

**TEAM 3000**  
REALTY LTD



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## Sunshine Valley 999 Year Prepaid Registered Improvement Lease Information Sheet

The Properties on the North side of Hwy #3 in the different Huckleberry Villages, Sunshine Valley Grove and Sunshine Valley Estates ¼ Acre Sub-divisions are all 999 Year Prepaid Registered Improvement Leases with Sunshine Valley Developments Ltd.

In British Columbia, some Leases are Good, and some leases are Not so Good. There are many people who have had bad experiences with Leases. This bad experience in the past are all with “Not so Good” leases. Our leases are “Good”. Let me tell you why;

There are 3 things that make a Lease either Good or Not so Good;

- 1) The Length of the Lease – you want a lease as long as possible. These Sunshine Valley Improvement Leases are 999 years which is the longest you can have a lease in British Columbia. Upon closing, the balance of time remaining on the lease will be Assigned to you (unless it’s a brand new lease, then your lease starts with 999 years remaining). The current Leases on our RV Lots and Camping Cabins all began around 1975 so there are about 954 years left on the existing Sunshine Valley leases. You don’t want a lease with, lets say, 30 years left on it because after 10 years, if you go to sell it with only 20 years left on it then its gone down in value. Sunshine Valley Leased properties are so long that the property values follow the general trend of all Real Estate in BC and they therefore continue to rise in value. That’s a checkmark in the Good column.
- 2) Prepaid Lease – These Improvement Leases have been pre-paid for the entire 999 year term. There is Maintenance fees of \$33 a month for clearing snow and maintenance of the security gate but there are not any monthly or yearly Lease Payments or Pad Rental. You don’t want a lease that has a huge \$700/mth pad rental or some type of monthly or yearly lease fees because those can change in the future and suddenly you are asked to pay a increased monthly sum, or abandon your property. These Improvement Leases are all pre-paid for the entire term so you can’t be asked to pay more “rent” down the road. That’s another checkmark in the Good column.
- 3) Lease with a Private Company – Sunshine Valley Leases are with a private company called Sunshine Valley Developments Ltd. You don’t want a Lease with the Government or on Native Land; the reason is that the Government and Native Bands sometimes have more legal rights to change or challenge something in a Lease that a Private Company can’t. For example, maybe you are a farmer and lease some land from the BC Govt to farm on. You have your farm growing fine then the govt comes along and says they are putting the Trans Canada Pipeline right through the center of your farm. They sometimes have legal rights to do things like that where a Private Company can’t lease you property and then change the terms after the sale or put a pipeline through the middle of it. That’s a final checkmark in the Good column.

That’s 3 “Good” checkmarks! (cont)

For those 3 reasons, Sunshine Valley leases rank a firm “Good” (in my opinion).

Sunshine Valley leases have been in force since the early 1970’s and have proven themselves throughout the test of time. We are now 48 years into the first RV site leases. The next generation of owners, whose parents owned a site in Sunshine Valley and brought their kids up with them to enjoy all the things Sunshine Valley has to offer, has passed on their properties to their children. Now those children have grown up and bought their own families and children to Sunshine Valley; so the pattern continues.

*These properties have stood the test of time and are valuable assets to own and enjoy and/or leave to your family for generations to come.*

If you don’t already have these documents for the Village(s) you are interested in, then please ask for them;

Rules and Regulations (Disclosure Statement for New Lots)

Building Code w/Sunshine Valley special Snow Load Requirements

Sample Copy of the 999 Year Lease

Lot Layout/Survey

Monthly Utility and Maintenance Fees

Maps of Sunshine Valley showing the location of all the special things Sunshine Valley has to offer; Recreation Club with Outdoor Pool and Indoor Hot Tub, Playground, Lake, Ice Rink, River Walks, Hiking Trails, ATV and Motorbike Trails, Cross Country Ski Trails, Holiday Trails Corner Store w/Liquor Store, Propane Sales, Owners Garden, Sunshine Valley Museum and over 1200 acres of private mountain alpine property to explore and enjoy.

Most of our properties are in gated communities, therefore, in order to view the lots, you need an appointment with me to have me let you in and accompany you in order to view.

Please feel free to call/email/text (email sometimes works best for me) anytime for more information or to make an appointment to view.

*“Get back to nature, a weekend at a time.”*

Walter Rawlinson

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