

INVEST IN LUXURY HOTEL SUITES
EXCLUSIVE INVESTMENT OPPORTUNITY
PRESENTED BY LUXURY REALTOR



LAURA COMPAGNI



HOTEL VIE
TRIBUTE PORTFOLIO



647.330.2724

As one of Canada's most powerful luxury realtors,

Laura Compagni can put her extensive knowledge, masterful negotiating skills and remarkable business acumen to work for you as she has for so many before. Laura works diligently and effectively as a Realtor® specializing in luxury real estate, representing her seller, buyer and investor clients and always exceeding their expectations, while increasing their real estate wealth.

Why Invest in Hotel Vie?

- * Earn an income while you sleep
- * Let the hotel manage the stays & expenses while you collect an income net after expenses
- * Enjoy the exclusive VIP memberships + privileges
- * Enjoy life's finer pleasures while investing

LIMITED INVENTORY AVAILABLE!

CONTACT US TODAY AT 647.330.2724



Laura Compagni | Sales Representative





HOTEL REAL ESTATE INVESTMENTS

Hotel real estate investments that are businesses managed by reputable professional proven hotel brands historically **have a solid strong record of success** that demonstrate strong equity growth over time as you would expect to achieve with real estate.



This opportunity provides a **guaranteed commitment of income** so that **your investment is stress free** with low deposit structure and **guaranteed low rate financing!**

HOTEL OWNERSHIP OPPORTUNITY
WHERE YOU ENJOY LIFE'S FINER PLEASURES



REAL ESTATE INVESTMENTS

174 FURNISHED HOTEL SUITES (SALES NOW OPEN)

These suites are individually owned and provide guests all the comforts of home while enjoying the ambiance and amenities of a 5-star hotel, with three offerings available:

10 VIE LIFESTYLE EXTENDED-STAY SUITES ON 4TH FLOOR (SOLD OUT)

164 SIGNATURE SUITES LOCATED ON THE 4TH TO 9TH FLOORS (NOW OPEN)

54 FURNISHED LUXURY OFFICE SUITES: 2ND AND 3RD FLOORS (SOLD OUT)

V HOTEL VIE

Marriott

SIGNATURE SUITE FLOOR PLANS

V HOTEL VIE

Marriott



OPTION A: 5TH - 9TH FLOOR
\$699,900



KING SUITE 425 - 460 SQ.FT

DEPOSIT SCHEDULE

ONLY \$20,000 DOWN!

- \$15,000 FEBRUARY 1, 2022
- \$15,000 JULY 1, 2022
- \$15,000 JANUARY 1, 2023

SIGNATURE SUITE FLOOR PLANS



OPTION A: 5TH - 9TH FLOOR
\$799,900



QUEEN SUITE 500 SQ.FT

DEPOSIT SCHEDULE

ONLY \$20,000 DOWN!

- \$15,000 FEBRUARY 1, 2022
- \$15,000 JULY 1, 2022
- \$15,000 JANUARY 1, 2023
- \$15,000 JULY 1, 2023

TYPICAL FLOORPLAN

V HOTEL VIE



SOUTH SIDE



NORTH SIDE



UP TO 85% GUARANTEED MORTGAGE

- ✓ Guaranteed Pre-Approved and No Credit Checks with Collateral
- ✓ 3-Year term with option to renew for an additional 3 Year Term
- ✓ 4.25% at 15% Down
- ✓ 2.99% at 25% Down
- ✓ 1.99% at 50% Down



**FOR INVESTORS LOOKING TO GENERATE
A PASSIVE INCOME...**

THIS OPPORTUNITY IS FOR YOU.

This unique ownership opportunity offers exclusive VIP perks, owner's benefits and a pro-rata share of the total hotel room revenue paid monthly.





OWNERSHIP PERKS

1. OWNERS' VIP PLATINUM MEMBERSHIP CARD
2. 14 NIGHT STAYS/YEAR AT HOTEL VIE (3,500 ANNUAL VALUE)
3. FRONT OF THE LINE ACCESS TO ALL FOOD & BEVERAGE AREAS
4. LIFETIME MEMBERSHIP AT LA SALLE DE GYM (\$2,400 ANNUAL VALUE)





AVAILABLE INCOME PROGRAMS

1. PROFIT SHARE PROGRAM

Earn a Pro Rata Share of the Hotel Suite Revenue.

2. GUARANTEED RENTAL INCOME PROGRAM

Earn \$30,000 or \$35,000 NET annually.

3. LIFESTYLE PROGRAM (NO INCOME)

BE A GUEST IN YOUR OWN HOTEL.





CHOOSE YOUR INCOME PROGRAM

OPTION 1: PROFIT SHARE + OWNERSHIP PERKS

Earn a Pro Rata Share of the Hotel Suite Revenue.

PROFIT SHARE PROJECTIONS

Yearly Nightly Stays	365 Nights
Average Nightly Rate	\$295
Projected Annual Revenue per Suite	\$107,675
Projected Occupancy Rate	90% Occupancy
Annual Projected Gross Revenue	\$96,900
Less Annual Operating Costs	-\$44,900
Projected Net ROI	ANNUALLY \$52,000 / Suite



THIS OPTION IS GREAT FOR THE INVESTOR WHO WANTS TO EARN THE HIGHEST POSSIBLE RETURN.
BE A TRUE HOTEL OWNER AND TAKE THE RISKS AND REWARDS OF HIGHER INCOME.



CHOOSE YOUR INCOME PROGRAM

OPTION 2: GUARANTEED INCOME + OWNERSHIP PERKS

GUARANTEED RENTAL INCOME OPTION A & B

SUITE A:

RECEIVE \$30,000 NET ANNUALLY

SUITE B:

RECEIVE \$35,000 NET ANNUALLY



THIS OPTION IS GREAT FOR THE INVESTOR WHO PREFERS A FIXED LEASEBACK INCOME.



CHOOSE YOUR INCOME PROGRAM

OPTION 3: LIFESTYLE + OWNERSHIP PERKS

DEPOSIT OF 25% DOWN REQUIRED

Allows the owner to utilize the hotel suite, hotel amenities, and ownership perks for 50-weeks annually for up to 5 years. This is in lieu of the Rental Income. After 5 years your investment will revert to the Profit Share Program.

BE A HOTEL GUEST ALL YEAR!

*No ProRata Share of Hotel Room Revenue will be paid if using the Suite.
\$995 monthly TMI not included. Option to join the Profit Share program anytime.
After 5 years your suite will be enrolled into the Profit Share Program.

**THIS OPTION IS GREAT FOR THE INVESTOR WHO WANTS TO LIVE THE HOTEL VIE EXPERIENCE.
NO INCOME WILL BE GENERATED AND A TMI OF \$995 PER MONTH WILL BE LEVIED.**





FINANCIAL JUSTIFICATIONS

DESCRIPTION	TYPICAL RESIDENTIAL CONDO
PURCHASE PRICE	\$679,900 / SQ.FT
20% DOWN PAYMENT	\$135,980
80% MORTGAGE	\$543,920
CONDO RENTAL INCOME	\$1900 MONTHLY / \$22,800 ANNUALLY
EXPENSE TYPE	
APPROX MORTGAGE CONSERVATIVE	\$1600 MONTHLY / \$19,200 ANNUALLY
REALTY TAXES	\$475 MONTHLY / \$5700 ANNUALLY
CONDO FEES	\$408.33 MONTHLY / \$4900 ANNUALLY
R.E. COMMISSIONS	\$1900 ANNUALLY
MAINTENANCE	\$750 ANNUALLY
REPAIRS + DAMAGES	\$750 ANNUALLY
ADMINISTRATIVE	\$500 ANNUALLY
TOTAL ANNUAL EXPENSES	\$2483.33 MONTHLY / \$33,700 ANNUALLY
OWNERSHIP PERKS	\$0

FINANCIAL JUSTIFICATIONS



DESCRIPTION	SIGNATURE SUITE A
PURCHASE PRICE	\$699,900
9% DOWN PAYMENT	\$65,000
INCOME	\$2500 MONTHLY / \$30,000 ANNUALLY
EXPENSE TYPE	
REALTY TAXES	N/A
CONDO FEES	N/A
R.E. COMMISSIONS	N/A
MAINTENANCE	N/A
REPAIRS + DAMAGES	N/A
ADMINISTRATIVE	N/A
NET HOTEL RENT REVENUE	30,000
OWNERSHIP PERKS	SEE PAGE 10

CONDOS ARE SELF-MANAGED.

HOTELS ARE PROFESSIONALLY
MANAGED BY A MARRIOTT APPROVED
MANAGEMENT COMPANY.

MANAGED BY CRESCENT RESORTS & HOTELS

[HTTPS://PIERRECARAPETIAN.COM/WHY-1000PSF-IS-TORONTOS-NEW](https://pierrecarapetian.com/why-1000psf-is-torontos-new)

REAL-ESTATE-NORM

[HTTPS://WOW.CA/CALCULATORS/PROPERTY-TAX](https://wow.ca/calculators/property-tax)

[HTTPS://CONDOS.CA/THE-COSTS-OF-OWNING-A-CONDO](https://condos.ca/the-costs-of-owning-a-condo)

ASSUMED CALCULATION = CONDO FEE (500SQFT X \$0.64) + INS. (\$20 X 12 MTHS)

ASSUMING NEW YEARLY TENANT, AND CURRENT REAL ESTATE AGENT

COMMISSION FEES OF ONE MONTH RENT PER NEW LEASE.

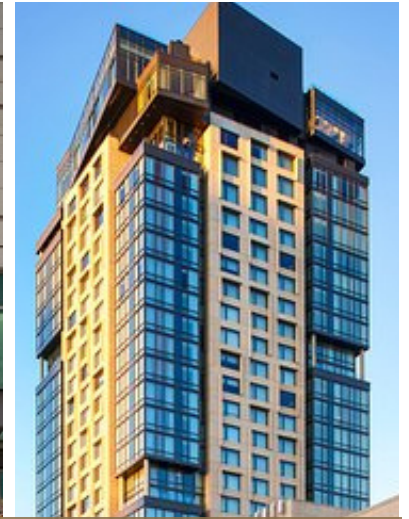
ASSUMING ANNUAL TENANT WEAR & TEAR OF CONDO APPLIANCES & SERVICES.

ASSUMING BI-ANNUAL PAINTING AND DEEP CLEANING OF CONDO UNIT.

ASSUMING AVERAGE BOOKKEEPER FEES FOR CONDO INCOME TAX FILING.

CALCULATION = \$2,200 (MONTHLY RENT) X 12 (MONTHS X YR)

[HTTPS://RENTALS.CA/NATIONAL-RENT-REPORT](https://rentals.ca/national-rent-report)



5 STAR COMPARIBLES
TORONTO



	HOTEL VIE VAUGHAN	FAIRMONT ROYAL YORK TORONTO	SHANGRI-LA TORONTO	ST. REGIS TORONTO	HOTEL X TORONTO
NUMBER OF 5-STAR COMPETITORS IN SAME AREA	0 ONLY 5-STAR HOTEL IN VAUGHAN	10+	10+	10+	10+
PROXIMITY TO PEARSON AIRPORT	15 MIN DRIVE	40+ MIN DRIVE	40+ MIN DRIVE	40+ MIN DRIVE	40+ MIN DRIVE
AMENITIES	<ul style="list-style-type: none">• La Salle De Gym• Marche de Joie• Club de Vin• Le Jardin Courtyard• Claude Monet Garden• Sopra Sopra Restaurant• Rooftop Lounge• Outdoor Pool• Fitness Centre• Indoor Pool• Holistic & Wellness Spa• Venue• Conference Rooms	<ul style="list-style-type: none">• Massage Therapy• Fitness Centre• Indoor Pool• Kalani Spa• Hotel Shops	<ul style="list-style-type: none">• The Bar• Lobby Lounge• Miraj Spa• Fitness Centre• Venue	<ul style="list-style-type: none">• Astor Lounge• Cafe• Restaurant• Rooftop• Spa• Fitness Centre• Venue	<ul style="list-style-type: none">• Fitness Centre• Outdoor Pool• Kids Play Centre• Rooftop Skybar• Prime Grill• Starbucks• Cucina• Cafe X• Library Lounge• Guerlain Spa• Gallery• Shops
KING ROOM AVERAGE RATES	TBD	\$434	\$520	\$519	\$795



ENJOY LIFE'S FINER PLEASURES
WHILE INVESTING!

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