



Sol Terra Ranch is designed to make single family housing in Kelowna accessible to young working families. This includes three key features:

- **The entire neighbourhood is zoned to accommodate a secondary suite.** The rental income from the legal suite enables buyers to increase the amount of mortgage available, not only sufficient to pay for the cost of constructing a legal suite but also to help qualify for a little higher amount over and above. And the rental income helps make the payment each month. Allowing more families to get into a house.
- Modular housing is the second feature. **Modular housing is, in my opinion, the housing construction method of the future.** Modular houses have the same features as traditionally constructed houses.... frame construction, shingled roofs, 2 x 6 exterior walls, R20 insulation, drywall interiors, etc. But because they are constructed in a factory, then shipped to the site and craned onto base-ments there is a large cost savings that is passed onto the buyer. Modular houses are built in a controlled environment and the logistics of having carpenters, electricians, finishers on the same workforce within the plant versus numerous independent sub-trades to coordinate saves, time and money. Besides the benefits of working in-doors versus being susceptible to weather conditions.
- Usually mentioned first when speaking about real estate the next material component to Sol Terra Ranch's design is location, location, location. **The development is a short 20 minute walk or bike ride over the hill to UBC – Okanagan.** This feature ensures a ready supply of renters for the secondary suites. Also, as the University grows so will the desirability of Sol Terra Ranch helping the new home buyers in gaining capital appreciation for their investment.

Sol Terra Ranch is a much needed housing alternative for people working in Kelowna.

Sol Terra Math

The Benefits of a Rental Suite

<u>Rental Income</u>	\$ 800 of Rent per month x 12 months for the year	=	\$ 9,600 per year
	Banks recognize 80% of the Rent (9,600 x 80%)	=	\$ 7,680 per year

Mortgage Amount:

Rental Income of \$7,680 per year qualifies for an additional mortgage amount of approximately \$50,000 at an interest rate of 5%, amortized over 25 years. The construction cost of a one bedroom legal rental suite is approximately \$40,000. Meaning the rental income pays for the cost to construct the suite plus helps qualify for an additional \$10,000 towards the overall property.

visit solterraranh.com for more information!