

Additional Information Cottage #8 – Silver Lake Resort

7 Silver Point Road, Parry Sound

<https://www.silverlakecottages.com/>

2025 Revenue Vs Expenses Summary

Potential Rental Income: 2025 Weekly Rental Rate - \$1925 / week. 24 weeks available
(Potential Rental income \$46,200)

2025 Actual Revenue:

8 weeks rented @ \$1925 / week = **\$15,400**

****IMPORTANT NOTE**** The current owner purposefully only rents for 8 weeks a year in order to break even annually. This allows them to personally use the cottage in May and June as well as one reserved week during the peak summer months. They also keep Labour Day weekend through Thanksgiving for themselves and family or friends.

2025 Expenses:

SLR Management Fees: \$10,800

Work Weekend: \$400

Special Assessment: \$2000

Opening Cottage: \$440.70

Closing Cottage: \$439.55

Housekeeping: \$800

New Deck Chairs: \$203.06

BBQ Propane and New Tanks: \$225.89

Hydro: \$202.20 (April – October)

Total \$15,511.40

Additional Notes:

Management Fees Include:

Bank charges, Bookkeeping, Insurance, Internet, Landscaping, Property Tax, Repairs and Maintenance, Resort Utilities, Satellite TV, Septic System Maintenance, Waste Management, Water Treatment System Maintenance, Website Maintenance.

NOTES FROM THE SELLER: Currently doing zero advertising as word of mouth and the SLR website is all that is used. **Break even approach** provides a *balanced cottage life* with no headaches or maintenance. Repeat renters throughout July and August. Huge potential to increase revenue by renting in May, June, September, October. Property could also be winterized and rented during November, December, January, February, March and April. Potential winter monthly Rate of \$2000 plus hydro. Potential increase of \$12,000 in revenue)

Max Rental Potential Summary:

\$2000 / week for 24 Weeks = \$46,200

\$2000 / month for 6 moths = \$12,000

Total Annual Rent Potential: \$58,200