



FoxyHome: Location and Lot Selection

Creating Vibrant,
Well-Connected Communities

Target Locations for FoxyHome Projects



Location/Location/Location

Key Criteria:



1. **Accessibility:** Walk scores, transit scores, and bike scores > 90
2. **Proximity to Transit:**
A non-negotiable criterion

Primary Boundaries:



1. **East:** The Beaches area, Extending West of Woodbine.
2. **West:** East of Dufferin Street, with select lots near High Park based on potential.
3. **North:** South of Bloor Street, All the way to Lake Ontario

DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of FoxyRent, FoxyGP, FoxyHome, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for informational purposes only and does not constitute an offer, invitation, or recommendation to purchase securities. By accepting this document, you agree that it: (a) is current as of its date and subject to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group.

Confidential Information The information herein is confidential and proprietary to the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to maintain its confidentiality. Reliance The information in this document is from sources deemed reliable but is not guaranteed for accuracy or completeness. Independent verification is advised. The Foxy Group disclaims all liability for errors or omissions.

Forward-Looking Information This document contains forward-looking statements regarding the Foxy Group's objectives, strategies, and anticipated results. These statements, identified by terms like "may," "will," "expect," and similar expressions, reflect management's beliefs but are subject to risks, uncertainties, and assumptions that could cause actual outcomes to differ materially. Key risks include economic, market, and operational conditions. Assumptions made may not prove accurate. Forward-looking statements are not guarantees of future performance, and reliance on them should be cautious. The Foxy Group assumes no obligation to update forward-looking information.

Focus on Vibrant Communities

Mission-Driven Selection



01 Modern, sustainable housing solutions

02 Seamless integration into vibrant neighborhoods

03 Enhancing neighborhoods while preserving their unique charm

DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of FoxyRent, FoxyGP, FoxyHome, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for informational purposes only and does not constitute an offer, invitation, or recommendation to purchase securities. By accepting this document, you agree that it: (a) is current as of its date and subject to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group.

Confidential Information The information herein is confidential and proprietary to the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to maintain its confidentiality. Reliance The information in this document is from sources deemed reliable but is not guaranteed for accuracy or completeness. Independent verification is advised. The Foxy Group disclaims all liability for errors or omissions.

Forward-Looking Information This document contains forward-looking statements regarding the Foxy Group's objectives, strategies, and anticipated results. These statements, identified by terms like "may," "will," "expect," and similar expressions, reflect management's beliefs but are subject to risks, uncertainties, and assumptions that could cause actual outcomes to differ materially. Key risks include economic, market, and operational conditions. Assumptions made may not prove accurate. Forward-looking statements are not guarantees of future performance, and reliance on them should be cautious. The Foxy Group assumes no obligation to update forward-looking information.

Broker and Agent Commissions

Broker Incentives

Description	Value	Commission
Land Value	\$2,000,000.00	
Construction Agreement	\$6,000,000.00	\$100,000.00*
Total	\$8,000,000.00	\$100,000.00*

*Conditions apply refer to sales guide for more information concerning commissions.

DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of FoxyRent, FoxyGP, FoxyHome, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for informational purposes only and does not constitute an offer, invitation, or recommendation to purchase securities. By accepting this document, you agree that it: (a) is current as of its date and subject to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group.

Confidential Information The information herein is confidential and proprietary to the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to maintain its confidentiality. Reliance The information in this document is from sources deemed reliable but is not guaranteed for accuracy or completeness. Independent verification is advised. The Foxy Group disclaims all liability for errors or omissions.

Forward-Looking Information This document contains forward-looking statements regarding the Foxy Group's objectives, strategies, and anticipated results. These statements, identified by terms like "may," "will," "expect," and similar expressions, reflect management's beliefs but are subject to risks, uncertainties, and assumptions that could cause actual outcomes to differ materially. Key risks include economic, market, and operational conditions. Assumptions made may not prove accurate. Forward-looking statements are not guarantees of future performance, and reliance on them should be cautious. The Foxy Group assumes no obligation to update forward-looking information.

Location Priority by Rent Prices

Prioritizing Locations



01 High Rent Areas:

Top priority

02 Low Rent Areas:

Lower priority

DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of FoxyRent, FoxyGP, FoxyHome, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for informational purposes only and does not constitute an offer, invitation, or recommendation to purchase securities. By accepting this document, you agree that it: (a) is current as of its date and subject to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group.

Confidential Information The information herein is confidential and proprietary to the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to maintain its confidentiality. Reliance The information in this document is from sources deemed reliable but is not guaranteed for accuracy or completeness. Independent verification is advised. The Foxy Group disclaims all liability for errors or omissions.

Forward-Looking Information This document contains forward-looking statements regarding the Foxy Group's objectives, strategies, and anticipated results. These statements, identified by terms like "may," "will," "expect," and similar expressions, reflect management's beliefs but are subject to risks, uncertainties, and assumptions that could cause actual outcomes to differ materially. Key risks include economic, market, and operational conditions. Assumptions made may not prove accurate. Forward-looking statements are not guarantees of future performance, and reliance on them should be cautious. The Foxy Group assumes no obligation to update forward-looking information.

Standard Lot Requirements

Ideal Lot Size Requirements:

Zone	Width	Depth
R	28'	8.5m
RM	28'	8.5m
RD	28'	8.5m
RS	28'	8.5m
RT	28'	8.5m

Further, each property needs to be checked for:

- 01 Emergency travel distance to hydrant (max 45m to a hydrant)
- 02 Protected trees
- 03 Conservation, heritage, and easement/ROW encumbrances
- 04 ESA Phase 1 assessment (Environmental)
- 05 Property has to be free and clear of any mortgages, liens on title and any easements

Zoning and Requirements

Adherence to zoning by-laws

Resource:
[Municipal Website of Toronto Zoning Map](#)

DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of FoxyRent, FoxyGP, FoxyHome, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for informational purposes only and does not constitute an offer, invitation, or recommendation to purchase securities. By accepting this document, you agree that it: (a) is current as of its date and subject to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group.

Confidential Information The information herein is confidential and proprietary to the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to maintain its confidentiality. Reliance The information in this document is from sources deemed reliable but is not guaranteed for accuracy or completeness. Independent verification is advised. The Foxy Group disclaims all liability for errors or omissions.

Forward-Looking Information This document contains forward-looking statements regarding the Foxy Group's objectives, strategies, and anticipated results. These statements, identified by terms like "may," "will," "expect," and similar expressions, reflect management's beliefs but are subject to risks, uncertainties, and assumptions that could cause actual outcomes to differ materially. Key risks include economic, market, and operational conditions. Assumptions made may not prove accurate. Forward-looking statements are not guarantees of future performance, and reliance on them should be cautious. The Foxy Group assumes no obligation to update forward-looking information.

Lot Identification Process

Steps to Qualify Lots



Identify

Target lots using GeoWarehouse



Analyze

Focus on properties owned for over 20 years



Verify

Perform land registry title searches



Shortlist

Focus on lots with no registered mortgages



DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of FoxyRent, FoxyGP, FoxyHome, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for informational purposes only and does not constitute an offer, invitation, or recommendation to purchase securities. By accepting this document, you agree that it: (a) is current as of its date and subject to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group.

Confidential Information The information herein is confidential and proprietary to the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to maintain its confidentiality. Reliance The information in this document is from sources deemed reliable but is not guaranteed for accuracy or completeness. Independent verification is advised. The Foxy Group disclaims all liability for errors or omissions.

Forward-Looking Information This document contains forward-looking statements regarding the Foxy Group's objectives, strategies, and anticipated results. These statements, identified by terms like "may," "will," "expect," and similar expressions, reflect management's beliefs but are subject to risks, uncertainties, and assumptions that could cause actual outcomes to differ materially. Key risks include economic, market, and operational conditions. Assumptions made may not prove accurate. Forward-looking statements are not guarantees of future performance, and reliance on them should be cautious. The Foxy Group assumes no obligation to update forward-looking information.

Marketing Strategy

Engaging Homeowners

Social media ads

01

Hand-delivered literature

02

Sticky notes with QR codes

03

Follow-up calls

04

Face-to-face presentations

05

Model suite visits

06

DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of FoxyRent, FoxyGP, FoxyHome, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for informational purposes only and does not constitute an offer, invitation, or recommendation to purchase securities. By accepting this document, you agree that it: (a) is current as of its date and subject to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group.

Confidential Information The information herein is confidential and proprietary to the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to maintain its confidentiality. **Reliance** The information in this document is from sources deemed reliable but is not guaranteed for accuracy or completeness. Independent verification is advised. The Foxy Group disclaims all liability for errors or omissions.

Forward-Looking Information This document contains forward-looking statements regarding the Foxy Group's objectives, strategies, and anticipated results. These statements, identified by terms like "may," "will," "expect," and similar expressions, reflect management's beliefs but are subject to risks, uncertainties, and assumptions that could cause actual outcomes to differ materially. Key risks include economic, market, and operational conditions. Assumptions made may not prove accurate. Forward-looking statements are not guarantees of future performance, and reliance on them should be cautious. The Foxy Group assumes no obligation to update forward-looking information.

Decision and Follow-Up

Converting Leads



01 Schedule follow-ups to confirm YES or NO

02 Maintain contact with potential future clients
(3-6 months interval)

03 If YES, proceed to the contract phase

DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of FoxyRent, FoxyGP, FoxyHome, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for informational purposes only and does not constitute an offer, invitation, or recommendation to purchase securities. By accepting this document, you agree that it: (a) is current as of its date and subject to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group.

Confidential Information The information herein is confidential and proprietary to the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to maintain its confidentiality. Reliance The information in this document is from sources deemed reliable but is not guaranteed for accuracy or completeness. Independent verification is advised. The Foxy Group disclaims all liability for errors or omissions.

Forward-Looking Information This document contains forward-looking statements regarding the Foxy Group's objectives, strategies, and anticipated results. These statements, identified by terms like "may," "will," "expect," and similar expressions, reflect management's beliefs but are subject to risks, uncertainties, and assumptions that could cause actual outcomes to differ materially. Key risks include economic, market, and operational conditions. Assumptions made may not prove accurate. Forward-looking statements are not guarantees of future performance, and reliance on them should be cautious. The Foxy Group assumes no obligation to update forward-looking information.

Initial Steps

01 Phase One ESA report

04 Issue moving assistance funds

02 Architect's lot potential confirmation

05 Engage Architect and order necessary surveys

03 Rent assessment

06 Apply for CMCH MLI-Select financing

DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of FoxyRent, FoxyGP, FoxyHome, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for informational purposes only and does not constitute an offer, invitation, or recommendation to purchase securities. By accepting this document, you agree that it: (a) is current as of its date and subject to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group.

Confidential Information The information herein is confidential and proprietary to the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to maintain its confidentiality. Reliance The information in this document is from sources deemed reliable but is not guaranteed for accuracy or completeness. Independent verification is advised. The Foxy Group disclaims all liability for errors or omissions.

Forward-Looking Information This document contains forward-looking statements regarding the Foxy Group's objectives, strategies, and anticipated results. These statements, identified by terms like "may," "will," "expect," and similar expressions, reflect management's beliefs but are subject to risks, uncertainties, and assumptions that could cause actual outcomes to differ materially. Key risks include economic, market, and operational conditions. Assumptions made may not prove accurate. Forward-looking statements are not guarantees of future performance, and reliance on them should be cautious. The Foxy Group assumes no obligation to update forward-looking information.

Building Permit and Execution

01 Weekly follow-ups on permit status

04 Distribute final construction schedule

02 Confirm overseas material purchases and delivery timelines

05 Site preparation begins

03 Move homeowner to furnished unit

06 Commissions paid in accordance with the Sales Guide

DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of FoxyRent, FoxyGP, FoxyHome, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for informational purposes only and does not constitute an offer, invitation, or recommendation to purchase securities. By accepting this document, you agree that it: (a) is current as of its date and subject to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group.

Confidential Information The information herein is confidential and proprietary to the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to maintain its confidentiality. Reliance The information in this document is from sources deemed reliable but is not guaranteed for accuracy or completeness. Independent verification is advised. The Foxy Group disclaims all liability for errors or omissions.

Forward-Looking Information This document contains forward-looking statements regarding the Foxy Group's objectives, strategies, and anticipated results. These statements, identified by terms like "may," "will," "expect," and similar expressions, reflect management's beliefs but are subject to risks, uncertainties, and assumptions that could cause actual outcomes to differ materially. Key risks include economic, market, and operational conditions. Assumptions made may not prove accurate. Forward-looking statements are not guarantees of future performance, and reliance on them should be cautious. The Foxy Group assumes no obligation to update forward-looking information.

Summary



Key Takeaways



Strategic location selection ensures project success



Transparent commission structure incentivizes brokers



Systematic processes streamline lot identification and development



Emphasis on community integration and sustainability



DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of FoxyRent, FoxyGP, FoxyHome, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for informational purposes only and does not constitute an offer, invitation, or recommendation to purchase securities. By accepting this document, you agree that it: (a) is current as of its date and subject to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group.

Confidential Information The information herein is confidential and proprietary to the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to maintain its confidentiality. Reliance on the information in this document is from sources deemed reliable but is not guaranteed for accuracy or completeness. Independent verification is advised. The Foxy Group disclaims all liability for errors or omissions.

Forward-Looking Information This document contains forward-looking statements regarding the Foxy Group's objectives, strategies, and anticipated results. These statements, identified by terms like "may," "will," "expect," and similar expressions, reflect management's beliefs but are subject to risks, uncertainties, and assumptions that could cause actual outcomes to differ materially. Key risks include economic, market, and operational conditions. Assumptions made may not prove accurate. Forward-looking statements are not guarantees of future performance, and reliance on them should be cautious. The Foxy Group assumes no obligation to update forward-looking information.