



UPPER VISTA

LUXURY HOMES ON THE MUSKOKA RIVER

STARTING IN THE MID
\$400s

ESTIMATED OCCUPANCY DATE: SUMMER 2025
4 STOREYS 95 SUITES TOTAL

EVERTRUST

DEVELOPMENT GROUP CANADA INC.



UPPER VISTA

LUXURY HOMES ON THE MUSKOKA RIVER

TABLE OF CONTENTS



3	UPPER VISTA PROJECT OVERVIEW
6	FLOORPLANS
7	BRACEBRIDGE CONNECTIVITY
9	A SMART INVESTMENT
10	PROJECT HIGHLIGHTS, MAIN INVESTMENT ADVANTAGES AND KEY TAKEAWAY
11	PRICING, DEPOSIT STRUCTURE & INCENTIVES
12	REASONS TO PURCHASE
13	ABOUT EVERTRUST
14	PAST PROJECTS
15	FUTURE PROJECTS



Renderings are artist's concept. E.&O.E.

UPPER VISTA PROJECT OVERVIEW

4 STOREYS 95 SUITES TOTAL

470+ MASTER PLANNED COMMUNITY

**WALKING DISTANCE TO DOWNTOWN
ENTERTAINMENT AND COMMERCIAL CORE**

ONLY LUXURY CONDOMINIUM BUILDING IN BRACEBRIDGE

**LUXURIOUS MUSKOKA INSPIRED AMENITIES
SURROUNDED BY NATURE**

WALKING DISTANCE TO THE MUSKOKA RIVER





Renderings are artist's concept. E.&O.E.



INTERIOR AMENITIES

Renderings are artist's concept. E.&O.E.



LIVING ROOM



KITCHEN

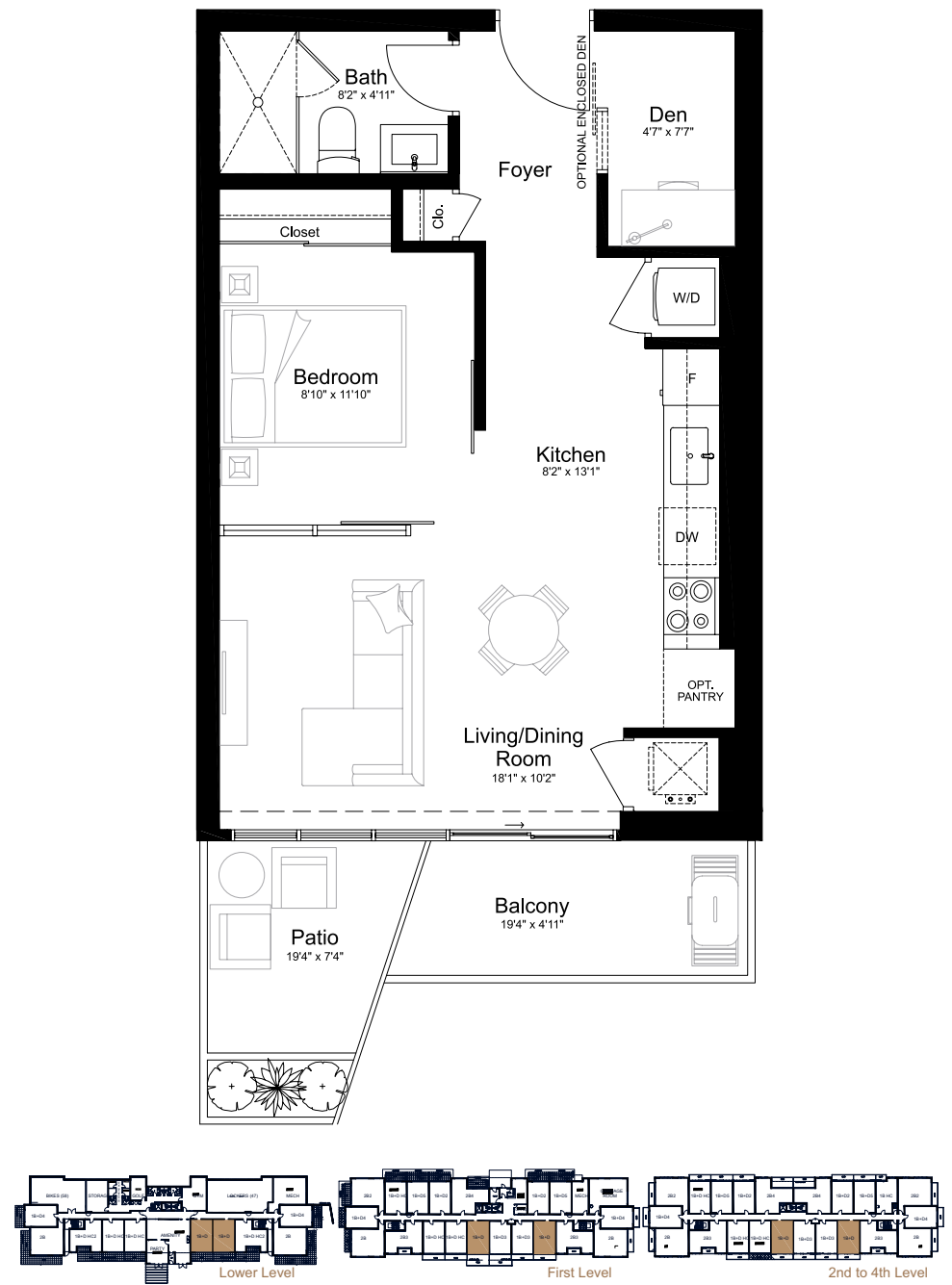
UPPER VISTA FLOOR PLANS



ASPEN SOUTH VIEW

1 BED 1 BATH 1 DEN

567 SF + 143 SF OUTDOOR TERRACE
or 98/139 SF BALCONY



BALSAM FIR NORTH VIEW

1 BED 1 BATH

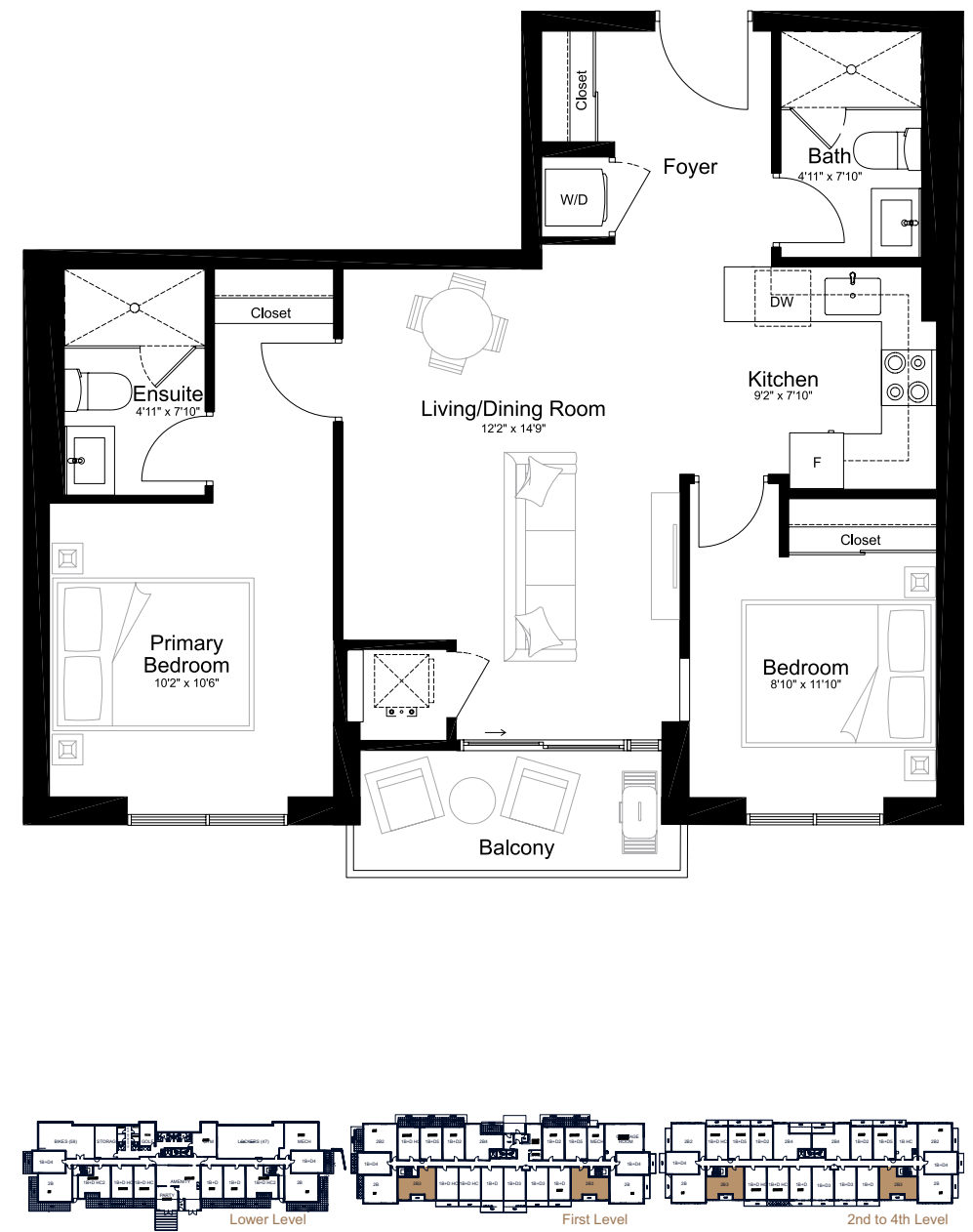
554 SF + 46 SF OUTDOOR



RED MAPLE SOUTH VIEW

2 BED 2 BATH

762/776 SF + 57 SF OUTDOOR





UPPER VISTA

LUXURY HOMES ON THE MUSKOKA RIVER

BRACEBRIDGE CONNECTIVITY



FACTS ABOUT BRACEBRIDGE

1

FESTIVALS AND MARKETS

Throughout the entire year, the area comes alive with festivals, art shows, farmers' markets, theatre in the park, Santa's Village events and more.

2

WATER ACTIVITIES

World-class boating, sunsets from the dock and vibrant marinas with restaurants and cafes.

3

A BALANCED LIFESTYLE

Refresh, relax and rejuvenate at Canada's top spas and resorts.

4

YEAR-ROUND ECONOMY

Our key sectors include: Construction, Tourism/Hospitality, Niche Manufacturing
Emerging sectors include: Educational Services, Healthcare, Geo-Tech/Green Technology, The Arts.

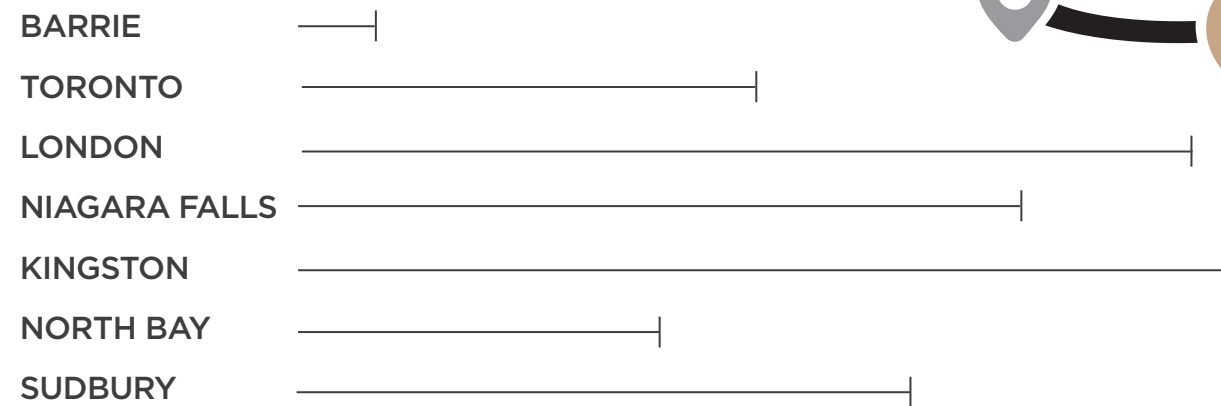
5

5-STAR VIEWS

Muskoka is majestic in all four seasons. Colourful, nature-filled and serene, delight in views from your large picture windows, your docks or perched upon one of the many lookout points around cottage country.



PROXIMITY TO KEY URBAN CENTRES



100 KMS

200 KMS

300 KMS

400 KMS

NORTHLANDER TRAIN ROUTE

(TORONTO TO COCHRANE)



POPULAR NEARBY AMENITIES



SCHOOLS

- Georgian College
- Dewey Institute
- Monck Public School
- Bracebridge Public School



GOLF COURSES

- Muskoka Highlands Golf Links
- South Muskoka Curling & Golf Club



PARKS

- Jubilee Park
- Bracebridge Bay Park
- Kerr Park
- Kelvin Grove Park
- Annie Williams Memorial Park



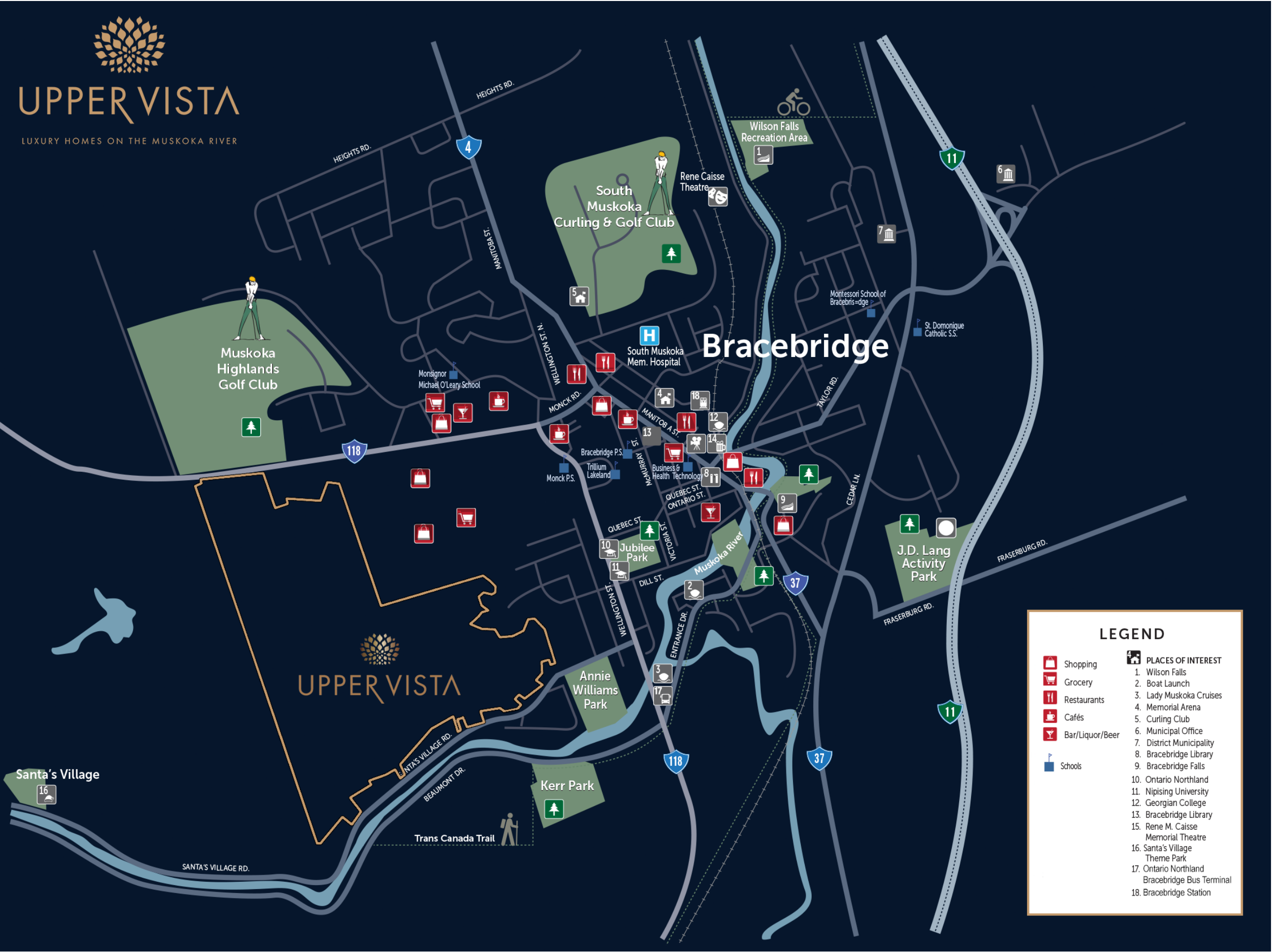
MUSKOKA AIRPORT

11 Minute Drive



HWY 118 TO HWY 11 TO HWY 400

60 Minute Drive



Renderings are artist's concept. E.&O.E.



LUXURY HOMES ON THE MUSKOKA RIVER

A SMART INVESTMENT

STRONG MARKET FOR
NEWLY-CONSTRUCTED HOMES

AFFORDABLE HOMES WITH MORE LIVABLE SPACE
FOR WORK-FROM-HOME BUYERS

PERFECT BALANCE OF QUIET COTTAGE-COUNTRY
AND CLOSE-BY CITY CONVENIENCES

IDEAL LOCATION FOR A RENTAL HOME WITH
HIGH EARNING POTENTIAL

AMAZING RECREATIONAL PROPERTY FOR
WEEKEND VISITS AND VACATIONS

PREMIER RANKED INVESTMENT OPPORTUNITY
VS. TORONTO

>
ROUGHLY 70% OF ALL THE INVENTORY
IS OVER 50 YEARS OLD

BUILDING STATISTICS

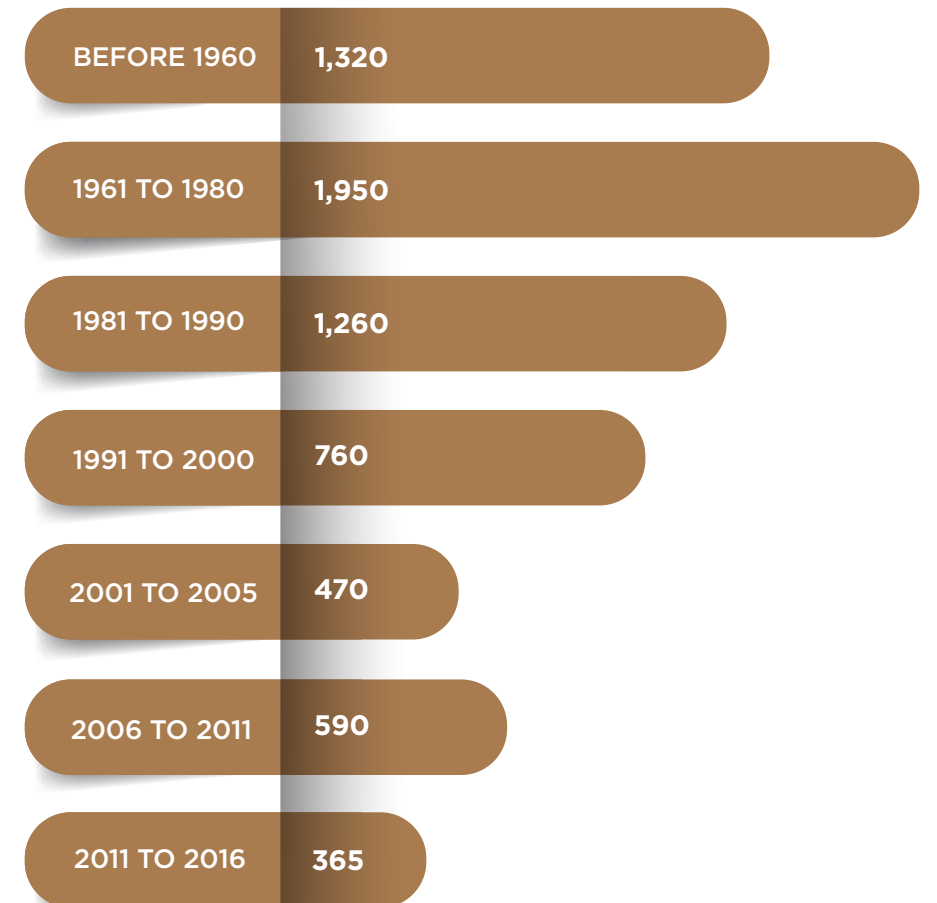


1,205

BUILDING PERMITS ISSUED
(2018)

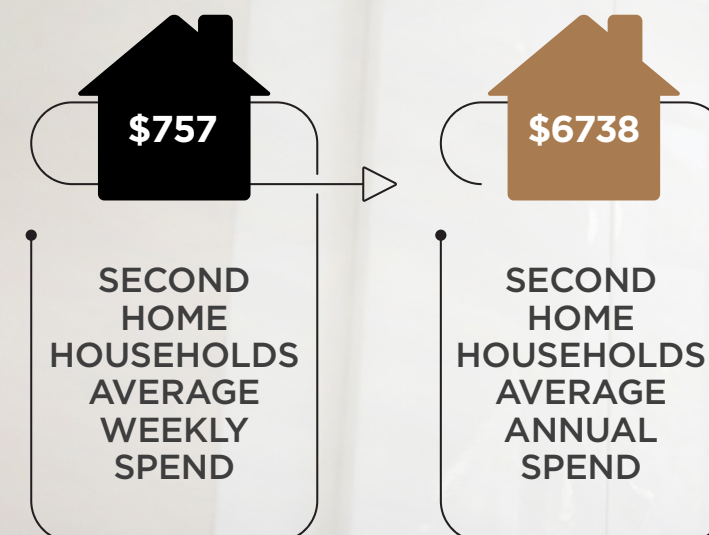
\$120,877,655

VALUE OF PERMITS ISSUED



> SECOND HOME HOUSEHOLDS

SPEND AN ESTIMATED \$154+ MILLION ANNUALLY IN MUSKOKA





470+ MASTER PLANNED COMMUNITY LUXURY 4 STOREY, 95 SUITES CONDOMINIUM

PROJECT HIGHLIGHTS

- Walking distance to downtown entertainment and commercial core
- Only luxury condominium building in Bracebridge
- Luxurious Muskoka inspired amenities
- Surrounded by nature
- 470+ Acre master planned community

MAIN INVESTMENT ADVANTAGES

- Northlander train route
- 7 mins to Major Highways
- Approx. 70% of all inventory in Bracebridge is over 40 years old
- Bracebridge is the economic hub for Muskoka
- Master planned community with several new releases to come

KEY TAKEAWAY

1. Prime Location

- 5 Minute walk to downtown Bracebridge (shops, restaurants, local businesses, entertainment district, local amenities, etc.)
- Steps to the Muskoka River
- Nearby transit
- Close to Highway 11, Highway 37 and Highway 118

2. Unique and Limited Inventory

- 70% of all inventory in Muskoka is over 50 years old
- First luxury condo in Bracebridge
- Limited condos in the Muskoka region

3. Master Planned Community

- Multiple future phases
- Primary destination of future residents

4. Muskoka Lifestyle and Amenities

- Luxurious, tranquil and diverse
- Lake Muskoka, golf courses, boating, fishing, trails, theme park, etc.

5. Efficient Floor Plans

- No wasted space
- Convenient and ideal layouts
- Energy efficient building
- Picture perfect view of Muskoka nature





UPPER VISTA

LUXURY HOMES ON THE MUSKOKA RIVER

PRICING, DEPOSIT STRUCTURE & INCENTIVES



> STARTING IN THE MID \$400s

MAINTENANCE FEES: ESTIMATED \$0.55/SF

> DEPOSIT STRUCTURE

\$10,000 ON SIGNING

BALANCE TO 5% IN 30 DAYS

2.5% IN 180 DAYS

2.5% IN 365 DAYS

2.5% IN 450 DAYS

2.5% IN 540 DAYS

5% ON OCCUPANCY

> AVAILABLE OPTIONS

PARKING SPOT **\$30,000**
(147 OUTDOOR SPACES AVAILABLE)

SECOND PARKING SPOT **\$20,000**

LOCKER **\$5,000** (47 AVAILABLE)

BIKE STORAGE **\$2,500**

> INCENTIVES

FREE ASSIGNMENT

CAPPED DEVELOPMENT CHARGES

- 1 BEDROOM **\$8,000**
- 2 BEDROOM **\$10,000**

RIGHT TO LEASE DURING
INTERIM OCCUPANCY

SECOND PARKING SPOT **\$20,000**
(\$10,000 DISCOUNT)



LUXURY HOMES ON THE MUSKOKA RIVER

PURCHASE BENEFITS

5 REASONS TO PURCHASE AT UPPER VISTA MUSKOKA



AFFORDABLE HOMES WITH MORE
LIVABLE SPACE FOR WORK-FROM-HOME BUYERS



PERFECT BALANCE OF QUIET COTTAGE-COUNTRY
AND CLOSE-BY CITY CONVENIENCES



IDEAL LOCATION FOR A RENTAL HOME
WITH HIGH EARNING POTENTIAL



AMAZING RECREATIONAL PROPERTY
FOR WEEKEND VISITS AND VACATIONS



PREMIER RANKED INVESTMENT
OPPORTUNITY VS. TORONTO





EVERTRUST

DEVELOPMENT GROUP CANADA INC.

EVERTRUST DEVELOPMENTS IS A VERTICALLY INTEGRATED COMPANY WITH A COMPREHENSIVE OPERATIONS SYSTEM

Evertrust Development Group was founded by Dr. Ted (Jiancheng) Zhou, an accomplished property developer, businessman, and scholar. He has over 25 years of experience as a developer and builder globally.

Evertrust focuses on real estate development across Canada and North America. Dr. Zhou believes in investing in industries that meet the people's needs and investing in a differentiated market that can be regarded as a "valuable investment".

As a "happy lifestyle provider " Evertrust Development Group delivers high-quality amenities in real estate development and carries on the mission of delivering "a top-quality product and top-quality service to ensure a happy life". Everything Evertrust does is "customer orientated". In order to provide the customers with the best value, its mantra is everything Evertrust builds should create communities that are Happy, Healthy, High-End and Affordable.

Dr. Zhou created his own licensed construction company, TQC Construction Group. TQC Construction Group is a registered Tarion builder with HCRA license. With a first-class professional construction team, TQC is positioned to strictly control construction time, project quality and construction cost, and provide customers with high-quality construction control services.

In Ontario, Evertrust holds multiple properties totaling over one thousand acres. At any time the company has between three and five new projects upcoming.

EVERTRUST

DEVELOPMENT GROUP CANADA INC.

PAST PROJECTS

UPPER VISTA NIAGARA FALLS
10 STOREYS WITH 150 UNITS

UPPER VISTA WELLAND
2 CONDO BUILDINGS WITH 227 UNITS

UPPER VISTA MUSKOKA 1
40 DETACHED HOMES

UPPER VISTA MUSKOKA 2
54 DETACHED HOMES

UPPER VISTA MUSKOKA 3
14 SEMI-DETACHED



Renderings are artist's concept. E.&O.E.

EVERTRUST

DEVELOPMENT GROUP CANADA INC.

FUTURE PROJECTS



COMING SOON

10,000+ UNITS
IN ONTARIO

2,000+ UNITS
IN ALBERTA

1

UPPER VISTA MUSKOKA 4: CONDO BUILDING WITH 95 UNITS TOTAL

2

UPPER VISTA MUSKOKA 5: 2 CONDO BUILDINGS WITH 210 UNITS TOTAL

3

UPPER VISTA MUSKOKA 6: MULTIPLE CONDO BUILDINGS

4

DOWNTOWN EDMONTON: 32 STOREY BUILDING WITH 366 UNITS

5

DOWNTOWN EDMONTON 2: CONDO BUILDING WITH 400 UNITS TOTAL

6

BETWEEN CALGARY & EDMONTON: 800 UNITS OF FREEHOLD AND CONDOS

7

NIAGARA REGION: CONDO BUILDING WITH 84 UNITS

8

INNISFIL: TOWNHOMES

9

DOWNTOWN TORONTO: LUXURY TOWNHOMES

10

BRADFORD: MULTIPLE CONDO BUILDINGS



UPPER VISTA

LUXURY HOMES ON THE MUSKOKA RIVER



LUXURY CONDOMINIUMS

EVERTRUST

DEVELOPMENT GROUP CANADA INC.

