



**Nautical Lands**  
MORTGAGE INVESTMENT CORP.

# BUILDING STRONG FOUNDATIONS FOR SECURE INVESTMENT RETURNS

## CURRENT CONSTRUCTION

### WELLINGS OF WINCHESTER

The Wellings of Winchester received approval to proceed from the township and we are currently developing the road patterns for the community. This unique community will serve as the footprint for our brand new modular build designs that will roll out across the province. Launch date for leasing will be Spring 2020.



### WELLINGS OF WATERFORD

Waterford is currently 100% leased with a significant waiting list for the 67 unit community.

Construction is complete on block 5-7 of Phase 2 and occupancy will begin December 1.

Blocks 8-9 of Phase 2 are currently under construction with occupancy scheduled for Spring 2020.

Construction of Phase 2 will be complete once block 9 is finalized.

## UPDATES



### WELLINGS OF STITTSVILLE

The community is now open, having received occupancy from the City of Ottawa, October 9th, 2019. In 30 days, we moved 130 occupants into 102 units, an industry first. It is expected an additional 50 people will move into Stittsville prior to December 31st, projecting year end occupancy at 132/185 units, 71%.

All community spaces are complete with the exception of the back patio and gardens projected for Spring 2020.

We are experiencing higher than expected usage rates in the bistro, bar and spa, delivering additional incremental revenues.

Phase 2 is in for site plan approval currently and will be executed in three phases.

### WELLINGS OF PICTON

The Planning and Design Department is currently working with The County for site plan approval of Phase 2. Townhome bungalow designs adjacent to the current property and next to the existing golf course have been widely accepted. The current submission could add up to an additional 36 units.

### WELLINGS OF CORUNNA

We have enjoyed 200 percent growth in occupancy this year, welcoming more than 40 residents into the community. Awareness is building in Lambton County, that Wellings is the only option for 55 plus living.



## HARBOUR HILL RETIREMENT COMMUNITY

We are currently 62/64 suites occupied and project 100% occupancy by December 15th.

Phase 2 has launched, and currently we have 16 deposits in hand. Phase 2 has created conversation in town

regarding economic growth in the region. Goderich is becoming an affordable destination for retirees. Harbour Hill Phase 2 will add a theatre and panoramic 4th floor activities room, making it a unique and distinct community.

## QUEENSVIEW RETIREMENT COMMUNITY AND INDEPENDENT VILLAS

Queensview is stabilized and continues to thrive. No additional expansion is planned at this time. Queensview is a natural extension in our portfolio for our Wellings of Waterford residents who now require care as part of their living requirements.

This model was awarded a Global Design award for innovation and management. Queensview continues to be a model for age-in-place communities across the Country.

## ON THE HORIZON



### WELLINGS OF WHITBY

Currently the site plan is in for approval and the Town of Whitby Planning Department is deliberating on the design look and feel. Construction planning would be Spring-Summer 2020, adding an additional 337 units to the residential portfolio. Located in an established commercial development, at the corner of Taunton and Garden Street, this model is a first for NLG with two towers and a podium for design.

### WELLINGS OF CALGARY

Currently all planning and design have been completed and our Planning and Design department continues to work with the City of Calgary. This is a unique development located adjacent to

Canada Olympic Park and next to Save On Foods. The project will add an additional 270 units to our current portfolio. Construction planning to start Spring-Summer 2020.

### NLG HEAD OFFICE

Imagined by founder, Kirk Hoppner, the unique NLG Head Office will be located in Stittsville

and bring all departments and personnel under one roof. Final design is pending.

### INVESTMENT INQUIRES

Nautical Lands Group is growing and continues to add properties to the Wellings portfolio.

There are instances where the NLMIC is reopened for investors.

For investor inquiries and opportunities please contact Dean Grant CPA, CA, President NLMIC  
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