

COLD CREEK BACK-TO-BACK

Purpose-Built Rental Townhomes — Global Capital Acquisition

86 UNITS • 11 BUILDINGS • 136,482 SF • ALL-CASH BASIS



WHY CANADA · WHY PRINCE EDWARD COUNTY

GLOBAL CONTEXT

CA

Canada's Stable Real Estate Market

G7 economy with a transparent legal system, strong property rights protections, and a growing population driven by sustained immigration. Canada consistently ranks among the world's safest jurisdictions for real asset investment.



Prince Edward County — Ontario's Premier Lifestyle Destination

A Lake Ontario peninsula home to 40+ wineries, Sandbanks Provincial Park, and a thriving arts and culinary scene. Significant in-migration from Toronto and the GTA. Located 2 hours east of Toronto.



Supply-Demand Imbalance

Critical shortage of purpose-built rental housing in Prince Edward County. Near-zero vacancy rates across the region. Cold Creek directly addresses this gap with 86 new rental townhomes — the largest purpose-built rental project in the county.



Port Picton Homes — Est. 1984

Family-owned builder with 40+ years of development experience in Prince Edward County. Largest active developer in the county with 8+ named community developments including Port Picton, West Meadows, Cold Creek, and Talbot on the Trail.

INVESTMENT HIGHLIGHTS

- ✓ 86 purpose-built rental townhomes in 11 freehold buildings
- ✓ Full portfolio acquisition — \$36,541,400
- ✓ \$1,725,415 stabilized NOI (4.72% cap rate)
- ✓ 26.3% operating expense ratio — tenant-pays utilities
- ✓ \$267.74/SF — well below replacement cost
- ✓ Zero construction risk — fully built and leased
- ✓ Projected 45.5% total return over 5 years (NOI + appreciation)
- ✓ No Canadian mortgage financing required

ASSET DETAILS

PRODUCT & DESIGN

- Back-to-back townhome configuration
- 11 buildings of approximately 8 units each
- 11,510 SF above-grade finished area per building
- 136,482 SF total leasable across 86 units
- Average 1,587 SF per unit

INVESTMENT STRUCTURE

- All-cash acquisition — no financing required
- Freehold buildings — no condo corporation
- No condominium fees or shared cost structures
- Tenant-paid utilities (hydro, gas, water)
- Turnkey — fully built, leased, and stabilized

UNIT MIX

- 43 × 2BR Interior (1,551 SF avg, 1.5 bath)
- 43 × 3BR End Unit (1,623 SF avg, 1.5 bath)
- Market rent: \$2,275/mo (2BR) | \$2,400/mo (3BR)
- \$2,412,300 gross annual income
- 26.3% OpEx ratio — tenant-pays utilities

LOCATION

- Laney Street, Picton, Ontario
- Cold Creek Community by Port Picton Homes
- 2 hours east of Toronto (GTA access)

RETURNS

- NOI: \$1,725,415/yr (full portfolio)
- Cap Rate: 4.72%
- NOI per Unit: \$20,063/yr

3D Dollhouse Render – Interior Layout



3D top-down bird's-eye dollhouse perspective showing the interior room layout and configuration of the back-to-back townhome units.

Unit Mix (86 Units — Full Portfolio)

TYPE	COUNT	AVG SF	BATH	MARKET RENT	ANNUAL REVENUE
2-Bed / 1.5 Bath Interior	43	1,551	1.5	\$2,275/mo	\$1,173,900
3-Bed / 1.5 Bath End Unit	43	1,623	1.5	\$2,400/mo	\$1,238,400
TOTAL	86	1,587 avg	—	\$2,338 avg	\$2,412,300

Rent Basis: Projected rents reflect current market rates for purpose-built rental townhomes in Prince Edward County. Tenants pay their own utilities (hydro, gas, water). The annual revenue figure represents gross potential rent for all units at full occupancy.

Operating Expense Breakdown (Annual — 86 Units)

EXPENSE CATEGORY	PER UNIT	ANNUAL TOTAL
Property Tax	\$1,000	\$86,000
Insurance	\$1,590	\$136,740
Utilities (vacancy only)	\$245	\$12,642
Repairs & Maintenance	\$1,000	\$86,000
Management Fees (4% of EGI)	—	\$90,432
Replacement Reserve (3 appliances × \$100)	\$300	\$25,800
Total Operating Expenses	\$5,040/unit	\$437,614

Lean OpEx: Total operating expenses represent just **26.3%** of Effective Gross Income — well below industry benchmarks for purpose-built rental. Tenant-paid utilities and new-construction warranty keep costs low.

All-Cash Financial Pro Forma – Full Portfolio (86 Units)

The stabilized income waterfall demonstrates unlevered portfolio performance on an all-cash acquisition basis. No Canadian mortgage financing is required or assumed.

OPERATING LINE ITEM	ANNUAL AMOUNT	NOTES
Gross Potential Income	\$2,412,300/yr	86 units at market rent
Less: Vacancy (3.0%)	-\$72,369	Conservative allowance
Effective Gross Income (EGI)	\$2,339,931/yr	97.0% occupancy
Less: Operating Expenses (26.3%)	-\$614,516	Tenant-pays utilities
Net Operating Income (NOI)	\$1,725,415/yr	Unlevered cash yield

PURCHASE PRICE

\$36.54M

NET OPERATING
INCOME

\$1.73M/yr

CAP RATE

4.72%

NOI PER UNIT

\$20,063/yr

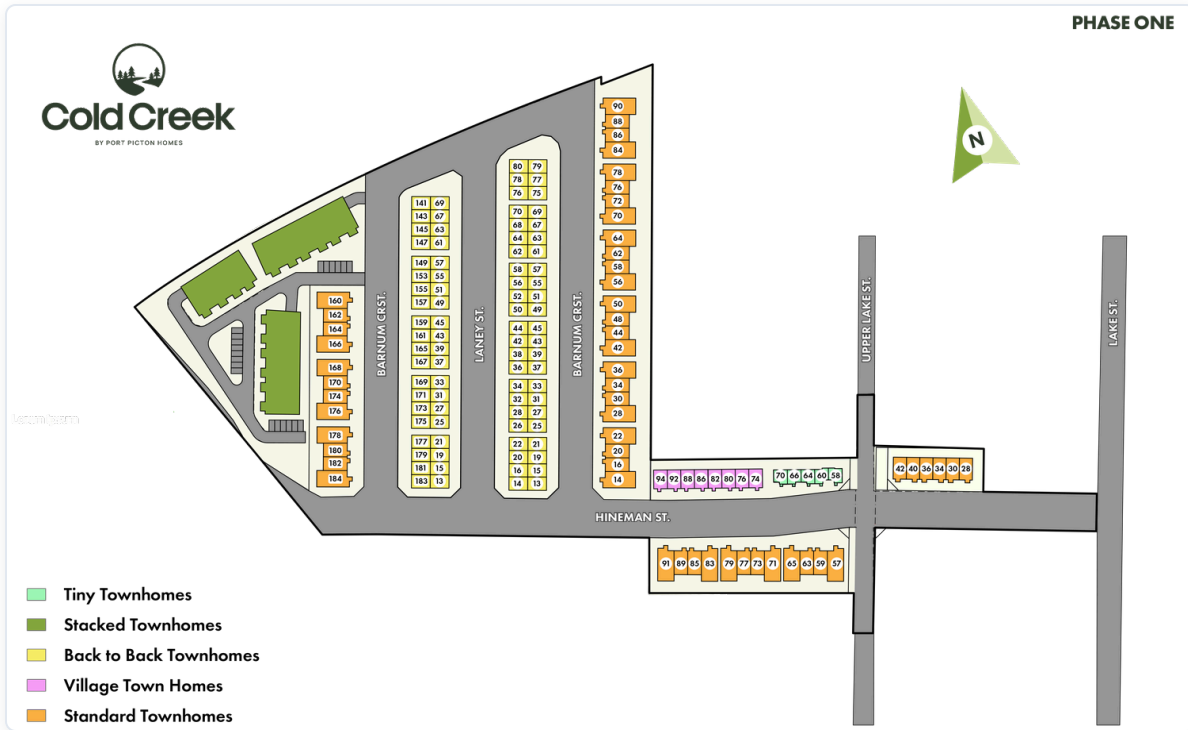
5-Year Investment Projection (All-Cash Basis)

PROJECTION METRIC	VALUE	NOTES
5-Year Cumulative NOI	\$8,627,075	\$1,725,415/yr × 5 years
5-Year Appreciation (4%/yr compounded)	+\$8,010,082	Conservative market growth
Projected Future Value (Year 5)	\$44,551,482	\$36.54M × (1.04) ⁵
Total 5-Year Return (NOI + Appreciation)	\$16,637,157	45.5% total return

All-Cash Advantage: Acquiring the portfolio on an all-cash basis eliminates financing risk, interest rate exposure, and lender covenant constraints. The 4.72% unlevered cap rate represents a compelling entry point well below replacement cost (\$267.74/SF vs. \$295+/SF to build new). The 5-year projection assumes conservative 4% annual appreciation and stable NOI.

Foreign Buyer Eligibility: Prince Edward County is exempt from the federal Prohibition on the Purchase of Residential Property by Non-Canadians Act (2023, extended to 2027) as it is not a Census Metropolitan Area (CMA). Prospective international buyers should consult with their legal advisors regarding potential applicability of Ontario's Non-Resident Speculation Tax (NRST).

Phase 1 Site Plan — Cold Creek Back-to-Backs



Phase 1 site layout showing back-to-back townhome building arrangement, driveways, and community infrastructure.

Cold Creek – Community Context Aerial



Aerial view showing the Cold Creek back-to-back townhome buildings situated within the broader master-planned community, adjacent to the Horizon apartment buildings, retail amenities, and surrounding residential neighbourhood.



JUNE 2026

Confidential Investment Offering

This Confidential Investment Offering is provided solely for the purpose of evaluating a potential investment in the Cold Creek Back-to-Back Townhomes portfolio by Port Picton Homes.

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