, 5% in 390 Days, 5% in 570 Days**
  - **Monthly Positive Cash Flow**
  - **Purchase Option from TENANT (Ballantry/Traditions) at Appraised Market Value by RBC appraisers – not less than original purchase price – Purchaser signs exit APS now.**
  - **PURCHASER/INVESTOR can ASSIGN their APS before closing with Seller’s approval**
  - **PURCHASER/INVESTOR can SELL their condominium after Closing with the New Buyer assuming the Lease**
  - **PURCHASER /INVESTOR can RE FINANCE their condominium anytime and Cash Out and purchase another investment**
  - **Tenant has 5 – one year options to renew the lease on 60 days written notice**

# THE TEAM



Milborne Group is Canada's largest and most successful preconstruction sales and consulting firm. The company's breadth and experience covers every facet of the net condominium marketplace. Throughout their history they have positioned and successfully sold boutique buildings, townhomes and resort properties, and honed an unparalleled talent for the promotion and sales of mixed-use high-rise communities that change neighbourhoods, waterfronts, and cityscapes.

[milborne.com](http://milborne.com)



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[ballantryhomes.com](http://ballantryhomes.com)



A construction management company established by a collection of highly respected, senior industry professionals with the common goal of significantly improving the way construction projects are delivered.

Gilam Group brings exceptional capability and sophistication to projects in the ICI and residential construction sectors.

[gillamgroup.com](http://gillamgroup.com)



The Traditions Seniors housing team is made up of a number of industry professionals who have been developing, building, and managing seniors housing in Ontario for over 30 years. Most recently Traditions led the development initiatives of BayBridge Seniors Housing owned by the Ontario Teachers Pension Fund. Traditions have partnered with some of Ontario's industry leaders including Chartwell, BayBridge (Amica), Sienna, and Seasons as well as for its own private portfolio.

[traditionsseniors.ca](http://traditionsseniors.ca)



McKnight Charron Limited Architects is a long-established mid-sized architectural firm that is committed to providing complete architectural services specific to individual client needs.

MCL Architect's experience has been proven with diverse building types, project sizes, and complexity ranging from a few hundred thousand to multi-million dollar projects.

[mclarchitects.ca](http://mclarchitects.ca)



THANK YOU