

Income Property through your RRSP: Immanuel House development offers a great real estate deal

By Anne Van Wyck

They say real estate's a wise investment in these uncertain times. You can buy it with a small down payment – even using the equity in your home. It produces monthly income and over time its value can increase.

But let's face it: Any real estate transaction is a little intimidating to the average person. What should you buy? How do you rent it out? And what do you know about handling landlord-tenant problems?

Steve Hyde is taking the hassle out of real estate ownership with a plan that will provide older residents with an affordable housing option at the same time.

Hyde has been in construction for 25 years and is president of Courtyard Developments, builder of Hyde Park Residences in the village of Richmond. Hyde Park is a not-for profit, all-in-one adult community, with shopping, banking and medical care right outside the door. Hyde and his wife came up with the idea for Hyde Park a few years ago when they began hunting for suitable accommodation for their parents and discovered how little choice there was.

Hyde Park's latest phase is Immanuel House. Designed to provide affordable rental suites for seniors, it will use up-to-date, in-home technology to help them remain independent longer.

Now you can choose to be a financial participant in Immanuel House. Not only will you be helping to increase the supply of attractively-priced seniors housing, you'll be taking advantage of a trouble-free, income property opportunity. And the fact that it's RSP and RIFF eligible, it allows for smart tax planning, too.

How can you participate?

The concept might best be described as "own-to-rent." As a participant, you will be a part owner. You can purchase all or even a fraction of a retirement suite and never worry about maintenance or finding tenants. It's all done for you.

The retirement suites will be filled with the latest SMART (Self-Monitoring Analysis and Reporting Technology) equipment, including water overflow sensors,

emergency response, non-motion detectors and a telemedicine system that will connect residents to medical advice – right from the privacy of their own homes.

Each suite will be part of a secure community that includes a health care centre with pool and fitness facility, dining and housekeeping, hobby room, entertainment and live theatre room.

How can you participate? It's quite simple. A typical rental suite is valued at \$160,000. Each suite is divided into 12 fractions so one fraction will cost you \$13,333. You can buy one fraction, or all 12 if you choose.

During construction you'll be paid interest for lending Hyde Park the money to build Immanuel House, at a return well above what you'd earn in a typical bank account or GIC. How can Courtyard Developments afford to do that? Developers pay a high price for conventional mortgage financing, so it's a good deal both ways, Hyde explains.

Once the project is 68 per cent full, you will receive a share of the income generated from renters and memberships in the full-service community centre. Based on experience over the last six or seven years, participants will see up to a 12 percent annual return on their income property.

Call to make an appointment and check out Hyde Park in Richmond in its entirety while you're there.

For details, contact Income Property Sales Manager, Ken Lantier at 613-686-1222 ext. 107, email info@hydeparkrichmond.com or visit www.hydeparkrichmond.com.

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