



# Maple Place

Luxury residential development 5mins from the lake in Bracebridge's expanding town. For Investors seeking 14% fixed returns to develop the project.

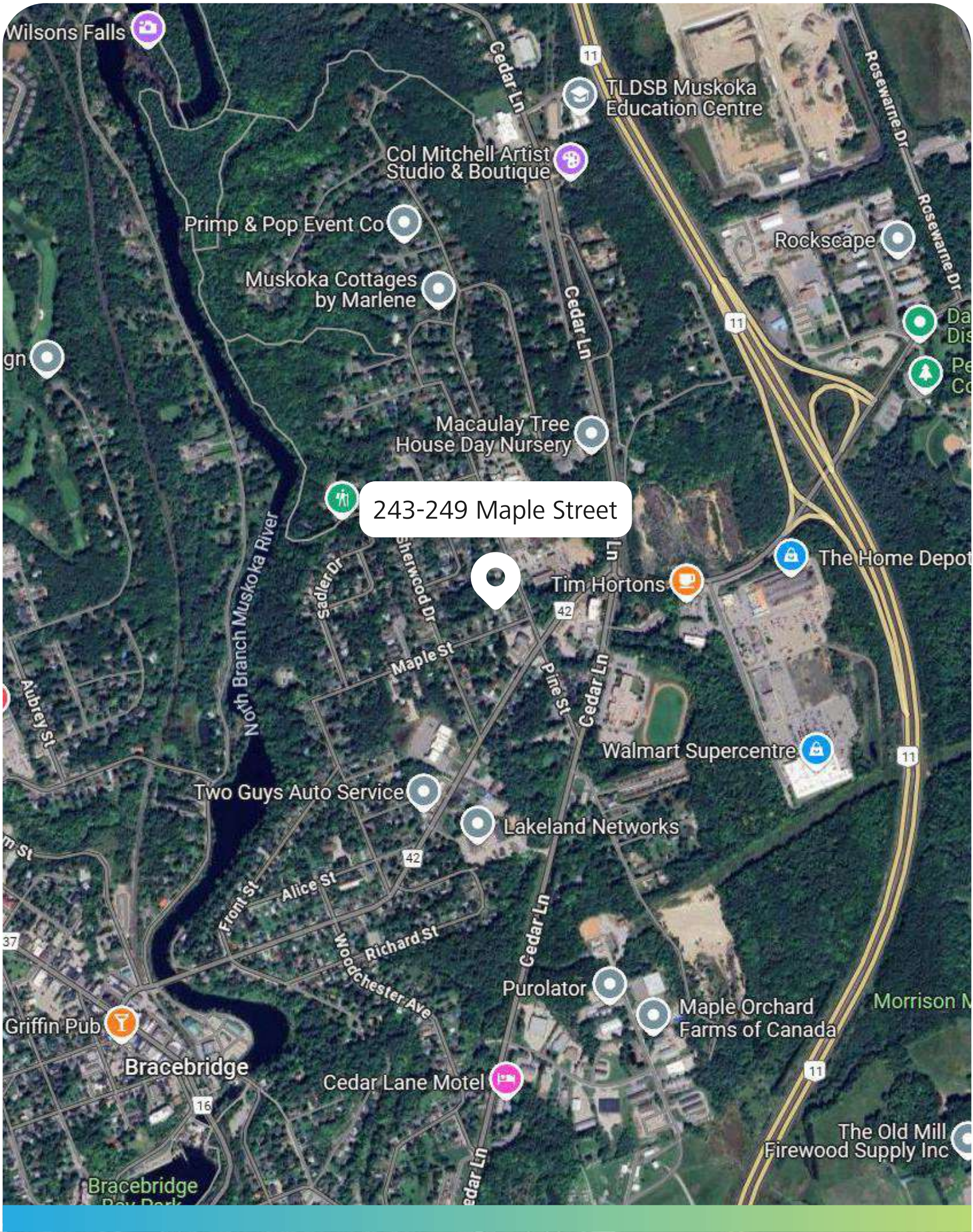


# Investment summary

Stallion Development offers US investors a rare combination:  
**14% annual returns** with exceptional downside protection through first mortgage security on premium Muskoka real estate.

With only 60% loan-to-value and experienced operators with proven track records, this debt offering provides superior risk-adjusted returns in today's challenging investment environment.

Location	Type
243-249 Maple St.	Residential
Bracebridge, ON, Canada	4 Premium Homes (Phase 1)





# Why Partner with Stallion

This \$4 million CAD project represents the first phase of a broader real estate development strategy led by our company, targeting a total investment volume of \$40–50 million CAD over the next three years.

The full development pipeline spans multiple prime locations across the Greater Toronto Area (GTA), with all project lands already secured and under our ownership. Each project will be structured with a conservative Loan-to-Value (LTV) ratio of 60%, ensuring a strong equity position and financial resilience throughout the development cycle.



**Proven Leadership Team**  
Combined \$100M+ net worth with demonstrated success across real estate, construction, and technology sectors.



**Exclusive Investment Access**  
Priority allocation to Stallion's 5-project development pipeline with preferred investor rates.



**Track Record of Excellence**  
Award-winning performance including multiple Royal LePage Director's and President's awards, plus successful technology exits.



**Strategic Market Position**  
Deep Muskoka market intelligence from successful completed projects and established relationships.



**Institutional-Scale Experience**  
\$150M+ construction assets under management and 30+ acres of premium land acquisition expertise.



**Akram Hanna, CEO**  
25+ years in infrastructure and real estate development. Licensed Professional Engineer Ontario (20+ years) and Tarion New Home Warranty builder (10+ years). Expertise in quality home construction.



**Mohamed Nassrat, Construction**  
Founder and former chairman of Square, leading MENA construction firm with \$1B+ contracts. Seasoned CEO with proven expertise in large-scale developments and strategic asset management.



**Khaled El-Shayeb, Construction**  
25+ years of interior design and construction experience, delivering high-quality projects for brands like Hero Burgers, Baskin Robbins, and Patchi. Proven success in commercial and residential design with strong market appeal.



**Ragy Moussa, Sales & Marketing**  
Award-winning real estate broker with 15+ years in GTA markets. CEO of Moussa Homes with proven track record in residential sales and new construction development. Strong network and results-driven approach.



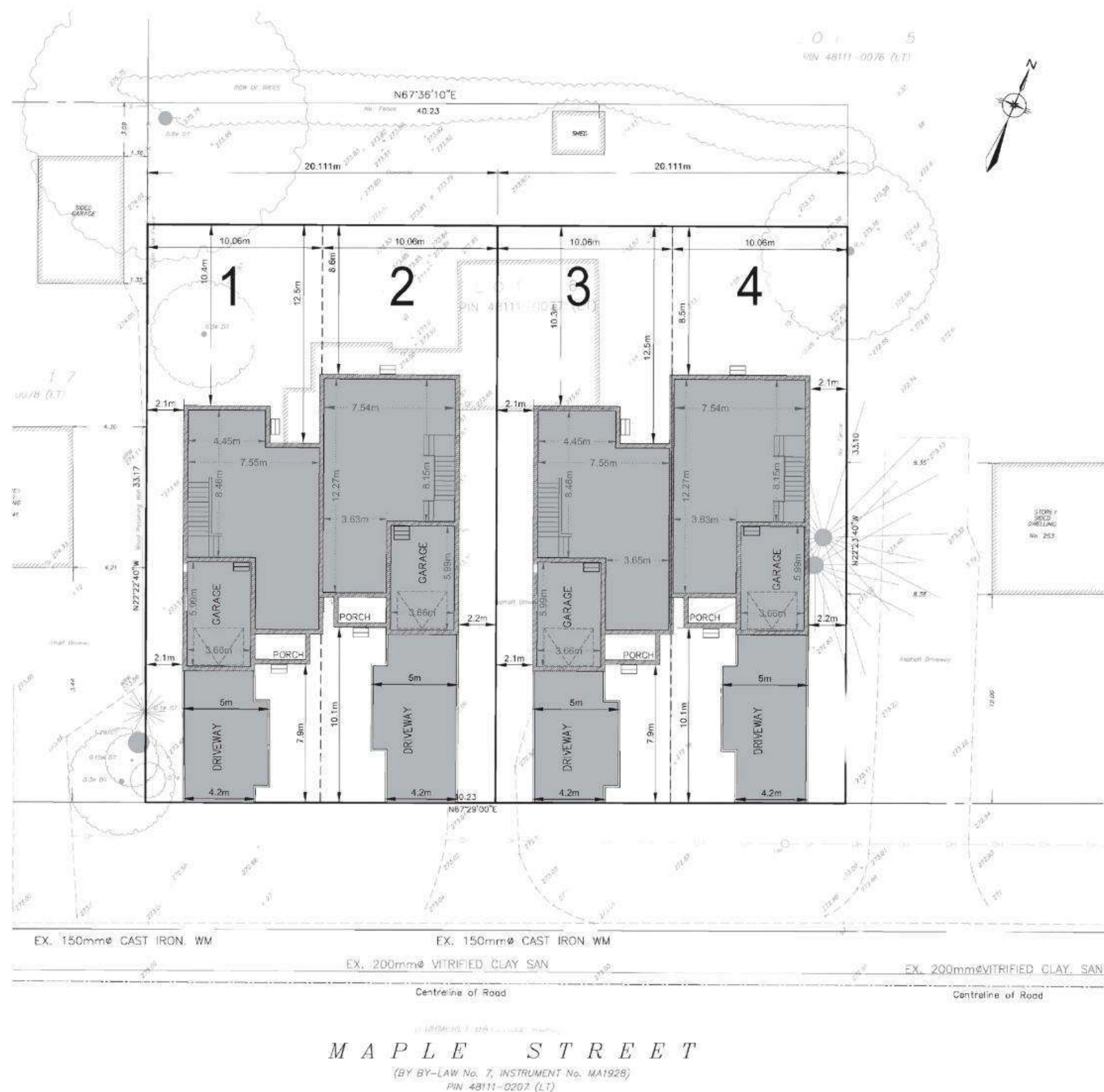
**Ali El-Shayeb, Operations**  
Serial entrepreneur with two successful technology company exits and currently serves as CEO of Islands. A strong track record in scaling businesses and raising private capital.

# Active portfolio

Stallion Development manages a diversified \$50M+ development pipeline across Ontario's high-growth markets. Our strategic land acquisitions from 2012-2023 position us to capitalize on increasing demand for premium residential and mixed-use properties

	Lady of the Woods Estate Homes	Chicopee Heights	243-249 Maple St (Phase-1)	Anglo Street (Phase-2)
Acquisition Date	2022	2021	2021	2021
Location	Prince Edward County, Belleville	City of Kitchener	Bracebridge, Muskoka	Bracebridge, Muskoka
Property Type	Estate Homes	Detached Homes	Semi-Detached Homes	Semi-Detached Homes
Estimated Investment	CAD \$20M	CAD \$22M	CAD \$3M	CAD \$4M
Land Area (Acres)	24	3	0.5	1
Expected Delivery	Q3 2027	Q2 2027	Q3 2026	Q4 2026





# Site plan

Four premium semi-detached homes, each approximately 1,900 square feet on generous 33ft x 108ft lots with spacious rear yards designed for luxury outdoor living.

The optimized layout maximizes privacy and natural light while providing ample space for landscaping, pools, and recreational amenities that appeal to Muskoka's luxury market demographic.

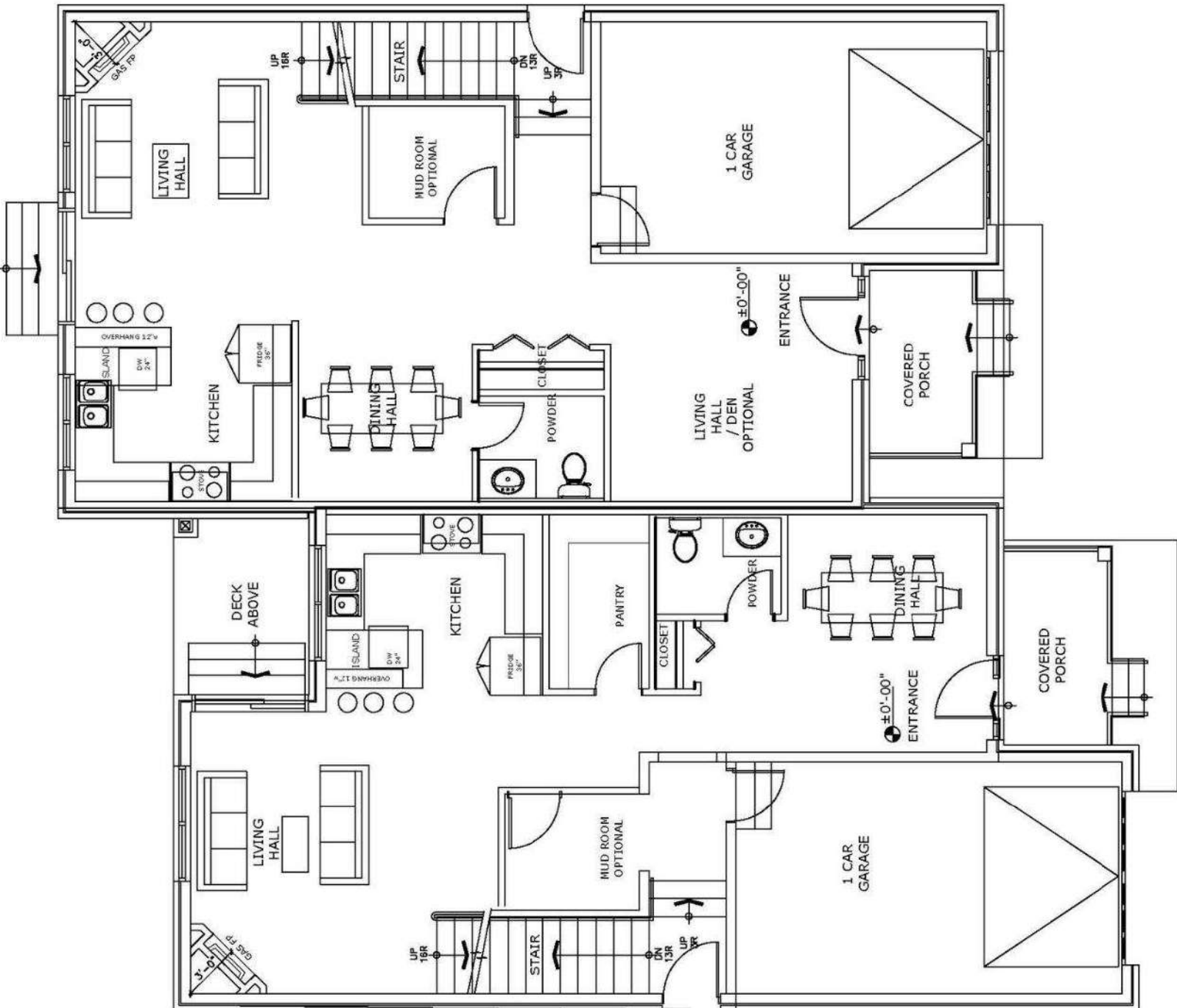


# Floor Plans

Thoughtfully designed 3-bedroom, 2.5-bathroom homes optimized for Muskoka's luxury market with open-concept living and premium finishes throughout.

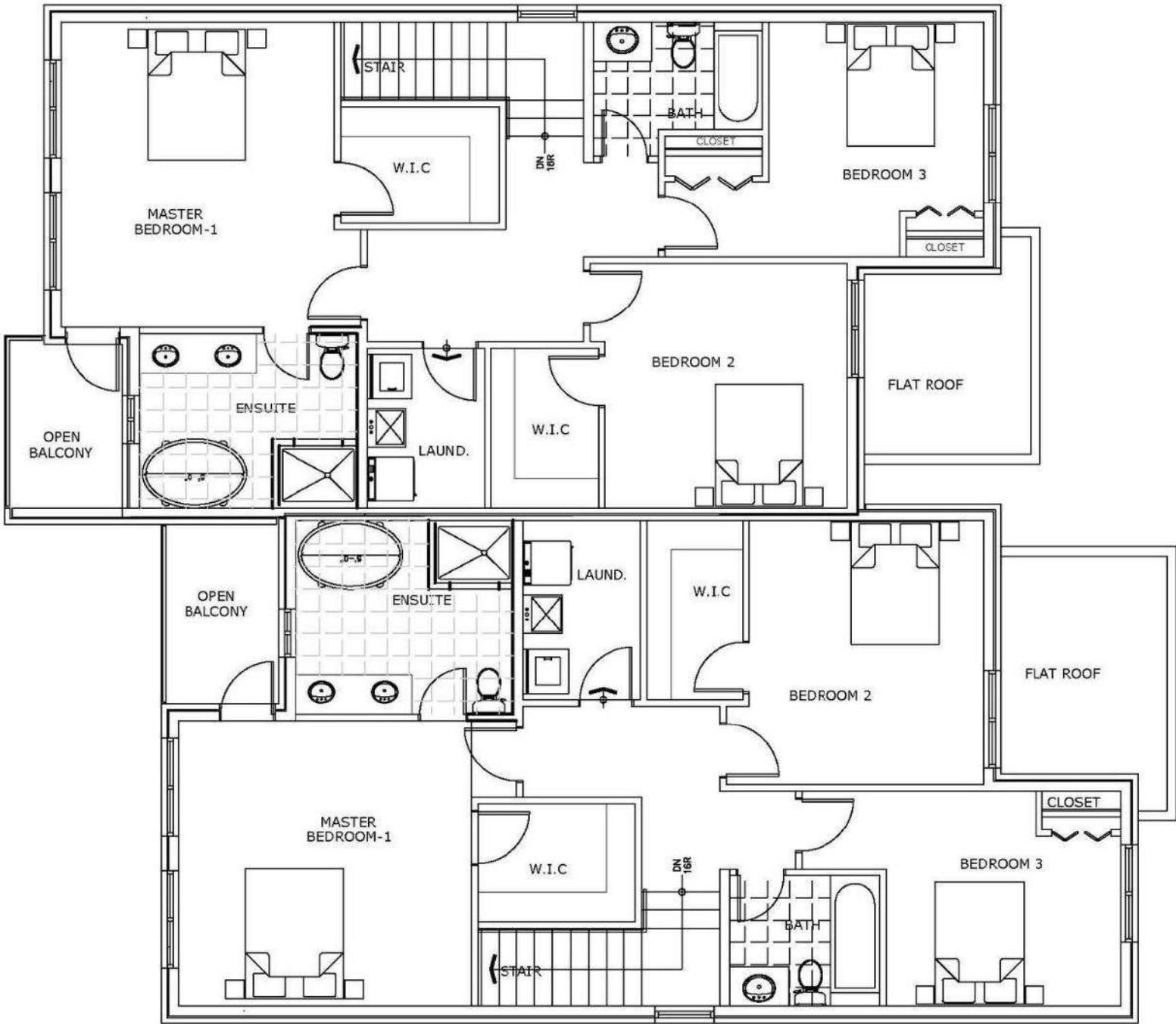
1st floor

Home 1




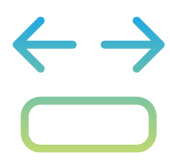
2nd floor

Home 1



 3  
Bedrooms

 2.5  
Bathrooms

 1,900  
Square feet

Home 2

Home 2





## Walkability & Transit

- Walk Score 40-45: Car-dependent area typical of Muskoka's residential neighborhoods
- Bracebridge hourly bus service and door-to-door mobility options
- Ontario Northland coach connects to Toronto and North Bay for weekend residents



## Neighbourhood & Demographics

- Muskoka region houses over 60,000 permanent residents growing at 10% per year appealing to luxury buyers seeking an escape outside the busy city of Toronto.
- Prime location near downtown amenities and Maple Street commercial district
- **Market advantage:** Homes near Maple Street command 18% premium (~\$869K vs \$734K average), validating our \$1M pricing strategy for superior 1,900 sq ft properties



# Investment offering

CAD\$ 1,800,000 as private debt  
starting July 10, 2025

Contact us to **secure your allocation.**

Limited spots available.

Min. investment: \$100K

Partners already invested \$1.2M

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## Term

12 months with 6-mo extension option.

## Return on investment

14% interest over 12mo or on project completion, which ever comes first.

## Use of Funds

Construction: \$2.0M  
Contingency: \$1.0M



# Timeline

Targeting a **July 10, 2025** construction start date with accelerated pre-construction sales strategy. Investors receive 14% fixed returns at the end of the investment term or project completion, with structured phases ensuring controlled risk and predictable cash flow.

## Concluded

Land acquisition  
Architecture site plan drawings  
Permit and site plan awarded



Land acquisition (acquired by Stallion)	\$ 1,200,000
Construction	\$ 1,800,000
Total cost	\$ 3,000,000
Total sales	\$ 4,000,000
Partner contribution	\$ 1,200,000
Gross profit	\$ 1,000,000
Management	\$ 150,000
Sales taxes	\$ 160,000
Sales Comm.	\$ 100,000

Net profit **\$ 590,000**

All figures are expressed in CAD.

Winter conditions may extend the schedule, but costs will remain stable.



# Market validation

Premium **\$1M pricing** backed by third-party appraisal and comparables. Our 2,000 sq ft homes stand out with larger size and luxury finishes. compared to smaller local inventory.

Recent Bracebridge sales of 1,400-1,650 sq ft homes averaged \$878K, validating strong upside potential for our larger, premium-positioned properties in this high-demand Muskoka market.

## Certified appraisal \$900K

per home, obtained June 2023

Street	247 Maple Street
Town	Bracebridge, ON
Size (sq.ft.)	1,970
Type	Two Story

Prepared by  
Kristina Smith  
Appraisal Group Muskoka  
Huntsville, ON



## Comparable 1 \$1M

Sold Aug 24

per home

Street	12 Stormont Crt.
Town	Bracebridge, ON
Built	2012
Size (sq.ft.)	2,000
Type	Corner Unit Townhome
Distance	1.2km away
Additional	With condo fee

## Comparable 2 \$1M

Sold Jan 24

per home

Street	19 Spencer Street
Town	Bracebridge, ON
Built	2009
Size (sq.ft.)	2,300
Type	Corner Unit Townhome
Distance	3.2km away
Additional	With condo fee

## Comparable 3 \$902K

On sale

per home

Street	11 Stormont Court
Town	Bracebridge, ON
Built	2012
Size (sq.ft.)	1,400
Type	Two Story
Distance	1.2km away





## Integrated Cost Management

- In-house construction team eliminates 15-20% general contractor markups
- \$150M+ local and international construction experience ensures institutional-grade execution
- Direct supplier relationships and bulk purchasing reduce material costs 10-15%



## Market Advantages

- Award-winning sales team with Royal LePage Director's Platinum recognition
- \$100M+ combined net worth partners with proven track record
- No external brokerage fees maximize investor returns
- Licensed builders with Tarion Home Warranty



## Additional Risk Mitigation

- Land acquisition completed and permits secured — development-ready
- \$1.2M partner investment demonstrates commitment
- Conservative 60% loan-to-value ratio with first mortgage security
- 12-month timeline buffers and fixed-cost contracts protect against overruns



## Investment Highlights

- Limited opportunity: Only \$3M raise for proven Muskoka luxury market
- Immediate returns: 14% annual interest begins day one, paid monthly
- Premium location: Maple Street proximity commands 18% market premium
- Validated pricing: \$1M/home supported by certified appraisal and comparables





Exterior renderings

Renderings are conceptual illustrations only and may not reflect final construction details, finishes, or landscaping.

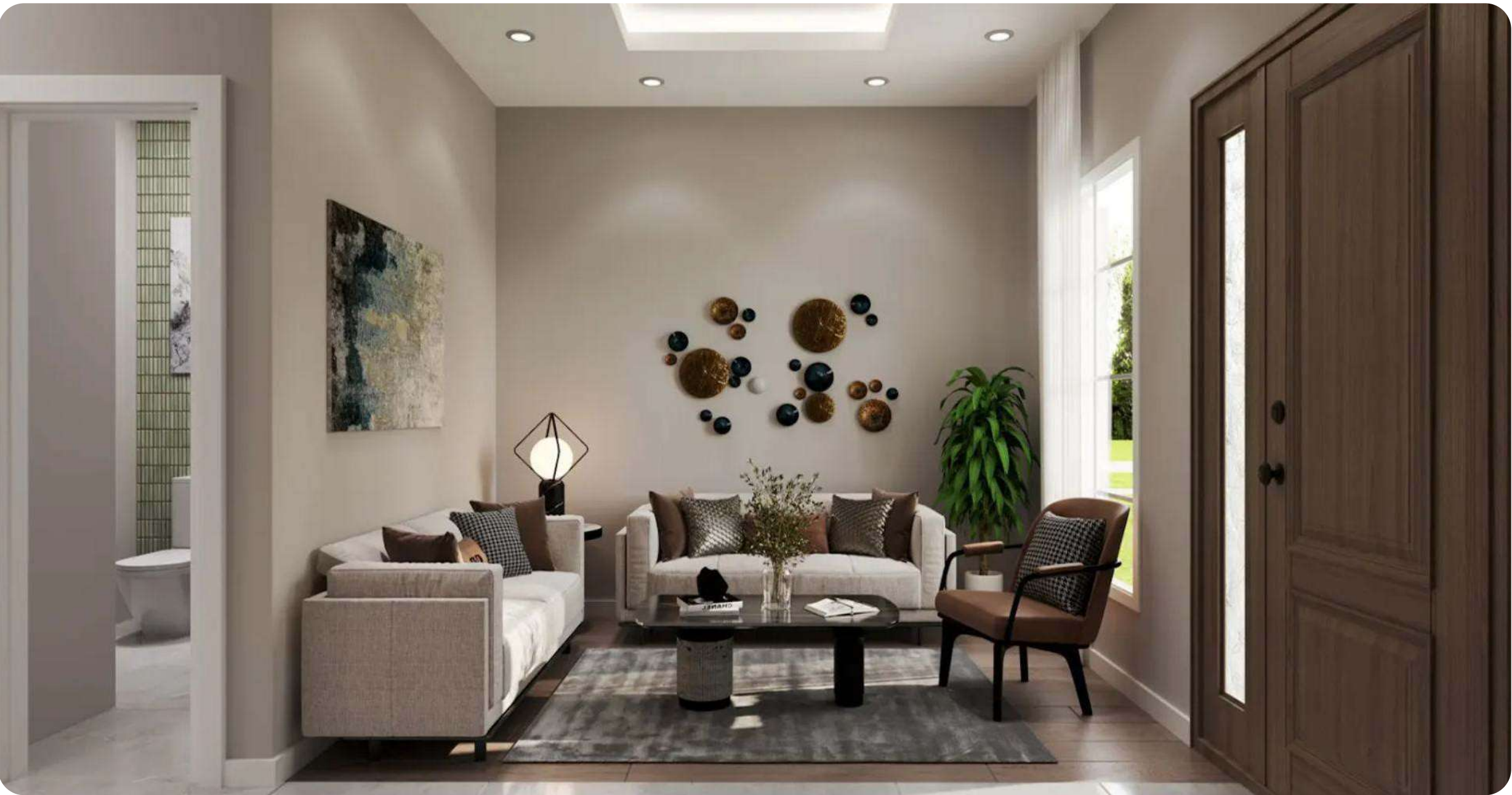




Interior renderings

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Interior renderings

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Floor plan renderings

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- Real estate investments involve substantial risk and may result in partial or complete loss of invested capital
- Past performance does not guarantee future results
- Market conditions, interest rates, and economic factors may adversely affect property values and returns
- Construction and development projects carry additional risks including cost overruns, delays, and regulatory changes
- Illiquidity risk - real estate investments typically cannot be easily converted to cash

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- Regulatory changes
- Construction delays or cost overruns
- Interest rate fluctuations
- Economic downturns

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- Projected returns are estimates only and not guarantees
- Interest payments and principal repayment are subject to the performance of the underlying real estate asset

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# Thank you.

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