

# RETIREMENT VILLAGE

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# LIVING GEMS LIFESTYLE RESORT

## 99<sup>YR</sup> LEASE

Living in a retirement village is not the same as owning your own home or renting. In most cases, you do not purchase the property title to the unit. Instead, you purchase a right to live in the unit.

## ENTRY

## OWN YOUR HOME

Ownership is yours outright. Home owners can stay in their home as long as they wish and can choose to sell at anytime.

## EXIT

### REINSTATEMENT / REFURBISHMENT COSTS



### RESIDENT LOSS

Residents are often required to upgrade all areas of their home, to current village standards prior to selling.

### NO COST to outgoing resident

Internal upgrades are left to owners' discretion. Home owners are expected maintain the exterior of their site as per their individual site agreement.

### SELLING / EXIT FEES



### UP TO 35% LOSS ON EXIT FEES

DMF or exit fees are calculated as a percentage of the sale price multiplied by the number of years you've lived there. This is payable upon exiting the resort; significantly reducing the final profit.

### NO EXIT FEES

### RETAIN ANY CAPITAL GAIN

If your home generates any capital gain during your time at a Living Gems Lifestyle Resort, then you get to keep it. What a great investment!

\*This is an example of the Financial principles based on two common industry assumptions to explain the process in general terms. This is not financial advice. Any numbers used are not reflective of exact numbers and each contract will have specific values and outcomes.