

UPPER VISTA

THE LAKEVIEW RESIDENCES
ON DODDS LAKE



Redefining Lakeside Living

INNISFAIL, ALBERTA



A FIRST OF A KIND MASTER-PLANNED RESIDENTIAL COMMUNITY.

Unparalleled waterfront living in a truly
magnificent part of the world has arrived.



WITH ENDLESS OUTDOOR ADVENTURE AT YOUR FINGERTIPS.

Located in the stunning backdrop of Alberta's Parkland Region, you'll discover a truly spectacular destination with no shortage of incredible ways to spend your day.



FISHING



HIKING



SKIING



CANOEING



HUNTING



BIKING



CAMPING



CLIMBING



BIRD WATCHING



RODEOS



OUTDOOR FESTIVALS



SPORTING EVENTS



BBQING



SNOWSHOEING



PICNICKING



WALKING



WHY ALBERTA?

WHY INVEST IN ALBERTA?

- ❖ NO PROVINCIAL SALES TAX
- ❖ NO FOREIGN BUYER TAX
- ❖ LOWER CLOSING COSTS

Real estate has proven to be one of the best investments. Investing in real estate in Alberta can be a great way to generate wealth due to the province's:



STRONG
ECONOMY



LOW
UNEMPLOYMENT



HIGH
WAGES



BOOMING
ENERGY SECTOR

Evertrust is positioned to deliver strong investment returns to Canadian families now and for generations to come.

1K_{MO}

MORTGAGE PAYDOWN
INCENTIVE FOR
2 YEARS

\$0

LAND
TRANSFER TAX

540_{DAY}

EXTENDED DEPOSIT
STRUCTURE

WHY ALBERTA?

POPULATION GROWTH

8.3%

POPULATION GROWTH

465%

INCREASE IN MIGRATION

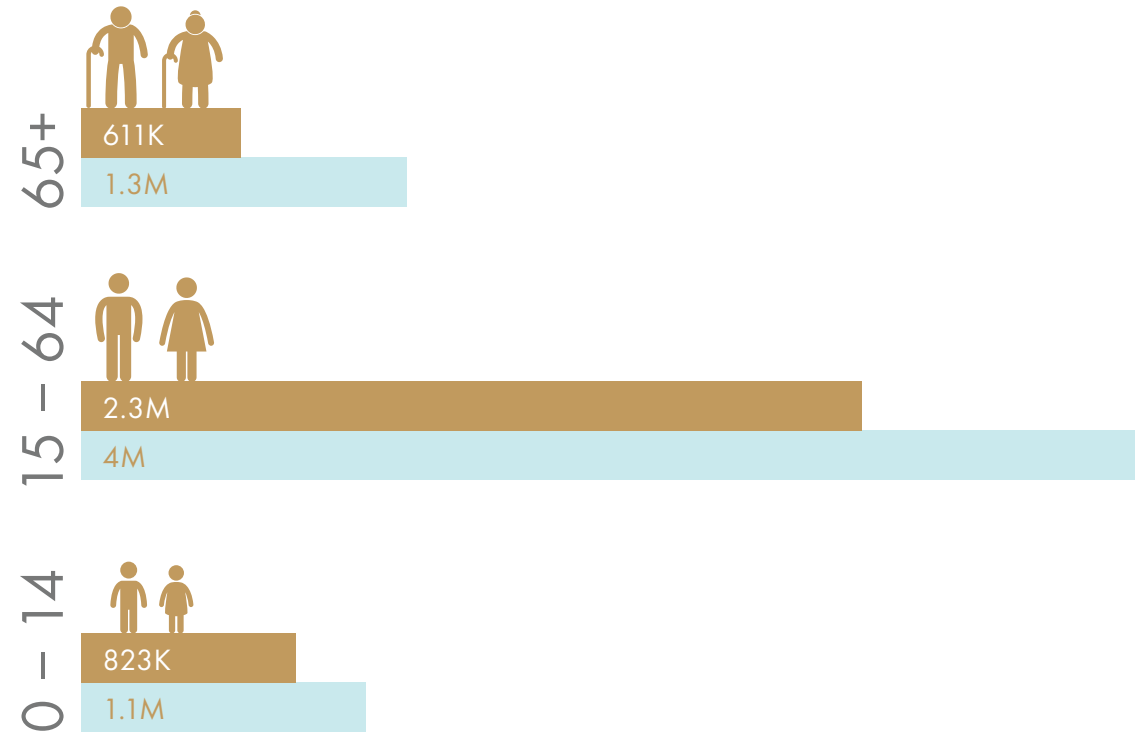
37%

POPULATION INCREASE IN THE NEXT 25 YEARS

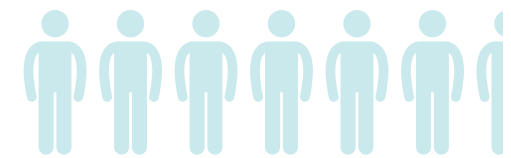


ALBERTA POPULATION PROJECTIONS

2021 2046 AVERAGE ANNUAL GROWTH OF 1.4% PER YEAR



4.4 MILLION BY 2021



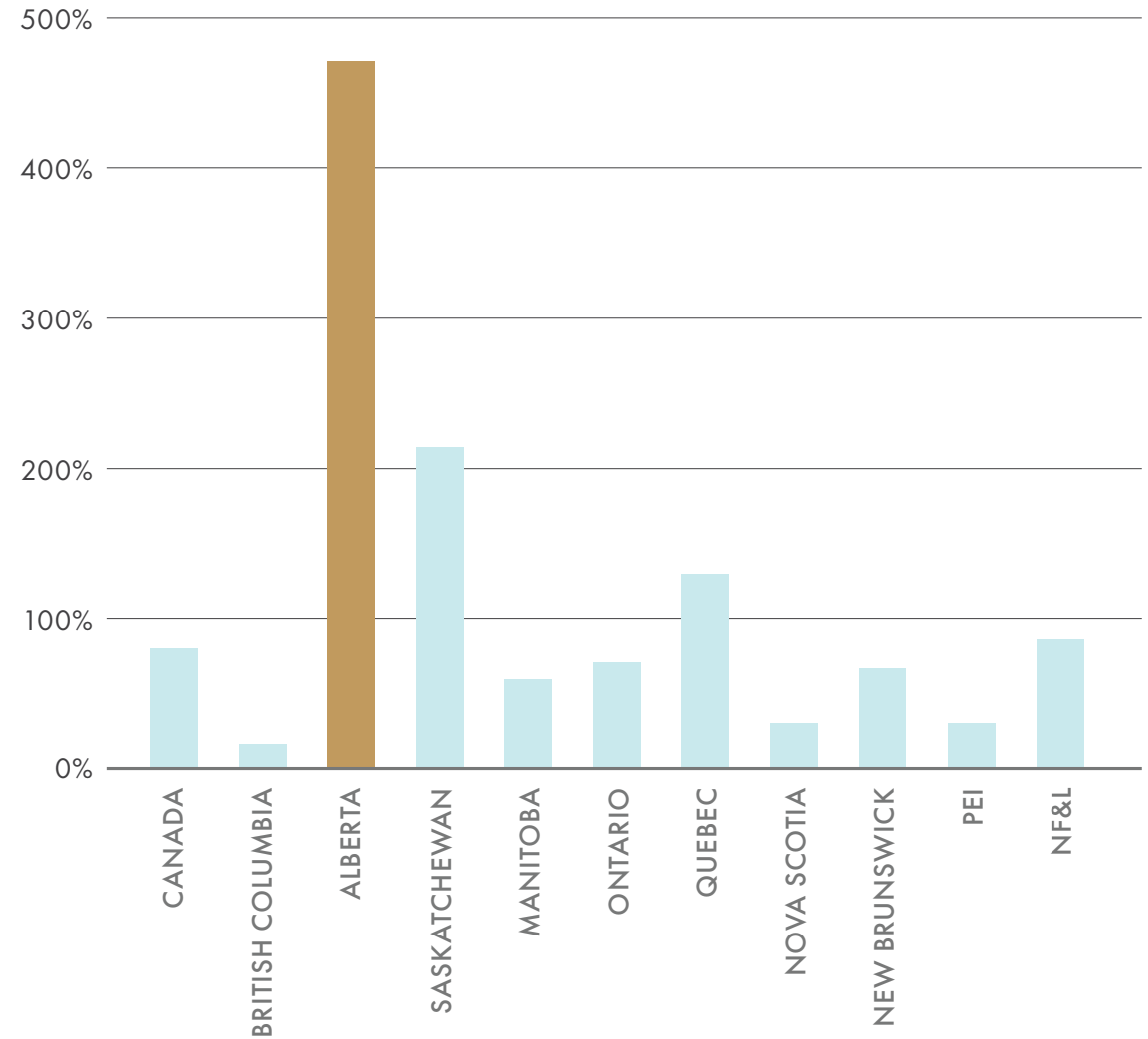
6.4 MILLION BY 2046

WHY ALBERTA?

POPULATION GROWTH



NET MIGRATION FROM Q1 2021 – Q1 2022

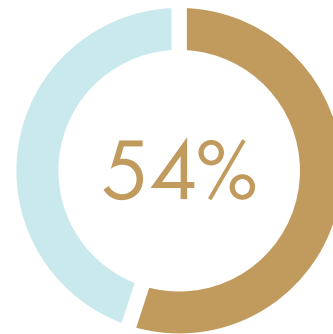


WHY ALBERTA?

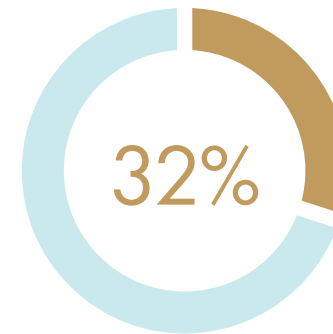
POPULATION GROWTH



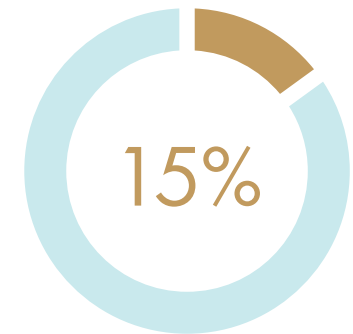
4/5 ALBERTA RESIDENTS WILL BE LIVING IN THE EDMONTON/CALGARY CORRIDOR BY 2046



OF GROWTH FROM INTERNATIONAL MIGRATION



OF GROWTH FROM NATURAL INCREASE



OF GROWTH FROM INTERPROVINCIAL MIGRATION

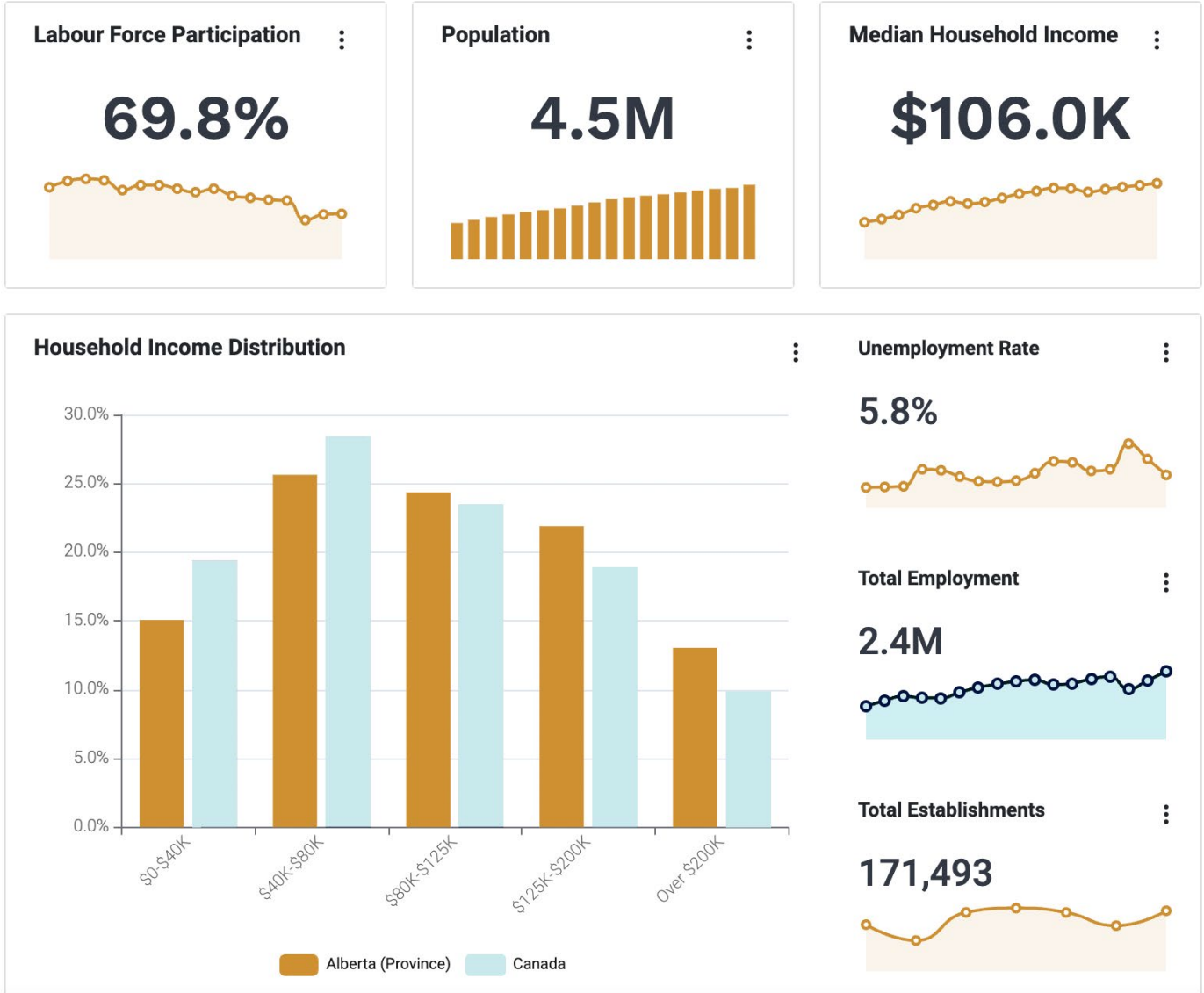


REGIONS WITH LARGER URBAN AREAS WILL SEE HIGHER GROWTH

WHY ALBERTA?

ECONOMIC ADVANTAGES

With thousands of people moving to Alberta each year, the province has attracted a young, well-educated and entrepreneurial population, enriching Alberta's workplaces and creating vibrant communities.



EMPLOYMENT

Alberta has high wages and openings in a wide range of sectors, including energy, tech, finance, agriculture, healthcare, and skilled trades, resulting in a substantial increase in demand for housing.



55%

OF ALBERTA'S EDUCATED WORKFORCE BETWEEN 25-64 HAVE A POST-SECONDARY DEGREE, ENSURING INCREASED TALENT ACROSS KEY ECONOMIC/INNOVATIVE SECTORS

90,000

JOB VACANCIES WITHIN ALBERTA WITH HIGH-PAYING JOB OPPORTUNITIES ON THE RISE AND AN INFLUX OF CANADIAN AND INTERNATIONAL WORKERS FILLING THE POSITIONS RESULTING IN AN INCREASED DEMAND FOR HOUSING

950

JOBS WITHING ALBERTA AND A 40% INCREASE IN INVESTMENTS WHEN AMAZON WEB SERVICES SETS UP THEIR CANADA WEST HUB IN ALBERTA, GAINING MORE QUALITY TALENT

INNOVATION

3,083+

TECH COMPANIES EXIST PROVINCE-WIDE, A 149% INCREASE FROM 2018 DATA, AND THE ALBERTA JOBS NOW PROGRAM IS DESIGNED TO FILL KEY POSITIONS ACROSS THE PROVINCE

30%

FEMALE TECH FOUNDERS COMPARED TO 20% GLOBAL RATE

85%

OF ALBERTA'S CLEANTECH SECTOR IS EXPANDING AND EXPECTED TO HIRE NEW EMPLOYEES

WHY ALBERTA VS ONTARIO?



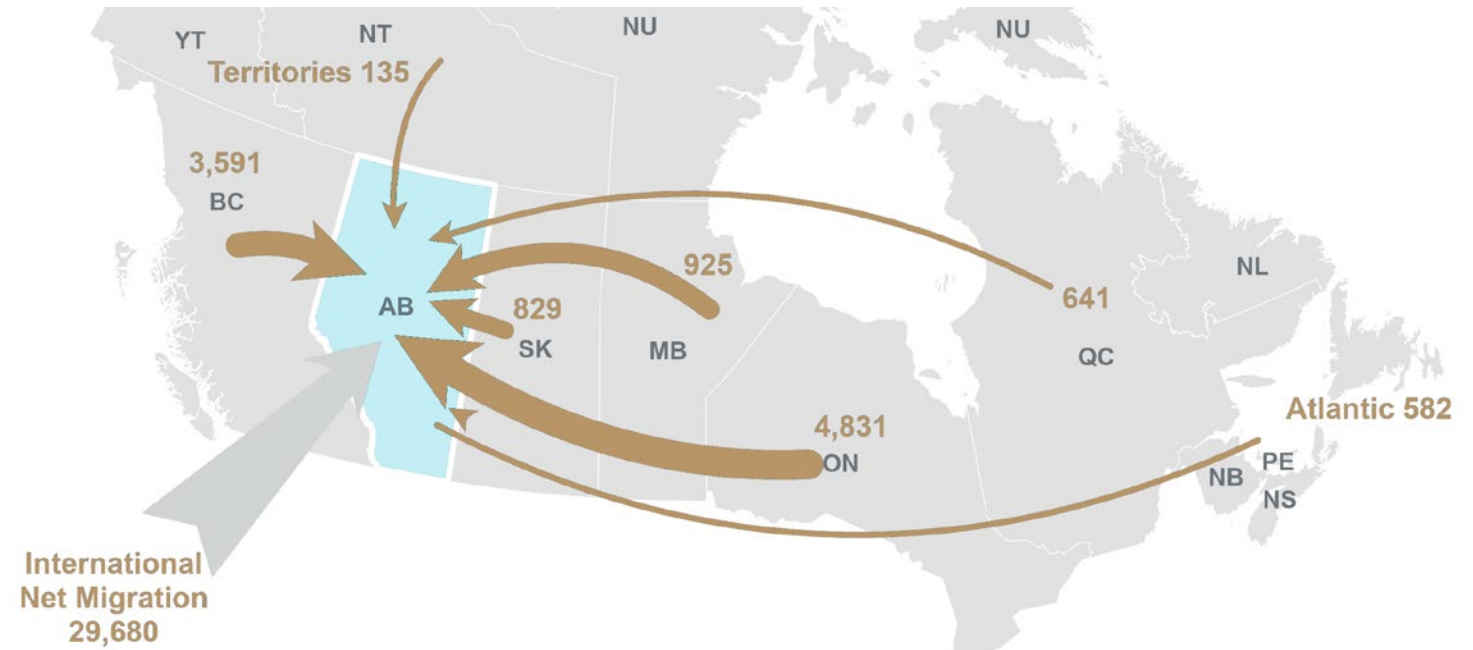
There is currently a record high vacancy for jobs in Alberta - approximately 100,000 openings



Alberta has the highest salaries in Canada and the lowest housing prices



69% of salary required for homeownership in the GTA vs 27% in Edmonton



Ontario saw a record number of people move out of the province and the #1 destination is Alberta. Receiving 1.3M immigrants over 3 years, starting with 434,645 in 2022 and rising to 451,000 by 2024.

Source: Globe and Mail

A BOOMING ALBERTA
HOUSING MARKET...

DEMAND FOR HOUSING OUTPACING SUPPLY

People aren't just moving themselves and their families to Alberta - a high number are moving their money. Recent years have seen a significant spike in investment properties in Alberta. Comparatively cheap real estate in the province has led to outside buyers seeking to buy properties they can rent out. Innisfail has a deficit of rental properties and given its exceptional location and fantastic lifestyle, it offers an outstanding opportunity for investment.

ALBERTA IS POISED TO OUTPERFORM CANADIAN
HOUSING MARKET IN 2023 AS POPULATION SWELLS

According to a new housing report by TD Economics:

"Moving forward, the same factors that have been helping to prop up markets in the Prairies over the past year are likely to remain in place," TD economist Rishi Sondhi said in the report.

"This relatively resilient demand backdrop should also lead price growth in the Prairies to outperform the rest of Canada moving forward."

THE BEST TIME TO BUY REAL ESTATE WAS YESTERDAY,
THE SECOND BEST TIME IS NOW.

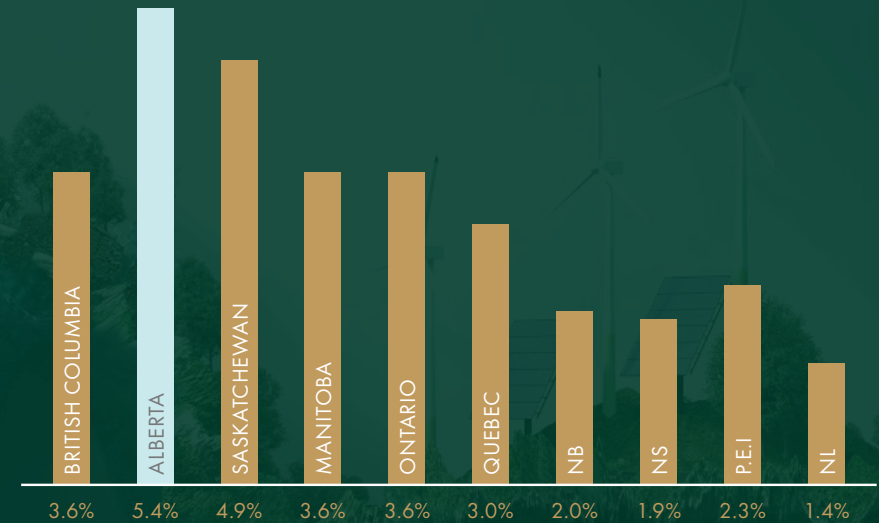


WHY ALBERTA?

ALBERTA'S BOOMING WITH ECONOMIC GROWTH.

Alberta's high incomes are mainly driven by the province's high earnings. In fact, Alberta workers continue to have the highest earnings across all provinces, not only in the energy sector but also in the non-energy sectors

GROWING DIVERSIFIED ECONOMY



ALBERTA'S ECONOMIC GROWTH FORECAST TO EXPAND BY 5.4%, PLACING THE PROVINCE AMONG THE NATION'S GROWTH LEADERS IN BOTH 2022 AND 2023.

Alberta's economic growth is forecast to expand by 5.4%, placing the province among the nation's growth leaders in both 2022 and 2023.

\$7B

CAPITAL PROJECTS APPROVED

\$4.3B

AMAZON CLOUD DIVISION INVESTMENT BY 2037

\$100B

OPPORTUNITY CANADA'S FIRST HYDROGEN HUB

20K

NEW SILICON PRAIRIE JOBS BY 2030

170K

CLEAN TECH SECTOR JOBS BY 2050

3RD

WORLDWIDE IN AI RESEARCH



GOVERNMENT PROVIDING \$30M TO UPGRADE RED DEER REGIONAL AIRPORT.

This is great for Innisfail! Just 20 minutes away, Red Deer is a vital part of the new national transportation hub, creating new jobs, new investment in the area and providing residents easy travel options.

ALBERTA VS BRITISH COLUMBIA

PORT OF VANCOUVER COMPLETE A \$350M CARGO EXPANSION PROJECT

Vancouver's major expansion to its port is great for Alberta!

More than 98.9 million metric tonnes of natural resources from the Prairie provinces are shipped through the Port of Vancouver.

The port's expansion will facilitate the handling of 60% more containers per year - allowing Alberta to ship more which will create new jobs in Alberta and attract new investment.

ALBERTA'S TOP 15 EXPORTS ACCOUNTED FOR 85% OF THE OVERALL VALUE OF THE PROVINCE'S GLOBAL SHIPMENTS.

International Merchandise Exports



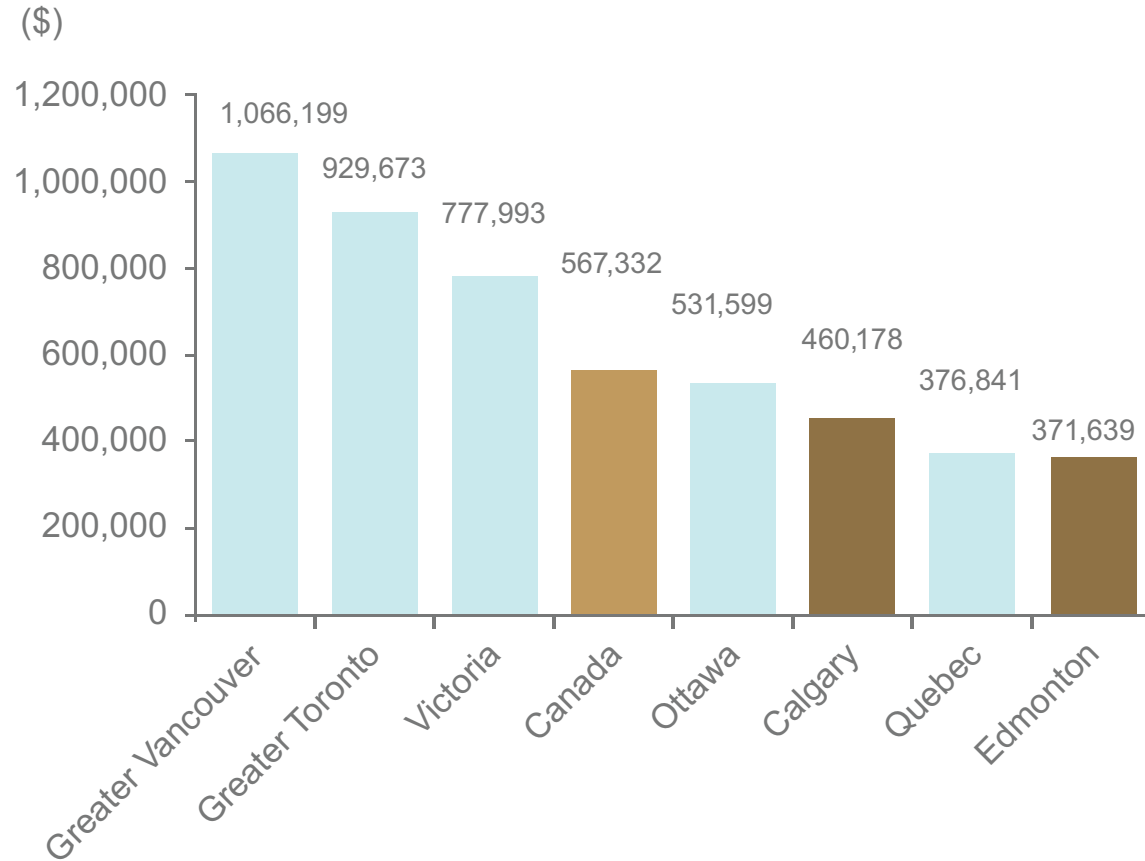
ALBERTA VS ONTARIO

HOME OWNERSHIP



HOUSES IN ALBERTA ARE MORE AFFORDABLE THEN IN THE GTA

Residential average sale price in 2020 (\$)



Sources: The Canadian Real Estate Association and Haver Analytics

\$469,495 LESS

Minimal Down Payment = affordable entry in the realestate market

ALBERTA VS. GTA

HOME OWNERSHIP



| | ALBERTA | GTA |
|-------------------------------|---|---|
| Average Prices | From \$300's (approx 60% cheaper) | From \$700k |
| Prices Per Square Foot | From \$500/ft ² (up to 75% cheaper) | \$1400 - \$2000+ (approx) |
| Parking Cost | Included | \$80k - \$200k |
| Deposits | From \$30k (up to 76% cheaper) | 150k (20% of 750k average price) |
| Closing Costs | Approx \$1500 (up to 97% less) | \$40k + 24k (approx. LTT, Levies, HST) |
| Property Management | Included | No |
| Cash Flow | Positive | Negative |

WHY ALBERTA

IN THE NEWS

Port of Vancouver Wins Approval for \$3.5 Billion Terminal Expansion

FUTURE ULTRA-HIGH-SPEED HYPERLOOP. EDMONTON TO CALGARY IN 45 MINUTES.

Robotic Amazon warehouse opens in Acheson

BREAKING NEWS

\$30M Red Deer Airport Expansion

CP Rail taps Alberta manufacturer to increase fleet of hydrogen-powered trains...

AMOUNT OF PEOPLE MOVING TO ALBERTA FROM OTHER PROVINCES HAS EXPLODED.

BREATH TAKING, AFFORDABLE, FRIENDLY, & RIPE WITH OPPORTUNITY, ALBERTA IS THE ANSWER TO BUILDING YOUR FUTURE.

Alberta to provide \$30 million for upgrades at Red Deer Regional Airport.

[msn.com](https://www.msn.com)

Alberta's industrial heartland expands beyond petrochemicals.

[Western Investor](https://www.westerninvestor.com)

CP Rail taps Alberta manufacturer to increase fleet of hydrogen-powered trains.

[CBC News](https://www.cbcnews.ca)

Calgary housing market sees lowest March inventory since 2006, real estate board says.

[The Globe and Mail](https://www.theglobeandmail.com)

De Havilland announces new airplane manufacturing plant east of Calgary.

[GlobalNews.ca](https://www.globalnews.ca)

Amount of people moving to Alberta from other provinces exploded.

[DailyHive.com](https://www.dailyhive.com)

Alberta's Growth 2023 and Beyond - Economic outlook.

[Alberta.ca](https://www.alberta.ca)

Robotic Amazon warehouse opens in Acheson.

[CTV News](https://www.ctvnews.ca)

\$550M secured to help finance ultra-high-speed hyperloop from Edmonton to Calgary.

[Globalnews.ca](https://www.globalnews.ca)

Walmart Canada investing \$118 million to build new fulfillment centre in Calgary area.

[WalmartCanada.ca](https://www.walmartcanada.ca)

Port of Vancouver wins approval for \$3.5 billion terminal expansion.

[Western Investor](https://www.westerninvestor.com)

WHY INNISFAIL

AFFORDABILITY

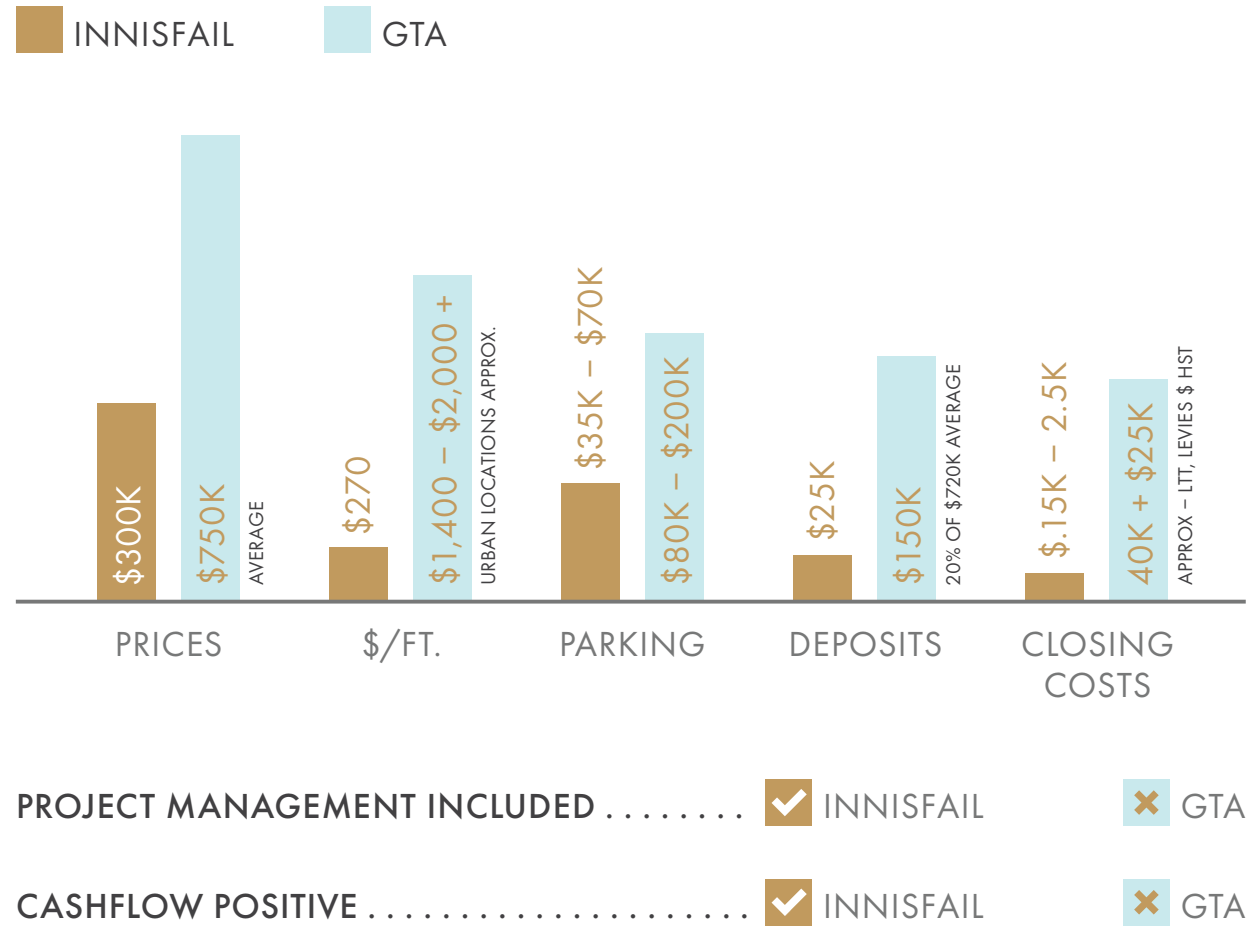
In 2021, the Town of Innisfail experienced a

53.1%

increase in residential sales, eclipsing the previous record set in 2014.



INNISFAIL VS. GTA HOMEOWNERSHIP



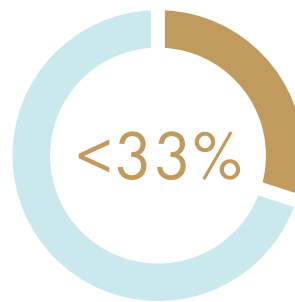
WHY INNISFAIL

AFFORDABILITY

AFFORDABILITY: INNISFAIL VS. TORONTO



IN INNISFAIL, YOU CAN OWN 3 HOMES
FOR THE SAME PRICE AS 1 IN TORONTO



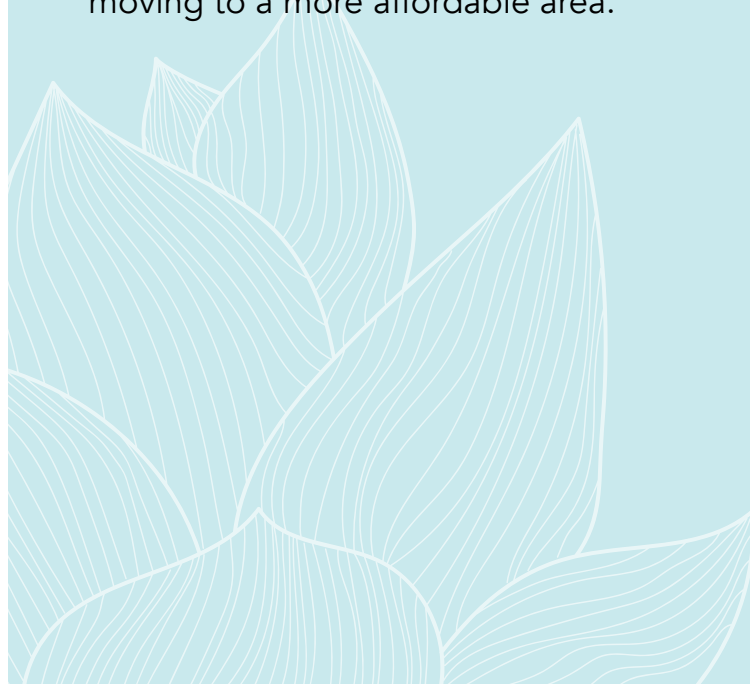
HOME OWNERSHIP, ON
AVERAGE, TAKES WELL
UNDER A THIRD OF
YOUR ANNUAL INCOME.

WHY INNISFAIL

LIMITED INVENTORY WITH DEMAND

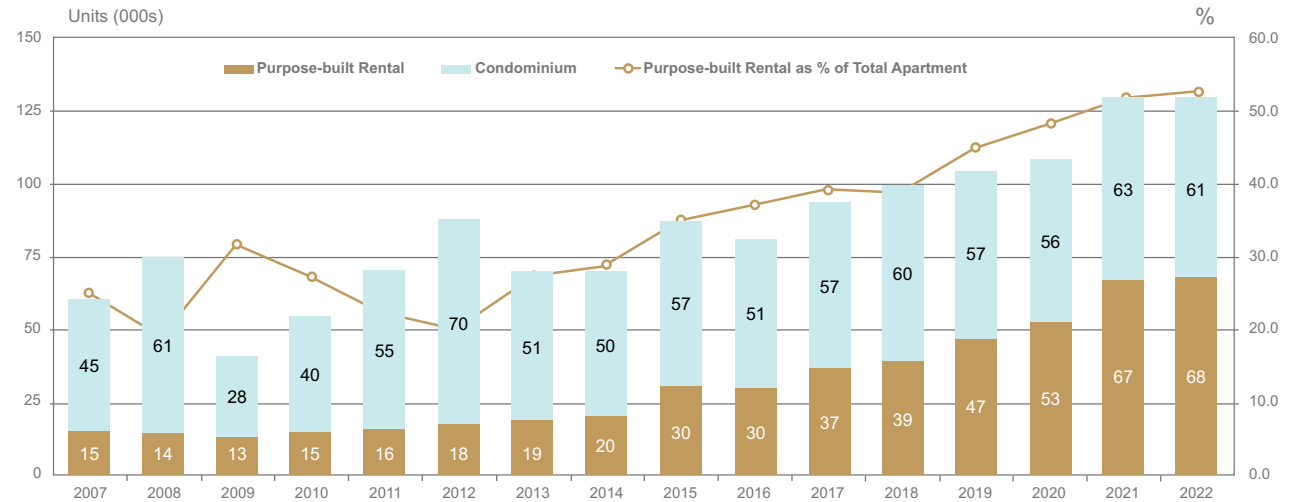
ONLY 5% NEW BUILDS AFTER 2011

Gentrifying area with younger population moving to a more affordable area.



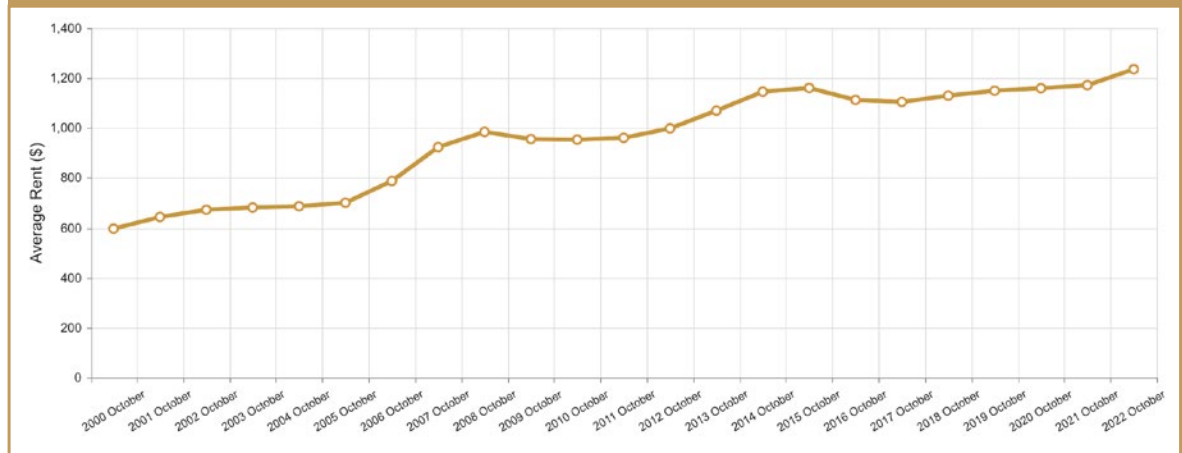
Rental projects now account for more than half of construction

Apartment starts by intended market segment, Canada*



HIGH DEMAND FOR RENTALS AS PEOPLE ARE PRICED OUT OF THE MARKET

Rental prices in Alberta has an upward trend.



WHY INNISFAIL

CONNECTIVITY

20 MINUTE DRIVE

RED DEER

Located just 20 minutes away, Red Deer is a thriving city of 101,000. Red Deer is a bustling city with every conceivable amenity. With big box stores, fast food, fine dining, entertainment and shopping, the city is chock full of options.

CALGARY TO EDMONTON IN 45 MIN

HIGH-SPEED HYPERLOOP

With the recent announcement of a new High-Speed HYPERLOOP to begin construction in 2024, residents can enjoy the tranquillity of small-town living with all the luxuries of the big city a stone's throw away.

This will have an incredible impact on Innisfail – making it a viable choice for commuters from both Edmonton and Calgary seeking more affordable housing.



DISCOVER INNISFAIL

WHAT'S DRIVING DEMAND FOR HOUSING IN INNISFAIL?



01 RECORD HIGH JOB VACANCIES

Large influx of Canadian and international workers filling the positions resulting in an increased demand for housing.

03 4.68% RESIDENTIAL VACANCY RATES

Lowest in Central Alberta

05 40% OF THE POPULATION WORK FOR THE GOVERNMENT OR EDUCATION SECTOR

Post-secondary students, faculty and government employees seeking both short and long-term housing.

02 37.9 MEDIAN AGE

This means a lot of young families looking for affordable housing close to employment hubs.

04 LACK OF SUPPLY

No new inventory being built creates the perfect scenario for long-term appreciation and increased rental income.

DISCOVER INNISFAIL SO GET IN EARLY.

Innisfail is a rapidly developing and maturing community with an influx of younger, wealthier buyers/renters, and new business creating greater demand for improved housing.



43.1

MEDIAN AGE



\$76,160

MEDIAN HOUSEHOLD INCOME



71%

MARRIED COUPLES



\$91,880

AVERAGE HOUSEHOLD INCOME



38%

FAMILIES WITH KIDS

DISCOVER INNISFAIL

SO MUCH TO DO, SEE
AND DISCOVER IN AND
NEAR INNISFAIL

WITHIN A 45 MIN DRIVE
YOU ARE WITHIN:

- ♥ 25 golf courses
- ♥ 3 ski hills
- ♥ 28 camp sites
- ♥ 16 grocery stores



FUTURE HYPERLOOP

A new high-speed Hyperloop to begin construction in 2024

🚗 20 MINUTE DRIVE

Less than 30 min to Edmonton or Calgary

INNISFAIL GOLF COURSE

Rated one of the best courses in the province

🚗 5 MINUTE DRIVE 🚲 10 MINUTE BIKE RIDE

INNISFAIL SKI HILL

Offering two beginner, three intermediate and one with a rail park as well as several small side trails through the trees, a bump track, and an earth dug half pipe.

🚗 4 MINUTE DRIVE 🚲 6 MINUTE BIKE RIDE

DISCOVER WILDLIFE PARK AND CAMPGROUND

90 acre park where you can camp, rent a cabin or see 30 species of orphaned animals.

🚗 6 MINUTE DRIVE 🚲 7 MINUTE BIKE RIDE

BANFF

A resort town for you to discover year round.

🚗 2 HOUR DRIVE

INNISFAIL AMENITIES

SHOP

1. NoFrills
2. Co-op food store
3. Co-op liquor store
4. 49th Street Emporium
5. Freaks For Antiques & Collectibles Incorporated

FACILITIES

6. Innisfail Aquatic Centre
7. Town of Innisfail Twin Arena
8. Innisfail Public Library
9. Canada Post
10. Innisfail Auction Mart
11. Innisfail Health Centre

RESTAURANTS

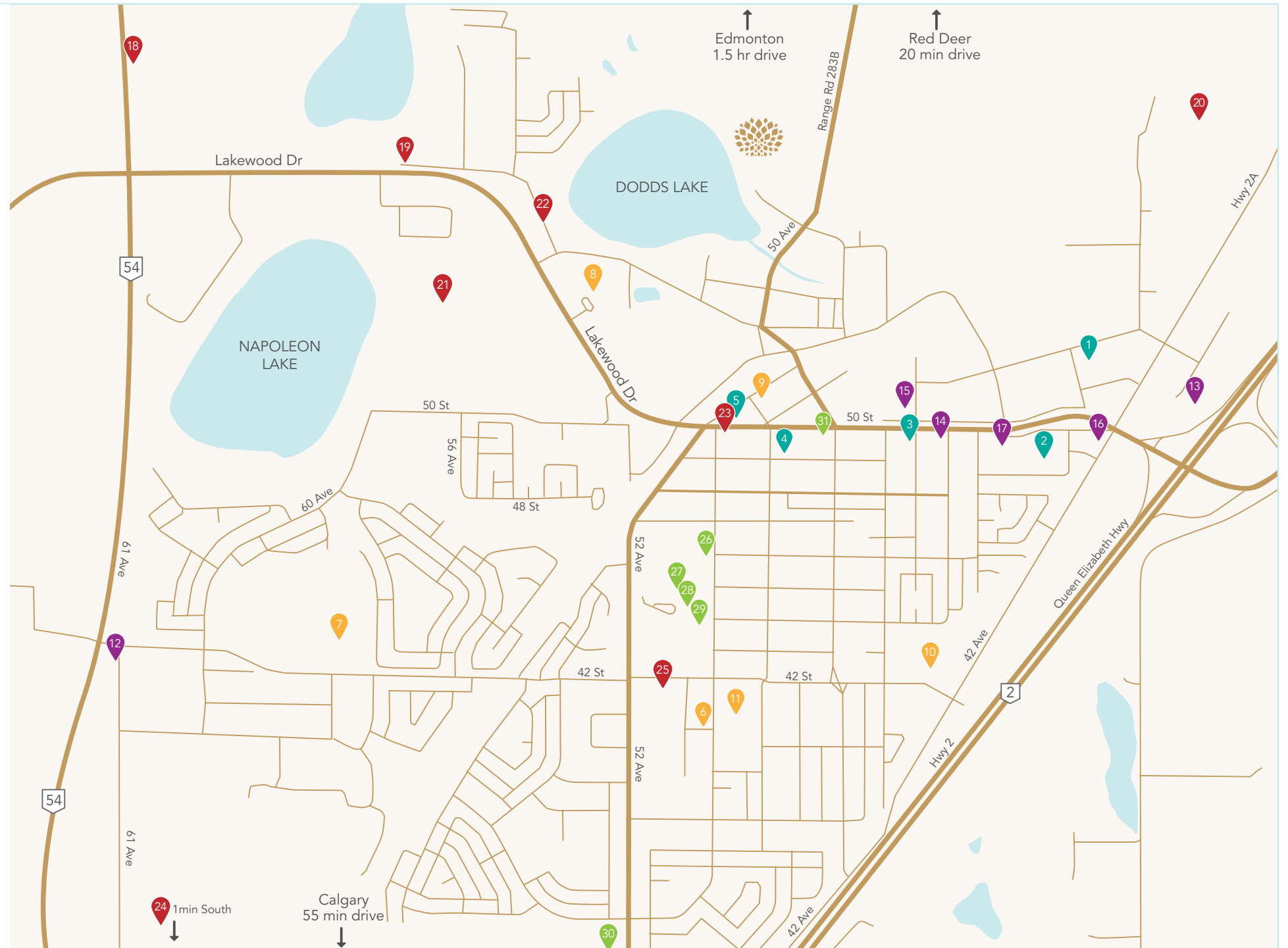
12. Field & Forge Brewing Co
13. Boston Pizza
14. Petros Pizza + Steak House
15. Dark Woods Brewpub and Coffee Roasting
16. McDonalds
17. Tim Hortons

ACTIVITIES

18. Innisfail Golf Club
19. Innisfail Ski Hill
20. Discovery Wildlife Park & Campground
21. Napoleon Lake Disc Golf Course
22. Anthony Henday Campground
23. Innisfail Bowling Lanes
24. DINOS Centre inc
25. Innisfail & District Historical Village

SCHOOLS

26. Innisfail High School
27. Innisfail Middle School
28. John Wilson Elementary School
29. St. Marguerite Bourgeoys Catholic School
30. Little Scholars Preschool
31. National Manual Osteopathic College





PROJECT OVERVIEW

PHASE ONE

101 Freehold Townhomes

STARTING FROM THE HIGH \$200's



Upper Vista Innisfail Lakeside Residences will be a beautiful waterfront destination with a variety of 2-storey, bungaloffs and upscale low-rise condominiums with stunning unobstructed views of Dodds Lake and the central piazza. With numerous residences planned over multiple phases, Upper Vista Innisfail will be the ultimate retreat for both residents and vacationers alike.

DISCOVER INNISFAIL

REASONS TO BELIEVE IN INNISFAIL



YOUNGER POPULATION



A shifting demographic with more than 50% of the population under the age of 34. This region is quickly gentrifying with a younger population moving into a more affordable area.

REDUCED COST OF ENTRY



Innisfail real estate prices are 41% lower than the Alberta average.

AFFORDABLE LIVING



Cost of living in Innisfail is 15% lower than the Alberta average.

WHY BUY AT UVI ^{1/2}

01

UNDENIABLE ECONOMIC FACTORS

A perfect trifecta of rapid population growth, strong economic forecasts and incredibly low tax rates.

03

ONLY 5% OF HOMES BUILT AFTER 2011

95% of dwellings are older creating an increased demand for new product.

02

HIGH-SPEED HYPERLOOP

Calgary to Edmonton in 45 min.
Making Innisfail a viable choice for commuters from both Edmonton and Calgary seeking more affordable housing.

04

FORCED APPRECIATION

A thriving master-planned community with future multiple releases

05

SCARCE INVENTORY FOR RENTALS OR RESALES

Desperate for inventory, the municipality of Innisfail has been forced to build homes to relieve the pressure.



WHY BUY AT UVI 2 / 2

06

AFFORDABLE COST OF ENTRY

Investors can immediately realize positive cash flow with minimal down payments.

08

CURRENTLY LESS THAN 10 UNITS AVAILABLE FOR RENT

Ideal location for a rental home with high earning potential. (Airbnb or VRBO)

07

INVESTOR FRIENDLY – \$1K/MO MORTGAGE PAY DOWN INCENTIVE FOR 2 YRS.

(APPLICABLE ON \$499K+ UNITS)

Cash Flow Positive
No Land Transfer Tax
No Foreign Buyer Tax

09

EXCEPTIONAL WATERFRONT LIVING

Located on the shores of Dodds Lake – offering a truly incredible lakeside living experience. Perfectly situated, nestled between beautiful lakes, trails, and golf courses.

10

MAGNIFICENT NATURAL ATTRACTIONS

The rugged mountains of Banff, sparkling glaciers of Jasper, and turquoise waters of Lake Louise all within reach.

Enjoy all the water activities available on Dodds Lake. From canoeing and kayaking, to peddle boating, paddle boarding, swimming, and fishing, here's the opportunity to truly enjoy a lakeside life just steps from your door!

LIFE ON THE WATER



GOLF

Rated as one of the best courses in the province, Innisfail Golf Club was established in 1924. This Bill Robinson-designed course is located at 6080 Lakewood Drive in Innisfail.



SKI

Situated on a northern facing hill, located on the west side of Innisfail, the ski hill backs onto Mud Lake and the Innisfail Golf Course. Offering six main runs; two beginner, three intermediate and one with a rail park as well as several small side trails through the trees, a bump track, and an earth dug half pipe.

Other ski destinations within a 2-hour drive include:

- Canyon Ski Resort, Red Deer
- Snow Valley Ski Club, Edmonton
- Rabbit Hill Snow Resort, Edmonton
- WinSport Ski Area, Calgary



FESTIVALS / ENTERTAINMENT

The Town of Innisfail hosts the following festivals and events each year:

- Family Day Festivities
- Green and Clean – Challenge Community Clean-Up
- June 30th Fireworks
- Water Warz
- Christmas Tree Lighting

And works with sponsors on:

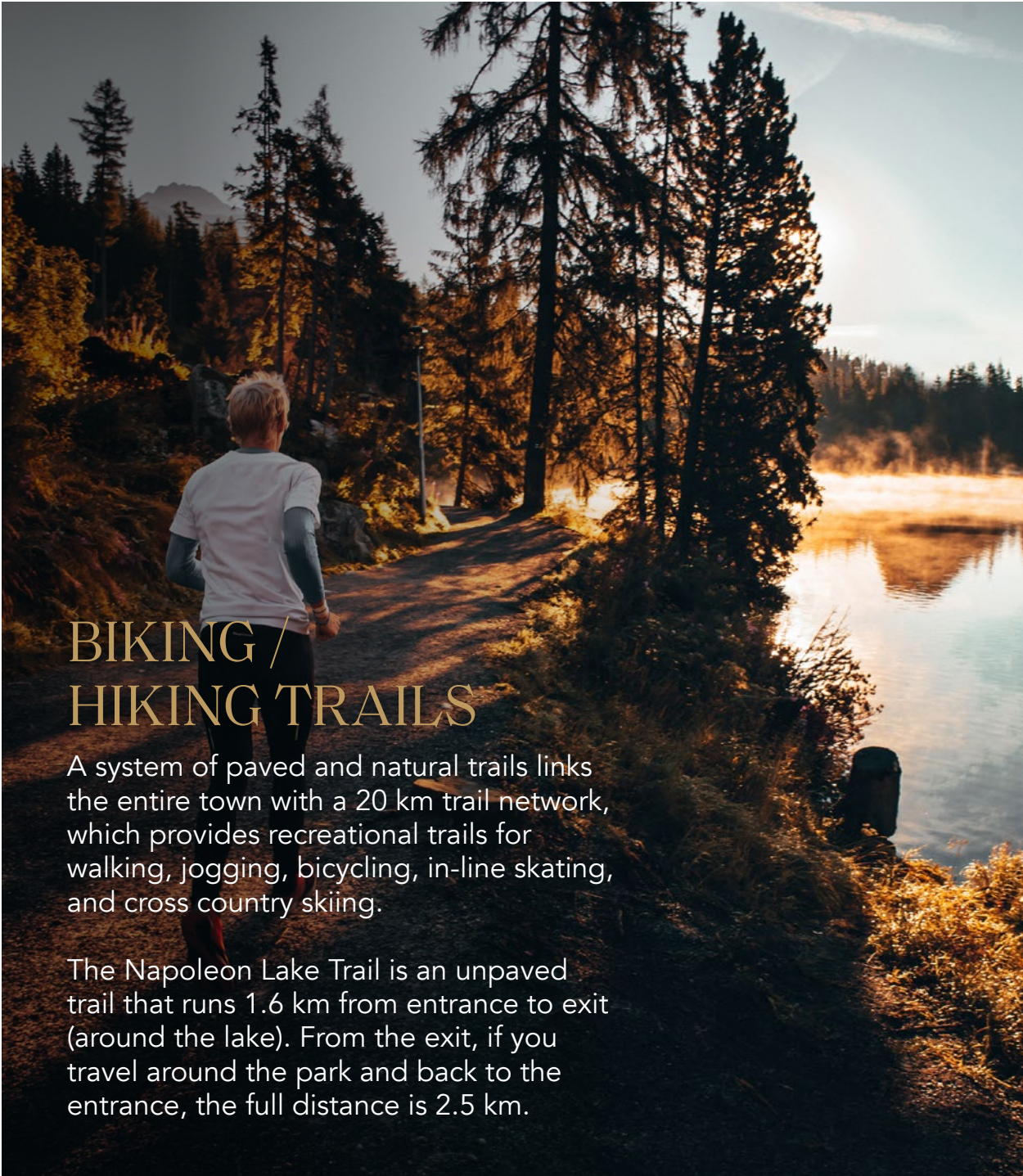
- Community Awards Program
- Market on Main Farmer's Market
- Canada Day
- Hillside Vibes Music Festival
- Innisfail Festival of Trees
- Rodeo Parade
- Innisfail Lantern Festival
- Innisfail Pride
- Weekend of Wheels Car Show

FOR A SMALL TOWN, THERE'S A LOT GOING ON IN INNISFAIL!

CAMPSITES

Whether you're glamping or camping, Innisfail has numerous outdoor experiences to enjoy. Hike the trails adjacent to our lakes or camp within town limits – nature is never too far away in Innisfail.

- Anthony Henday Campground
56 Street and Lakewood Drive
- Discovery Wildlife Park
5200 42 Avenue
- Gleniffer Lake Reservoir
Hwy 54 and Cowboy Trail



BIKING / HIKING TRAILS

A system of paved and natural trails links the entire town with a 20 km trail network, which provides recreational trails for walking, jogging, bicycling, in-line skating, and cross country skiing.

The Napoleon Lake Trail is an unpaved trail that runs 1.6 km from entrance to exit (around the lake). From the exit, if you travel around the park and back to the entrance, the full distance is 2.5 km.



WILDLIFE / BIRD WATCHING

Whether you're an experienced birder or a novice, there are numerous bird-watching tours and groups available in Innisfail.

One of the most popular spots for birding is The Innisfail Natural Area, a protected wetland that is home to many species of birds, wildlife, trees, even frogs! It's just outside of town and it's the perfect spot to enjoy Innisfail's beautiful natural area.

SITE FEATURES / AMENITIES

Amenities:

- Boardwalk
- Waterfront Restaurants
- Retail Shops
- Nature Preserve Trails
- Courtyards
- Zen Garden
- Boat Launch Zone
- Boat Docks
- Picnic/BBQ Area
- Childrens Play Zone
- Dog Park
- Bocce Court
- Tennis Courts
- Basket Ball Court

Main Club House:

- Pool
- Sauna
- Fitness Centre
- Yoga Studio
- Meditation/ Somadome Room
- Party Room
- Golf Simulator
- Coffee Lounge
- Outdoor Lounge with Fire Pits

and more...

