

HEARTHSTONE BY THE LAKE

COMMUNITY COMPARISON 2026

Condominium based on Double Occupancy

<u>Additional Features of Owned Condominium</u> • The comparison for the unit is based on unit approximately 1,100 square feet in size. • Second bedroom, Den or Computer Room • Full Separate kitchen • 5 Appliances full size appliances • In-suite laundry room • Two bathrooms • Balcony	<u>Features of Rental Retirement Residence</u> • Generally smaller suite sizes with no kitchens • Suite size varies – may or may not have den • Sometime a kitchenette • 2-3 Appliances half size appliances • Sometimes in suite laundry space • Rarely • Rarely																		
<u>Additional Site Features</u> • Upscale location overlooking parkland and Lake Ontario • Parkland setting with easy access to extensive boardwalk trails • Underground Parking • Therapy Pool • Private shuttle • Option to visit dining room with a variety of meal selections • Take out meals available from dining room • No assigned seating in dining room • More health staff per ratio of residents • 16 hour concierge/Security • 24 hour registered nursing staff • Endless amount of on-site services	<u>Additional Site Features</u> • Locations range • Locations range • Outdoor or in some cases underground parking • Not all buildings have therapy pools • Varies by location • Limited variety in menu choice and all meals served in the dining room. • Usually assigned seating and times for meals • Staff on Duty – Concierge shift ranges from 16-24 hours per day. (Concierge not required to be licensed security guards). • 24 hour staff on duty (not a registered nursing staff throughout night shift)																		
<u>Hearthstone by the Lake Living Expenses (2026)</u> (Based BSP with unit purchase price of \$565,000. Expenses are estimates only.) <table> <tr> <td>Club Fee (\$1,588.54 x 12 x 1.13)</td><td>\$21,540</td></tr> <tr> <td>Condo Fee (includes parking and locker)</td><td>\$ 11,660</td></tr> <tr> <td>Hydro</td><td>\$ 980</td></tr> <tr> <td>Property Tax</td><td>\$ 3,040</td></tr> <tr> <td>Additional Housekeeping</td><td>\$ 1,770</td></tr> <tr> <td>Groceries</td><td>\$ 5,900</td></tr> <tr> <td>Eating Out</td><td>\$ 3,930</td></tr> <tr> <td>Lost Investment Income (assume 2.5% of purchase price)</td><td><u>\$14,130</u></td></tr> <tr> <td>TOTAL</td><td>\$62,950</td></tr> </table>	Club Fee (\$1,588.54 x 12 x 1.13)	\$21,540	Condo Fee (includes parking and locker)	\$ 11,660	Hydro	\$ 980	Property Tax	\$ 3,040	Additional Housekeeping	\$ 1,770	Groceries	\$ 5,900	Eating Out	\$ 3,930	Lost Investment Income (assume 2.5% of purchase price)	<u>\$14,130</u>	TOTAL	\$62,950	<u>Rental Retirement Residence</u> Comparable Upscale Retirement Home Rental \$8,000 per month = \$98,880* *Based on All Inclusive Package: Lunch, Dinner, Weekly Housekeeping, Emergency Call System, Activities, Shuttle Bus Use TOTAL \$98,880
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\$35,930 Savings Over 1 Year in Favour of Hearthstone by the Lake Condo ownership vs. Rental Retirement Home																			