

GRANDVIEW VILLA ~ NEWS

Dec 2004 – the snow's now here!

From the Board:

We, your provisional Board of Directors wish you all a very Merry Christmas and the all the best in the New Year. Next year we should be able to offer these wishes at a Christmas party in the Grandview Villa!

The Grandview Villa is right on track for an early spring construction start in 2005. The Board members realize that everyone wants to get started and we are getting excited now we are approaching that stage!

The already committed tenants, no doubt are looking forward to personalizing their own apartments with the available design options. This is a plus for the first tenants who can choose changes like one or two bedrooms, one or two bathrooms, on-suite storage decisions as well as choosing types of flooring, kitchen cupboards, appliances, floor and wall colours and more.

Let's pass the good word around and get a few more people to joins us. Now that we are this close perhaps former enquirers might reconsider and sign up. Call us before it is too late (a history of long waiting lists exists once the initial lease-up is complete – ask Southward Villa or any of the Lifelease projects in Winnipeg!). There is still a good selection of suites currently available. It takes about 4 weeks to get the paper work completed. Start now! Don't Miss Out!

The period from construction start up to moving day will allow us approximately 9 months for moving arrangements to be made.

Having already accepted that downsizing will be necessary for all of us, we begin to enter the dilemma stage of what to discard, what to sell, and what to take with us? Perhaps we could organize a giant garage sale in 2005? Certainly donated "power tools" will be gratefully received for the project workshop and books to start off our project library along with good exercise equipment to keep us trim!

Your Volunteer Board

Dick & Betty Schaeffer (807)-543-3233
Celine Hanton (807)-468-9674
Berkley Newman (807)-468-8314
Ron Boucha (807)-543-2011



From our Advisors:

Slow but sure - a healthy way to grow!

We have now got 21 suites fully pre-leased (64%) and we have over 100 households expressing an interest in our project (*some hot and some wishing to get on the list for later*).

This is a sufficiently strong enough demand for us to begin finalizing things and complete the process of committing to the Project Contractors in anticipation for a Spring 2005 Construction Commencement.

We are hoping to be able to start construction at around 24-25 suites leased to tenants (75%).

This would mean we would need only 3-4 more suites to lease up to get us to that stage.

We will spend most of December 2004 and January 2005 negotiating and concluding our arrangements with the Project Contractors and lending institutions. Once this process is complete we will be calling a meeting of all of our future Lifelease tenants with the project's Architects and interior designers to present the suite options such as

colour, carpet, kitchen fixtures, etc.

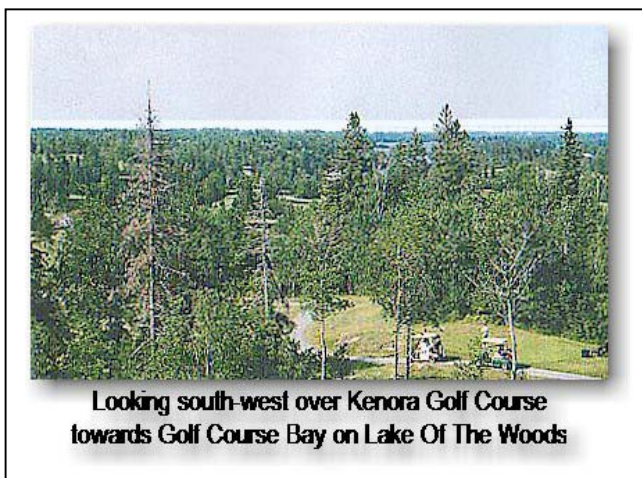
If you have any questions regarding this project regarding timing, financing, suite layouts, cost estimates, or to simply find out whom your new neighbours may be please call:

Project planning and development consultants:
Mickie Ryder or Doug Leeies (1-800)-543-6118
(204)-982-2000

Project legal counsel:
John Karasevich (204)-477-0285

Project Architect:
Raymond Wan (204)-287-8668

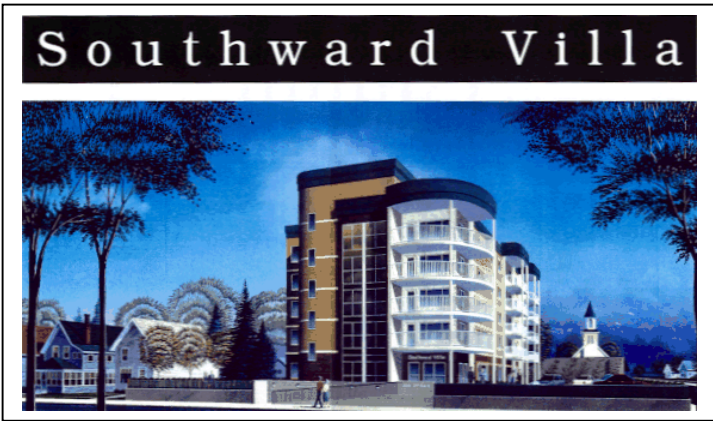
Project Contractors:
To be announced in January 2005!



Looking south-west over Kenora Golf Course towards Golf Course Bay on Lake Of The Woods

Retirement Should Be The Best Time Of Your Life – Treat Yourself!

Here are some current quotes from people living in our Lifelease housing:



Ron Brown, resident and President
Southward Villa, Kenora.

"I lock the door and walk away to go on holiday. No worries. There are no bills coming in monthly (hydro, heat taxes etc.), everything is included in the rent except telephone. When a person moves on there on no real estate fees and the hassels of selling property. You give notice and get your money back".

Alf Hoffman, resident and Board Member
Southward Villa, Kenora:

"I like the whole concept of a Life Lease over a condo. No maintenance everything is handled professionally by the project management. My investment is safe and I like the advantage of investing in the 2nd security fund".

Lorna Myles, resident and Board Member Southward Villa,
Kenora:

"No maintenance. No shovelling. No grass cutting. When I lived in a house it was a problem getting help for the small jobs".



St Vital Knights Villa - Winnipeg

Phyllis Vidruk, St. Vital Knights Villa
Winnipeg, MB.

"Living in a Life Lease complex is like living in a small community. I'm never lonely but I still have my privacy".



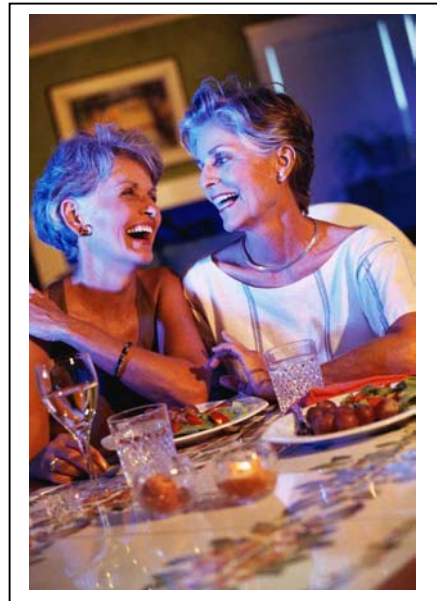
Vic Wyatt House - Winnipeg

June Acason, Vic Wyatt House
Winnipeg, MB.

"We like the peace of mind that when we pass on there will be no problems for our heirs. The pressure of selling property can be a problem for relatives. This way everything is in order. Relatives simply give notice and receive the cheques addressed to the Estate of".

Ira & Sadie Owen, Vic Wyatt House Inc.
Winnipeg, MB

"We like living in Vic Wyatt House for the following reasons. The generous and well appointed common areas especially the kitchen and lounge. The beautiful exterior grounds that the volunteer gardeners designed and planted".



Live Life To The Full ~ Live Lifelease!



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