

The Evertrust Muskoka Fund I LP (“EMFI LP,” the “Fund”) offers the opportunity for indirect equity ownership in Parcel 2 of the high-demand Evertrust Upper Vista Muskoka (“EUVM”) master-planned community. Acquired in 2020, EUVM parcel 2 spans 174.6 acres in Bracebridge, ON. Designed to meet strong regional housing demand, EUVM combines modern amenities with Muskoka’s natural beauty to create a dynamic, high-demand community.

189 Homes  
100% pre-sold

Site plan  
approved

IRR target:  
23.5%

Developer  
participation:  
20%

Investment  
horizon:  
5-year term

### Fund Investment Highlights

**Prime Location:** High-demand community set in Muskoka’s beautiful natural landscape.

**Project Scale:** A rare **174.6-acre** development within Muskoka’s limited residential land supply. Bracebridge, Ontario ([45°01'52.1"N 79°19'47.0"W](#))

**Sales Performance:** 94 detached homes and a 95-unit condominium are **100% pre-sold**.

**Financial Strength:** \$20M in purchaser deposits secured on **\$201M gross sales**.

**Approvals in Place:** Zoning and site plan approvals in place.

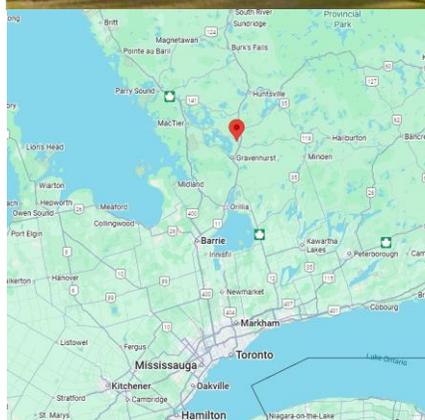
**Regional Infrastructure:** Adjacent regional transit hub targeted for completion in 2026.

**Target Completion:** All phases targeted to close by May 31, 2029.

**Developer Track Record:** Developer with 25 years of industry experience and a strong portfolio.

**Construction Management:** In-house construction management to deliver on time and on budget.





#### Fund Structure

- **Structure:** Closed-end Limited Partnership.
- **This Offering:** \$20M of LP units.
- **Total LP Size:** \$25M of LP units.
- **Term:** 5 years

#### Fund Strategy

The Fund will provide equity capital for the construction of three projects/phases of Parcel 2. A fourth project/phase of Parcel 2 will be sold as land at the end of the term.

- **Phase 3:** 40 detached home – site plan approved, 100% pre-sold.
- **Phase 4:** 95-unit condominium – site plan approved, 100% pre-sold.
- **Phase 5/6:** 54 detached homes – site plan approved, 100% pre-sold.
- **Phase 7:** Site plan approved. Lands to be sold pre-construction.

#### Return Targets

- **Net Internal Rate of Return: 23.5%**
- **Net Multiple of Capital: 1.93x**

#### Manager Commitment

- **Manager/developer to retain 20% indirect ownership of Parcel 2 through the Fund LP units.**

**DISCLOSURE:** This Sell Sheet is provided for informational purposes only and does not constitute an offering memorandum, prospectus, or solicitation for investment, nor does it create any binding legal obligations. All information contained herein is summary in nature, subject to change without notice, and provided without representation or warranty as to accuracy, completeness, or future performance. Muskoka Fund I LP, its general partner, affiliates, and representatives expressly disclaim any and all liability for reliance upon this document or its contents. This document may include forward-looking statements and performance targets that involve significant risks, uncertainties, and assumptions; actual results may differ materially. Recipients are solely responsible for conducting their own due diligence and obtaining independent legal, tax, accounting, and financial advice prior to making any investment decision. Any investment will only be made pursuant to definitive offering documents and in compliance with applicable securities laws.

The photographs, renderings, and other visual materials contained herein are provided for illustrative and informational purposes only and do not depict the actual lands or properties subject to this offering. No representation or warranty, express or implied, is made as to the accuracy, completeness, or suitability of such materials. All prospective investors or purchasers should rely solely on the legal offering documents and independent due diligence in evaluating the investment opportunity and/or their purchase.