



RB LA FORÊT BORÉALE
MONT-TREMBLANT

Invest... in Enjoyment!

An exceptional investment opportunity in the Laurentians

Why choose between enjoying life and growing your capital... when you can do both?

La Forêt Boréale is not simply a luxury chalet. It is a high-performing real estate asset designed to generate income while appreciating in value.

The numbers speak for themselves: rental revenues significantly exceed the costs associated with ownership and operation.

Depending on your financing structure, it is possible to

- **Cover all expenses**
- **Generate liquidity**
- **Build equity year after year**

You become the owner of a self-financing property that appreciates over time and provides privileged access to a high-end residence.

**This is not an expense.
It is a strategic investment in a sought-after market.**

- **A tangible asset**
- **Measurable returns**
- **A premium lifestyle included**





Chalet Features

-  Number of bedrooms: 5 (16 guests)
-  Bathrooms: 4
-  Lot size: 110,160 sq. ft.
-  Living area: 4,000 sq. ft.
-  Footprint dimensions: 57' x 36'
-  Year built: 2021

Project Costs

Residence	\$2,850,000
Welcome Tax (transfer tax)	\$73,611
Notary fees	\$5,000
Inspection	\$1,200
Miscellaneous	\$1,500
Total Project Cost	\$2,931,311

Revenue

Period	# Weeks	Rate (\$/week)	Occupancy	Actual Revenue
Holiday Season	4	\$18,500	75.0%	\$55,500
High Season	15	\$10,700	65.0%	\$104,325
Mid Seasons	18	\$8,500	45.0%	\$68,850
Low Seasons	15	\$6,500	35.0%	\$34,125
Total	52		50.2%	\$262,800

Actual annual revenue	\$262,800
Annual expenses	\$145,313
Profit margin	\$117,487
Principal & interest payments	\$110,453
Cash flow	\$7,034

Required Investment

Total investment	\$2,931,311
Down payment	\$943,811
Total financing*	\$1,987,500
Estimated market value	\$2,650,000
Mortgage rate	3.75%
Amortization period	30 years
Principal & interest payment	\$110,453

*Based on a scenario of 75% of market value

Annual Expenses

Management fees	\$39,420
Municipal & school taxes	\$18,288
Insurance	\$14,350
Electricity, cable, phone & internet	\$17,450
Maintenance (cleaning, building, exterior, spa)	\$47,605
Furniture renewal, supplies, miscellaneous	\$8,200
Total (excluding principal & interest)	\$145,313

At the end of the year...

- **Average occupancy rate of 50.2%**
- **All expenses are covered**
- **You even have positive cash flow**

Over a **5-year period**, your return on the initial down payment would be **10.14%** annually, meaning your **\$943,811** would grow to **\$1,413,540**, in addition to enjoying a **luxurious secondary residence in the heart of Tremblant**.

Tony Constantineau Founder – Résidences Boutique

The figures for La Villa du Chasseur are not the result of chance.

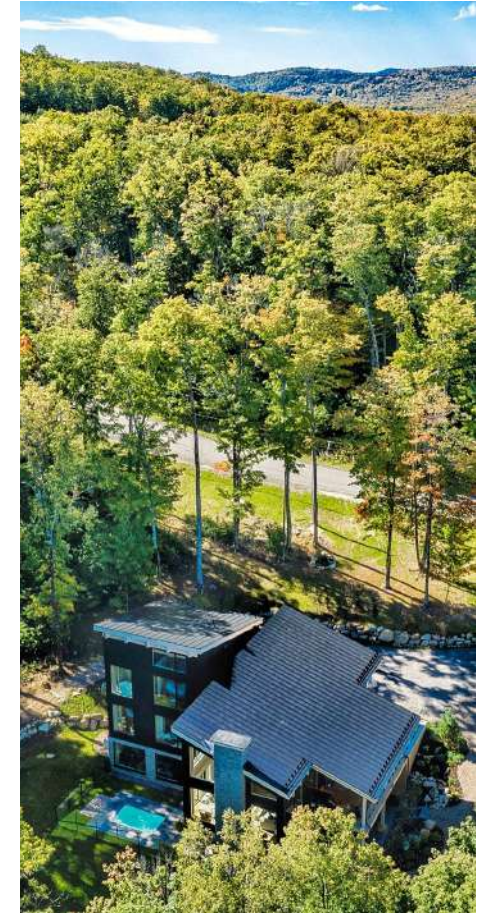
The 50% occupancy rate and the real revenues generated from it, is consistent across the entire Résidences Boutique portfolio.

This is not an optimistic projection. It is our actual performance, year after year.

This performance is built on a rigorous methodology, developed and refined over time

- Selection of locations with strong tourism potential
- Architectural design conceived to maximize the guest experience
- Construction delivered with high standards of excellence and controlled costs
- Interior design that positions each property in the premium segment
- A marketing strategy designed to optimize revenue throughout the year

Acquiring a Résidences Boutique chalet is not simply purchasing a property. It is investing in a unique expertise, built over more than fifteen years, one that transforms a real estate asset into a source of income, making it possible to turn pleasure into an investment.



Noémi Lebel

Residential Real Estate Broker

noemi.lebel@evrealestate.com

+1 819 918-4778

