



Dear Real Estate Enthusiast,

## *This Special Edition:*

### NEW INVESTMENT WITH DOUBLE DIGIT RETURNS

## **Investment Up-date**

Global Real Estate Investments is delighted to announce the launch of an exciting new investment offering. An extremely rare and enticing opportunity has recently emerged for investors to participate in the development of a strata titled boutique hotel at the marina in Comox, British Columbia.

This investment features an attractive, guaranteed income return of 10% (or 8% for the quarterly distribution option), security coming by way of a 1st mortgage secured bond. In addition to this debenture, investors will participate in the net profits of the project, and will be entitled to 75% of these profits! Total returns to the investor are expected to approach 20% per year over a 3 to 5 year period.

The offering is both RRSP and TFSA eligible (through Olympia Trust) and has a minimum participation of only \$5000.

The project will be completed in two phases, with the potential for a partial payout after the first phase, which is expected to take approximately three years to complete. This phase will include the construction of a 62 suite three storey boutique hotel/recreational condo building. The second phase will consist of a second building holding approximately the same number of suites.

This project is unusual in a few important respects. First, as a boutique hotel, this will look and feel like a recreational condo project; buyers of these finished units will have the opportunity to allow their suites to be used in the hotel and will derive revenue from that use. (The developers are experienced in this area and already have enjoyed success with this concept at other prime locations on Vancouver Island.)

Secondly, zoning is already in place on the property, and Development permits have already been finalized on the first phase, removing a significant risk factor and making this project ready to move to construction phase very quickly.

Finally, buyers of the units will also receive the rights to obtain a slip in the marina! We feel that this is an extremely important differentiator to the attractiveness of this project. Moorage along the west coast is extremely hard to obtain. The Comox Marina currently has 275 slips, all fully occupied, with a waiting list of over 500 boats looking to obtain moorage. With these attached rights, we anticipate strong interest in the purchase of these units by an affluent market interested in obtaining this access to moorage. This slip could be used as permanent moorage for the owner's boat, as a recreational destination for the owner during boat travel, and/or an additional opportunity for revenue.

Canada's West Coast is recognized world wide for its exceptional natural beauty. Comox, in particular, is growing in popularity and is easily accessible. Daily direct flights on either West jet or Air Canada from both Calgary and Edmonton; from Vancouver and Victoria, even greater accessibility is found with daily float plane flights directly into the Marina! The unique geography plus a year round temperate climate, creates a four season recreational area.

The timing of this particular development is excellent as project managers are poised to take advantage of the recent, short-term lull in real estate construction, as well as the longer term trend of aging baby boomers and growing demand for water sports/leisure experiences.

Global Real Estate Investments will be working very closely with the managing partners of this project throughout the financing and development process. For more information please contact us at [info@globalrealestateinvest.com](mailto:info@globalrealestateinvest.com).