

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	$2,900,000
Welcome Tax (transfer tax)	$75,057
Notary fees	$5,000
Inspection	$1,200
Miscellaneous	$1,500
Total Project Cost	**$2,982,752**

Required Investment

Total investment	$2,982,757
Down payment	$995,257
Total financing*	$1,987,500
Estimated market value	$2,650,000
Mortgage rate	4.00%
Amortization period	30 years
Principal & interest payment	$113,864

*Based on a scenario of 75% of market value

Revenue

Period	# Weeks	Rate ($/week)	Occupancy	Actual Revenue
Holiday Season	2	$22,500	85.0%	**$38,250**
High Season	16	$10,450	70.0%	**$117,040**
Mid Seasons	22	$9,125	50.0%	**$100,375**
Low Seasons	12	$6,000	40.0%	**$28,800**
Total	**52**		**54.2%**	**$284,465**

Annual Expenses

Commission fees	$36,980
Municipal & school taxes	$20,302
Insurance	$14,342
Electricity, cable, phone & internet	$19,300
Maintenance (cleaning, building, exterior, spa)	$51,934
Furniture renewal, supplies, miscellaneous	$4,500
Total (excluding principal & interest)	**$147,358**

Budgeted revenue	**$284,465**
Annual expenses	**$147,358**
Profit margin	**$137,107**
Principal & interest payments	**$113,864**
Cash flow	**$23,243**

At the end of the year...

→ **Average occupancy rate of 55.2%**

→ **All expenses are covered**

→ **You even have positive cash flow**

Over a **5-year period**, your return on the initial down payment would be **13.88%** annually, meaning your **$995,257** would grow to **$1,896,294**, 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

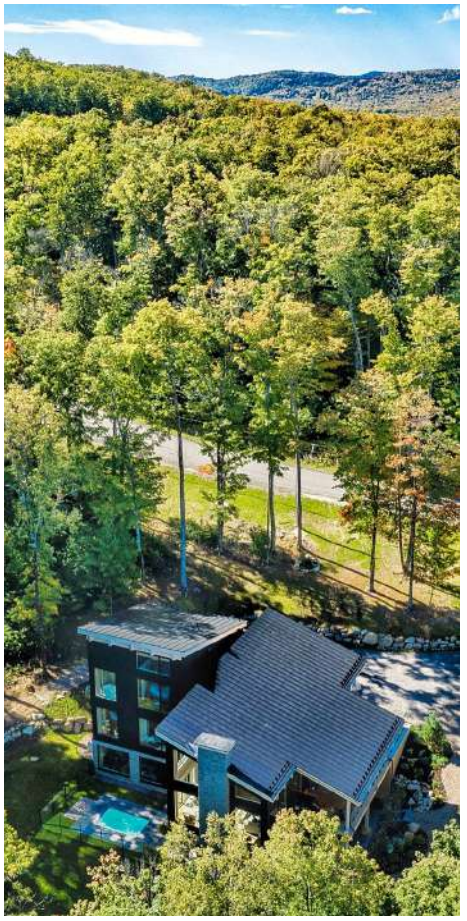
→ **Construction delivered** with high standards of excellence and controlled costs

→ **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.**







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