

## What is Fractional Real Estate?

Some would say it's the evolution of timeshare. But there are similarities and differences. The similarity is that you can exchange your weeks at Sunrise Ridge through one of the large exchange companies (Interval International) and stay at a timeshare resort for a vacation when it suits you.

The difference is that there is a conveyance of title. There is no difference between buying a condominium outright or a fraction here at Sunrise Ridge. You are on title on a specific strata lot along with other owners (who you will probably never meet). You share the expense of the purchase and upkeep with them.

The other difference is that you can buy timeshare weeks on the re-sale market for a pittance. Some are being given away to get out from under a maintenance fee that has become disproportionately high. Some are in countries that people do not want to visit again for any number of reasons. Not so with full or fractional ownership and certainly not on Vancouver Island.

But that's the nuts and bolts comparison. It's also an investment in experiences that you can share with friends and family year after year.

### Who pays the expenses here?

The owners pay the expenses collectively based on what they own. A simple monthly assessment covers all expenses including.....

- Telephone, Internet and Cable
- Owner Relations Fee
- Accounting Fee
- Property Taxes
- Content and Liability Insurance
- Annual Deep Cleaning
- Repairs and Maintenance
- Management Fees
- Strata Fees
- Capital Refurbishment

For example, this 976 sq/ft two bedroom condominium currently costs only \$150.05/mo. for all of the above on an Eighth Share (6 Weeks)

### How Do the Rentals Work?

Any time that you are unable to use yourself can be put in the rental pool. The on-site hotel staff will advertise, book and check in guests renting your suite. Our owners receive a full 60% of the rental income.

Last year (2011) this condominium generated \$18,258.48 in rental income for the time it wasn't used by owners.

This meant an average of \$114/mo. for each Eighth Share owner, covering all but \$36/mo. of the expenses.

