

HARBORLIFE

*lifewise*  
GROUP, P.C.A.



# OVERVIEW

## Of the Investment

Our unique seven-storey retirement condominium is designed as a location landmark that enhances the neighbourhood with its welcoming, modern yet classic exterior/interior architectural design style. Featuring market-leading facility attributes that offer a safe, comfortable and neighbourhood accessible advantage to our residents' lifestyle.

Hamilton's post-steel-town boom is on the horizon with an ambitious billion-dollar waterfront transformation and with just minutes away, "Harbourlife" is destined to become a community-enhancing, highly desirable peace of mind investment.



According to Statistics Canada, the population of seniors age 75 years and older in Canada is expected to grow by 111.2% between 2014 and 2034, while the total population of Canada is only expected to increase by 19.1% over the same period. This trend has resoundingly captured the attention of investors and real estate developers, resulting in increased capital flows and construction in the seniors housing and long-term care sector in Canada.

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# AN INVESTMENT IN SOCIAL RESPONSIBILITY:

About HarbourLife



## Social and Ethical Investing

LifeWise makes social responsibility a priority by creating conscious, community-minded investment opportunities. Attentive to both market and client demands, LifeWise focuses on constructing retirement communities specifically tailored to provide exceptional care for residents. Through their beautifully designed, functional centres such as HarbourLife, LifeWise focuses on promoting and practicing resident protection, diversity, and environmental stewardship in all endeavours.

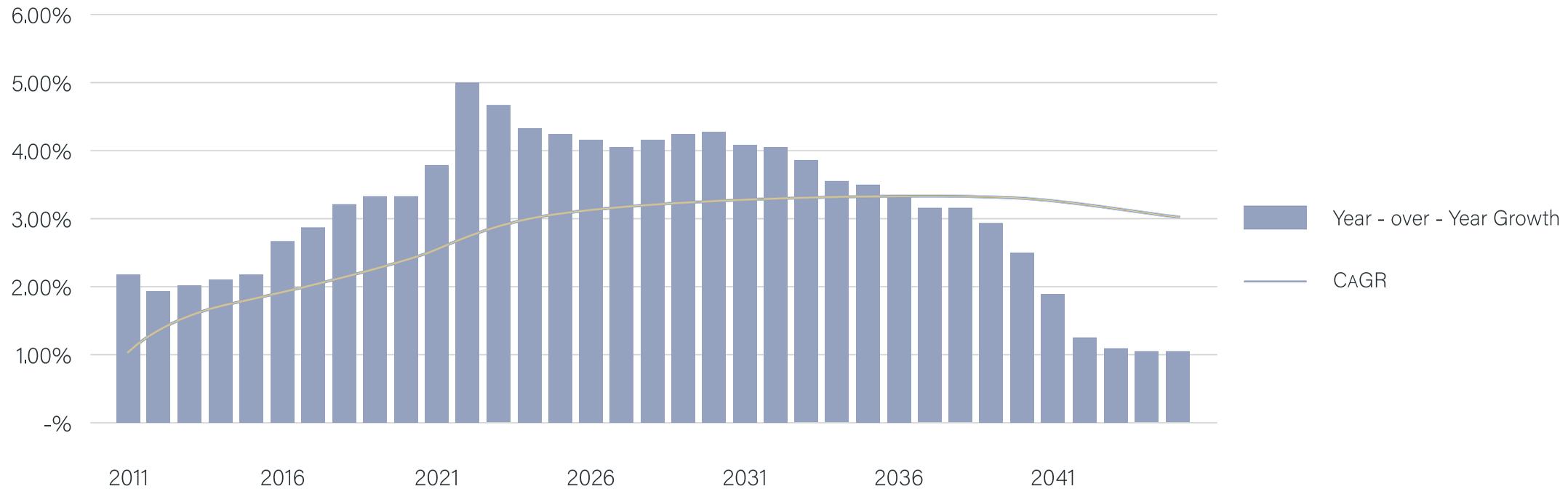


## The Growing Demand for Senior Housing

The demand for higher quality retirement homes has never been more pressing. Since 2011, the population of Canadian seniors has consistently increased as more and more baby boomers pass sixty-five. Offset by an undersupply of senior housing and long-term care facilities, families considering retirement communities are willing to pay more for better services and amenities than their predecessors were. Factoring in Canada's steady-growing life expectancy projections, prospective residents are now considering longevity when choosing a community.

# THE GROWING DEMAND FOR SENIOR HOUSING

Canadian Population Growth Projections:  
Seniors Aged 75 +



SOURCE: CBRE Limited and Statistics Canada, Table 052-0005 M4





# TYPES OF RETIREMENT HOMES

Overall, there are four types of retirement homes to consider from both a client and an investor perspective.



## Privately Paid

Privately paid, independent living homes are designed to accommodate seniors who are able to live on their own but would thrive in a more supportive setting that provides housekeeping services, medical assistance, and prepared meals. This is the sector that has the utmost demand and is where LifeWise is filling the void in the marketplace.



## Government-Assisted Homes

Government-assisted homes, however, are designed to provide the highest level of medical and support services to seniors with physical or cognitive challenges.



## Assisted Living Homes

Assisted living homes aid seniors that require assistance with one or more daily living activities like bathing, eating, grooming, dressing, and toileting. This space within our asset class is being monitored carefully and is more than likely within the scope of our growth trajectory.



## Memory Homes

A newer foray into senior housing, memory homes specialize in providing care for seniors with Alzheimer's or dementia. There is a significant and stable demand for more memory care in Canada, as over fifty percent of seniors in retirement communities have received a diagnosis of dementia.

# THE INVESTMENT TIMELINE

HarbourLife by LifeWise



2021

Purchase your  
HarbourLife Investment  
Commercial Condominium

2021

Trisect  
Construction  
Begins Demolition

2022

Construction of  
HarbourLife Adult  
Living Community  
Commences

2024

You Take  
Possession of your  
HarbourLife Unit

2025

Your HarbourLife  
Investment Completes -  
Your Return is  
Actualized

2025

The Next LifeWise  
Project Becomes  
Available for You  
to Invest In!

# PROJECT AND CONDO INVESTOR LIFECYCLE

HarbourLife by LifeWise

