

nomi

RESORT CLUB



A letter from
ELISE BLOUIN

Dear Reader,

NOMI Resort Club is my life’s work, my life’s passion—a 850-acre private retreat where nature and luxury coexist and together create wellness. Over the years, I’ve watched it grow into something truly special, a place where members and guests reconnect with what is outside and, in doing so, reconnect with themselves. It is a place that lavishes you with world-class amenities and personalized service, wellness programs and outdoor adventures, fine dining and curated experiences. NOMI isn’t just a destination; it’s a lifestyle in and of itself, an ambition and an explanation that has touched the hearts of all those who enter.

From the beginning, I believed that something this innate, this grand, was always meant to be shared, not just prized from a distance. That belief has guided my latest endeavour, and is the reason for this letter. I am excited to present you now—The Cottage Collective.

The Cottage Collective is an exclusive collection of luxury resort homes for a select group of investors like you, providing the rare opportunity to own a piece of this beautiful landscape. This community of turnkey income properties has been designed both as a personal retreat and a vehicle of revenue. You’ll have the opportunity to enjoy your own cottage in the heart of nature, while also benefiting from the flexibility of renting it out to others when you’re not using it, ensuring you get both the experience and the investment, the relaxation and the return.

As with everything at NOMI Resort Club, The Cottage Collective has been designed with care, elegance, and an unwavering commitment to excellence. This is more than just a property investment—it’s a chance to be part of a thriving community that celebrates those who can say Nature Occupies My Imagination.

I invite you to explore this new chapter, which marks the future of the resort, and join me in being one of the few who have the luxury of being able to call NOMI Resort Club home.

Warm regards,

Elise Blouin

Founder & CEO, NOMI Resort Club

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CANADA'S NEWEST RESORT COMMUNITY.

Nomi Resort Club is carved out of the rugged forests of the Canadian Shield, nestled at the gate to Algonquin Provincial Park and a vast 1,800 feet of waterfront in Haliburton County.

nomi[®]

community



The private retreat is where land meets lake, where luxury residences and curated experiences hold a mirror to the natural splendour celebrated in the paintings of the legendary Group of Seven. They come from across Ontario and around Canada to stay for the adventure, to live for the experience. But you have the opportunity to do more.

"TO NOT JUST INVEST IN, BUT OWN..."

a piece of NOMI Resort Club, a piece of that Nature that Occupies My Imagination. You have found revenue-driven real estate, maintenance-free living, and the year-round returns of a resort. You have found Ontario's four-season wellness community.



TURNKEY INCOME PROPERTIES.

One Cottage. Three Condos.
From \$899,000.



A private community of select owners and investors, a limited collection of contemporary resort homes immersed in an ancient landscape, the Cottage Collective is set on a private road at the edge of the forest and just minutes from the lake.

Each in the collection comes fully furnished and with a NOMI Resort Club Membership. This, then, is a residence and an opportunity that gives you more than a turnkey income property; it reserves for you a place in all of the resort’s experiences and escapes, a table at all the resort’s restaurants and lounges, an appointment at all resort’s spas. And the membership benefits extend to your renters too.



NOMI RESORT CLUB

is strategically positioned midway between Ottawa and Toronto, offering you a unique advantage.

This prime location provides unparalleled access to two diverse markets, each with its own distinct economic and recreational opportunities. By investing in The Cottage Collective, you tap into the dynamic potential of both cities, a dual-market approach that maximizes returns and reach by capitalizing on varied regional growth and demand. These resort homes are both a gateway and a mainstay. Whether they come to stay, eat or play, whether for a little or a long time, they come to you.

THE BENEFITS.

RENTAL INCOME

Subsidize your vacation home by renting to Guest, Resort Access or Annual Members. Annual Memberships range up to \$4,000 per week per year, and contribute to your income. Guest Members can experience membership benefits before they decide to join.

MEMBERSHIP ACCESS

Gain access to NOMI Resort Club’s full range of white-glove services, member-exclusive offers, bespoke tastings and wellness experiences—value-added benefits that maximize income and equity.

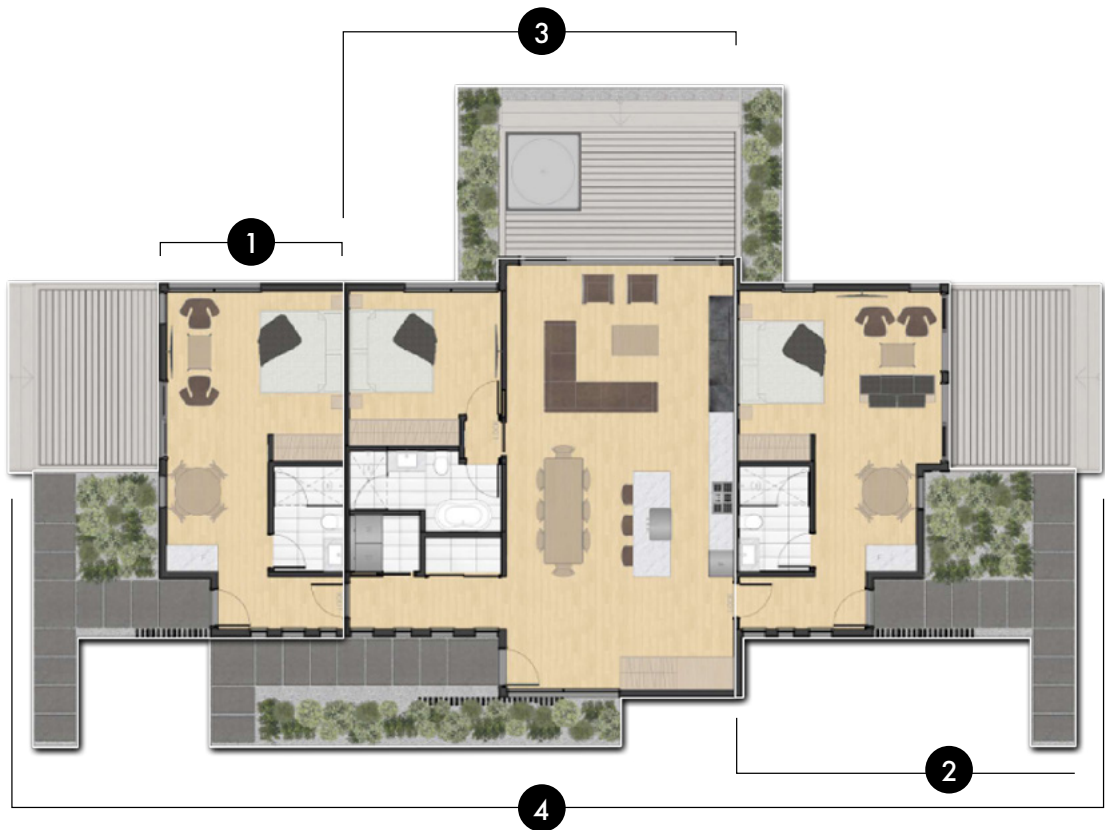
INVESTOR SERVICES

Receive a dedicated property management team that will handle short-term and membership rentals, all booking services, marketing and sales, along with year-round cleaning and maintenance.

AND MORE

OWN A PIECE OF NATURE.

One Investment.
Four Streams of Revenue.



1. Signature Studios

2. Signature Studios

3. Grand Gallery

4. Cottage



The Cottage Collective has been designed to maximize both the experience and the investment. The residences feature three bedrooms, three bathrooms and three private entrances.

PRO FORMA ANALYSIS.

Peak Season Rental Outlook (May 1 – November 15)

POTENTIAL RENTAL INCOME:
\$15,680 monthly

5 MONTHS FORECAST
\$78,400

8 MONTHS FORECAST
\$125,440

Shoulder and Off-Season Rental Income Generated
Through Discounted Packages and Escapes)

POTENTIAL NET OPERATING INCOME:
\$7,600 monthly

POTENTIAL NET OPERATING INCOME:
\$53,197 annually

CAPITALIZATION RATE:
7.13%

THE GRAND GALLERY.

Where the Cottage Collective Stays.



The Grand Gallery is the centerpiece of your turnkey income property, featuring a Peloton bike and fully equipped kitchen that opens onto to a spacious deck*. For those looking to elevate their outdoor experience, there's the option to add a luxurious hot tub to the deck, providing a perfect retreat beneath a spill of stars.

* DECK ARE UPGRADES

POTENTIAL RENTAL INCOME PER WEEK: \$2,320

Based on Peak Season of 24 Weeks



UPGRADED FEATURES AND FINISHES INCLUDED

- 12' ceilings
- Fully furnished
- Nespresso machine
- Frette linens
- Washer/Dryer
- Upgraded kitchen cabinetry with Fisher Paykel appliances

(Fridge, Free Standing Range, Microwave, Dishwasher, Stainless Sink, Wall Oven)

- Premium deluxe vinyl flooring options
- Nordi Grey Patterns of Porcelain Tiles by Anatolia
- Dyson technologies

(Free Cleaning Vacuum and Dyson Super Sonic Hair Dryers)

- Modern Taymor hardware selections
- Benjamin Moore Paint Selections
- High performance modern exterior cladding and trim

THE SIGNATURE STUDIOS.

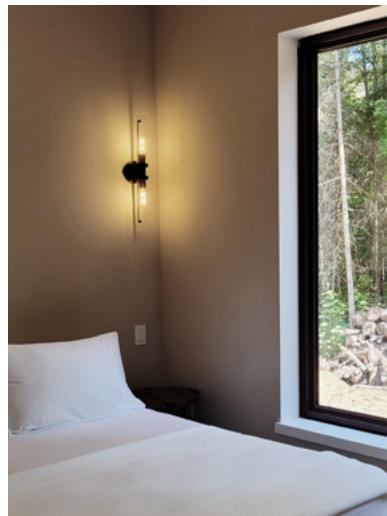
Where the Cottage Collective Stays.



Stretching the resort experience, two Signature Studios offer a more individual, yet equally considered stay. Each comes with a Peloton bike and convenient kitchenette, overlooking a different aspect of the forest that has gathered at the windows. There is the option to add decking and create a private outdoor space.

POTENTIAL RENTAL INCOME PER WEEK: \$1,600

Based on Peak Season of 24 Weeks



UPGRADED FEATURES AND FINISHES INCLUDED

- 9' ceilings
- Fully furnished
- Nespresso machine
- Frette linens
- Kitchenette with a fridge and freezer drawer
- Premium deluxe vinyl flooring options
- Nordi Grey Patterns of Porcelain Tiles by Anatolia
- Dyson technologies

(Free Cleaning Vacuum and Dyson Super Sonic Hair Dryers)

- Modern Taymor hardware selections
- Benjamin Moore Paint Selections
- High performance modern exterior cladding and trim

LUXURY APPOINTMENTS *At Additional Cost*

- Fiora Slate Ardoise Shower Base Options
- Dyson hair Dryer options
- 4 Large screen TVs
- BBQ Napoleon package
- Hot Tub
- 3 separate entrance decks with glass rails
- Peloton Bike In-Room
- And more

SURROUNDED BY THE SPECTACULAR

WHERE THE COTTAGE COLLECTIVE GATHERS.

Site Plan ■ Unit Sold



ELEPHANT LAKE ROAD

NOMI OPENS ITS DOORS TO YOU.

Where the Cottage Collective Thrives.



ANNUAL SOCIAL
MEMBERSHIP (VALUED
AT \$3,500/YEAR)

FULL ACCESS TO NOMI
RESORT CLUB’S AMENITIES

15% OFF OF OUR AFFILIATE
RETAIL PROGRAM

Lululemon, Beau Lake, Nespresso, Frette

15% CREDITS AT LANDS
8FIFTY RESTAURANT

Your membership fees will reduce each
time credit is used in the restaurant

DEPOSIT STRUCTURE.



\$25,000

with Signed Reservation Agreement

\$38,750

due on Purchase Agreement / Bill of Sale signing date

\$38,750

due in 30 days

\$38,750

due in 60 days

\$38,750

due in 75 days

Balance

due on Closing



8fifty^{LANDS} LOUNGE

Where the
Cottage Collective
Meets.

Culinary inventiveness, sommelier expertise, and designer aesthetics define 8Fifty Lounge, a welcoming retreat with a delectable tapas menu and an exclusive wine list. Here, members and guests gather, engaging in sparkling conversation as they savor the experience unfolding. The intimate setting and curated ambiance make every visit feel like a special occasion.



LANDS 8fifty^{LANDS} RESTAURANT

Where the
Cottage Collective
Eats.

The heart of NOMI Resort Club's vibrant events and curated escapes, Lands 8Fifty Restaurant delivers a locally-sourced culinary experience. With tasteful interiors, an intimate ambiance, and a commitment to sustainability, top-rated chefs and professional staff offer a taste of Wellness, blending fine cuisine with exemplary service, making each meal a memorable journey.

F



&



B



SPADERMA

b o d y . f a c e . s k i n .

Where the Cottage Collective Journeys.

This is your true Wellness. Spa Derma is a luxury spa that moves beyond the surface to reach a deeper essence. Luxury, indulgence and exclusivity in a treatment: botanical and apothecary experiences, rose petal soaks, facial masks, Himalayan bath and foot soaks, eucalyptus towels, peppermint scalp massages, lemongrass infusions. An expansion is coming, featuring more bodywork rooms, a co-ed steam room, hot spa, sauna, yoga studio, lunch area and lounge.



Botanical & Apothecary Experiences

Rose Petal Soaks, Himalayan bath and foot soaks

Peppermint scalp massages, Lemongrass infusions

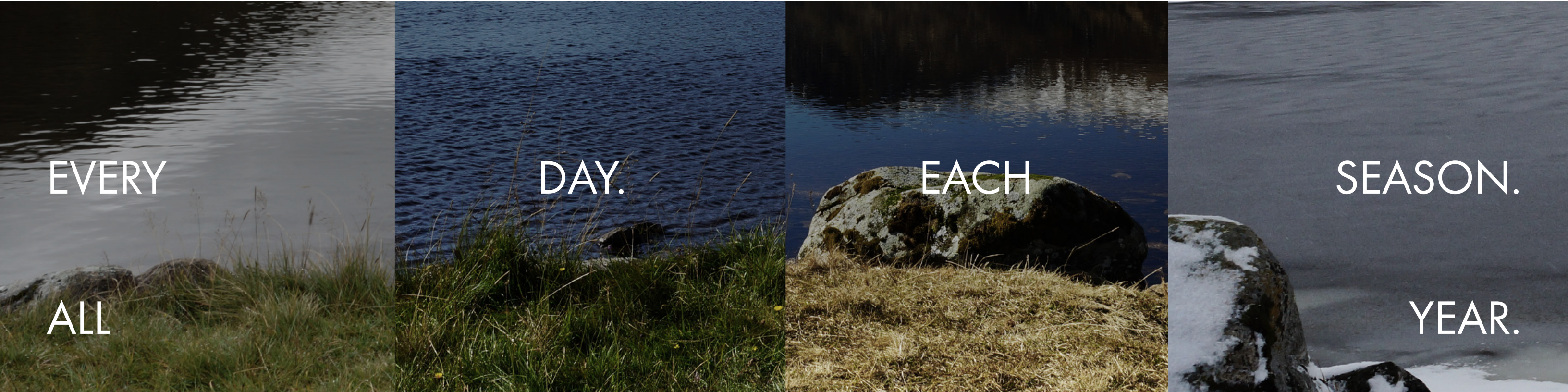
Co-ed steam room, Hot Spa, Sauna, Yoga Studio

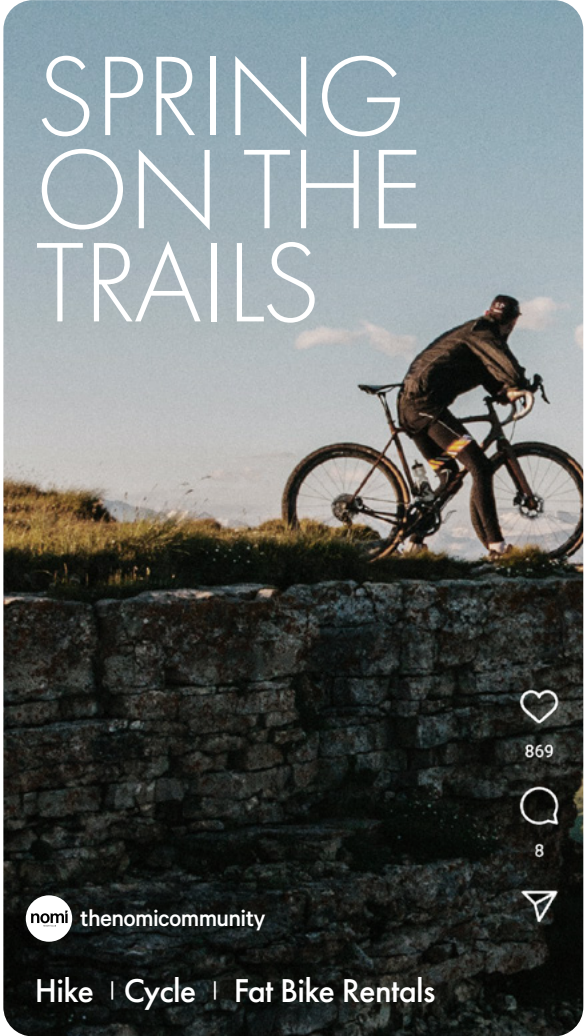
An expansion is underway



THIS IS YOUR ADVENTURE.

Where the Cottage Collective Plays.





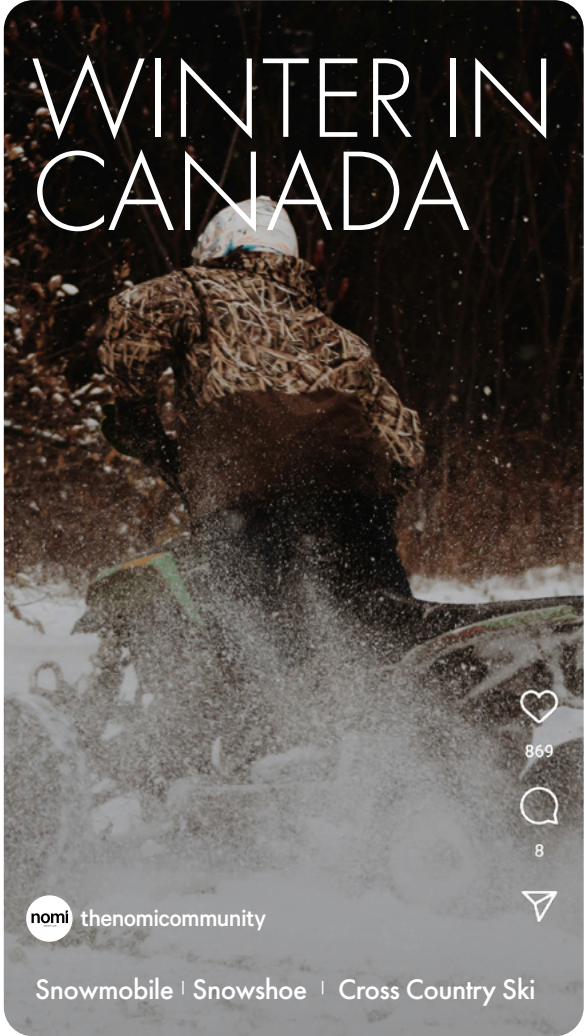
NOMI Resort Club's trails have become a signature attraction, currently expanding to reach a combined distance of 31 km. Minutes away, you'll find Algonquin Provincial Park and its 2,000 lakes, 1,200 km of streams and 17 interpretive hiking trails' you'll find the High Falls Trail, the White Oak Trail and the Hawthorne Trail.



Glide across the calm waters in a kayak, canoe, or paddleboard, feeling the sun on your skin and the invigorating lakeside breeze as you explore the vast 1,800 feet of shoreline. NOMI Resort Club also offers fishing boats for rent, allowing you to cast your line, test the waters and take in the sights and sounds of summer.



Gather around a fire pit by the shores of Lake Benoit, gaze at the fall foliage and watch the reflection of the huge pines meet the shoreline: doubled stars, a double moon, and loons calling in the distance. Experience NOMI Resort Club's Nordic Spa Escape, with a large sauna and steam room, outdoor pool spa with the addition of fire place sitting lounges, heating solarium and outdoor shower.



NOMI Resort Club rests along Snowmobile Trail 620, allowing easy access to neighbouring communities. The Club also offers access to two snowshoeing and cross country ski trails: the Yellow Trail and the Blue Trail. The first is an entry-level course, while the second is advanced—both offering exploration for adventurers of all skill levels.

NEW EXPERIENCES AT NOMI RESORT CLUB.



LOBBY BISTRO

Envisioned by renowned Tomas Pearce Design, the bistro will host a lounge with a light beverage and culinary menu, setting the foundation for a second upscale dining experience.



CLUBHOUSE

8FIFTY Lakeside will offer year-round facilities by the lake, including a water spa and outdoor food venue— with lakeside dining during spring and summer, and around a fireplace come winter—alongside wine pairings and tasting.



NESPRESSO LOUNGE

A private space for coffeetastings paired with complementary food, the Nespresso lounge will treat our guests to the latest, newest and boldest flavours.



WELLNESS CENTRE

Dedicated to relaxation and rejuvenation, the Wellness Centre will feature additional spa and water treatments, steam rooms, a studio gym, pool and reading lounge all facing the lush surroundings.



BOUTIQUE

Our guests and members’ very own private shopping experience, where they can purchase everything from Frette robes, Yetti and Lululemon fashion, to Bobor, Vivier, Aluminer and Cela spa products.



SPORTS COURTS

Tennis, volleyball and multi-use courts will sprawl across the landscape, offering pockets of manicured lawns and paved concrete spaces in which to enjoy a full range of sports and recreation.

PELOTON STUDIO



A state-of-the-art facility with the latest Peloton equipment, including bikes, treadmills, and strength stations, with a variety of classes led by world-class instructors. Push your limits, track your progress, and stay motivated in a vibrant, community-driven environment.



LAKESIDE RESTAURANT

The culinary destination will feature a menu inspired by fresh, locally sourced ingredients, with dishes that reflect the vibrant flavors of the season—all set against breathtaking scenery that provides a backdrop for every occasion.



PORSCHE EV CHARGING STATIONS

Nomi Resort Club has partnered with Porsche Cars Canada, Ltd. and Porsche Oakville to offer complementary charging for guests with electric or e-hybrid Porsche model as part of the Porsche Destination Charging program.



EXPANSION OF THE NORDIC SPA

The expanded spa will create a serene, nature-immersed experience with outdoor thermal pools, saunas, and relaxation areas, all designed to harmonize with the surrounding landscape.



LAKESIDE BOATHOUSE

Conveniently located by the shores of Lake Benoir, the coming boathouse will offer a variety of watercraft rentals for easy access to the waterfront and its vast vista.

BECOME
PART
OF ALL
THAT
WE ARE
CREATING.

This is your invitation to become part of an exclusive community that has drawn some of the world’s leading brands in luxury, health, and wellness. Your success is tied to each of theirs. You’ll be at the forefront of a movement. One that blends luxury living with holistic wellness. One that builds wealth in a market that stands the test of time.

OUR
PARTNER AFFILIATES

















OUR
PARTNER SPA BRANDS









NATURE OCCUPIES MY IMAGINATION

Where tires reach the end of the road
And only your footsteps can take you further,

You have arrived.


For the trees open

A quiet place, hidden away
In the freedom of snowfall and sunlight
Where land nourishes you
And sky paints you
You can stay here, as long as you'd like
Knowing that when you leave
Everything will grow, spread, change, transfigure
Waiting for the moment it once again hears your
footsteps on the ground
And rushes to welcome you.

MEMBERSHIP PRICING



1 BEDROOM CONDO STUDIO

ANNUAL 5-YEAR	FRIDAY - FRIDAY STAYS
<div>DETAILS</div> <div> x2</div> <div>6 Nights, 7 Days, Social Couples Membership</div> <div>1 bedroom deluxe night 1</div> <div>1 bedroom deluxe night 2</div> <div>1 bedroom deluxe night 3</div> <div>1 bedroom deluxe night 4</div> <div>1 bedroom deluxe night 5</div> <div>1 bedroom deluxe night 6</div>	<div>RESORT FEE</div> <div><div>Breakfast Included 6 days</div><div>(30.00 per person @2 pp)</div></div> <div><div>1 Day Selection Lunch package, in-studio dining</div><div>(40.00 per person @2 pp)</div></div> <div><div>1 Day Selection Lunch package, Lands8FIFTY</div><div>(40.00 per person @2 pp)</div></div> <div><div>2 Days BBQ Selection, in studio dining</div><div>(65.00 per person @2 pp)</div></div> <div><div>3 Night Prefix Dining Menu Lands 8FIFTY</div><div>(255.00/day for 2 pp)</div></div> <div><div>SUB TOTAL</div><div>2,190.00</div></div> <div><div>20% Service Fee</div><div>438</div></div> <div><div>HST Tax</div><div>284.7</div></div> <div><div>TOTAL</div><div>2,912.70</div></div>

MEMBERSHIP SERVICES

Members will have complementary access to the resort amenities which include access to steam room, saunas, spa pools and any future amenity buildouts. Any additional food services at the restaurant outside the membership plan at an additional 20% off. Spa Derma treatments, boutique products such as lululemon and any products at 20% off.

ANNUAL WEEK BOOKINGS

Annual bookings will be required to be made in the month of January at the beginning of each year. All bookings for your annual stay are considered final. Changes may be made well in advance of 4 weeks.


MEMBERSHIP POLICIES

Restaurant credits can only be redeemed from Sunday through to Wednesdays. Alcohol, wine, cocktails, beers and specialty coffees such as Nespresso, softdrinks and specialty waters and teas are excluded and must be paid seperately. Reservations must be made following the established protocols through Membership Administration.

SPLIT WEEKS

Members can enter into a split week with the option to have a co-member take the initial 3 days or balance 4 days of the membership. Members can allocate an added cost to the split week ontop of the co-members payment. A suggested price would be an added \$500.00 to the plan.

2 BEDROOM DELUXE CONDO STUDIO

ANNUAL 5-YEAR	FRIDAY - FRIDAY STAYS	
<div>DETAILS</div> <div> x4</div> <div>5 Nights, 6 Days</div> <div>Additional fee for 5/6 people</div> <div>2 bedroom deluxe night 1</div> <div>2 bedroom deluxe night 2</div> <div>2 bedroom deluxe night 3</div> <div>2 bedroom deluxe night 4</div> <div>2 bedroom deluxe night 5 (comp)</div>	RESORT FEE	
	Breakfast Included 6 days	(30.00 per person @4 pp)
	1 Day Selection Lunch package, in-studio dining	(40.00 per person @4 pp)
	1 Day Selection Lunch package, Lands8FIFTY	(40.00 per person @4 pp)
	1 Days BBQ Selection, in studio dining	(65.00 per person @4 pp)
	2 Night Prefix a&b Dining Menu Lands 8FIFTY	(255.00/day for 4 pp)
	SUB TOTAL	3,484.00
	20% Service Fee	696.8
	HST Tax	452.92
	TOTAL	4,633.72

MEMBERSHIP SERVICES

Members will have complementary access to the resort amenities which include access to steam room, saunas, spa pools and any future amenity buildouts. Any additional food services at the restaurant outside the membership plan at an additional 20% off. Spa Derma treatments, boutique products such as lululemon and any products at 20% off.

ANNUAL WEEK BOOKINGS

Annual bookings will be required to be made in the month of January at the beginning of each year. All bookings for your annual stay are considered final. Changes may be made well in advance of 4 weeks.


MEMBERSHIP POLICIES

Restaurant credits can only be redeemed from Sunday through to Wednesdays. Alcohol, wine, cocktails, beers and specialty coffees such as Nespresso, soft drinks and specialty waters and teas are excluded and must be paid seperately. Reservations must be made following the established protocols through Membership Administration.

SPLIT WEEKS

Members can enter into a split week with the option to have a co-member take the initial 3 days or balance 4 days of the membership. Members can allocate an added cost to the split week ontop of the co-members payment. A suggested price would be an added \$800.00 to the plan.

3 BEDROOM CONDO HOUSE

WEEKLY	FRIDAY - FRIDAY STAYS
<div>DETAILS</div> <div> x6</div> <div>6 Nights, 7 Days, Social or Family Membership Can accommodate 7-8 based on condo unit with management approval</div> <div>Additional cost adjustments may apply.</div> <div>3 bedroom deluxe with sofa, night 1 3 bedroom deluxe with sofa, night 2 3 bedroom deluxe with sofa, night 3 3 bedroom deluxe with sofa, night 4 3 bedroom deluxe with sofa, night 5 3 bedroom deluxe with sofa, night 6</div>	<div>RESORT FEE</div> <div>Breakfast Included 6 days (30.00 per person @6 pp) 1 Day Selection Lunch package, in-studio dining (40.00 per person @6 pp) 1 Day Selection Lunch package, Lands8FIFTY (40.00 per person @6 pp) 1 Days BBQ Selection, in studio dining (65.00 per person @6 pp) 3 Night Prefix Dining Menu Lands 8FIFTY (255.00/day for 6 pp)</div> <div>SUB TOTAL 6,565.00 20% Service Fee 1313.00 HST Tax 853.45 TOTAL 8,731.45</div>

EXCHANGE WEEKS WITH RCI TRAVEL:
Option to exchange your week to travel at other resort locations worldwide.

MEMBERSHIP SERVICES

Members will have complementary access to the resort amenities which include access to steam room, saunas, spa pools and any future amenity buildouts. Any additional food services at the restaurant outside the membership plan at an additional 20% off. Spa Derma treatments, boutique products such as lululemon and any products at 20% off.

ANNUAL WEEK BOOKINGS

Annual bookings will be required to be made in the month of January at the beginning of each year. All bookings for your annual stay are considered final. Changes may be made well in advance of 4 weeks.


MEMBERSHIP POLICIES

Restaurant credits can only be redeemed from Sunday through to Wednesdays. Alcohol, wine, cocktails, beers and specialty coffees such as Nespresso, softdrinks and specialty waters and teas are excluded and must be paid seperately. Reservations must be made following the established protocols through Membership Administration.

SPLIT WEEKS

Members can enter into a split week with the option to have a co-member take the initial 3 days or balance 4 days of the membership. Members can allocate an added cost to the split week ontop of the co-members payment. A suggested price would be an added \$800.00 to \$1000.00 to the plan.

3 BEDROOM CONDO HOUSE

WEEKLY	FRIDAY - TUESDAY STAYS	
<div>DETAILS</div> <div> x6</div> <div>4 Nights, 5 Days, Social or Family Membership Can accommodate 7-8 based on condo unit with management approval</div> <div>Additional cost adjustments may apply.</div> <div>3 bedroom deluxe with sofa Night 4 nights 5 days</div>	RESORT FEE	
	Breakfast Included 6 days	(30.00 per person @6 pp)
	1 Day Selection Lunch package, in-studio dining	(40.00 per person @6 pp)
	1 Day Selection Lunch package, Lands8FIFTY	(40.00 per person @6 pp)
	1 Days BBQ Selection, in studio dining	(65.00 per person @6 pp)
	3 Night Prefix Dining Menu Lands 8FIFTY	(255.00/day for 6 pp)
	SUB TOTAL	4,555.00
	20% Service Fee	911.00
	HST Tax	592.15
	TOTAL	6,058.15



LIVE FOR THE EXPERIENCE

Stay for the adventure.

nomi
RESORT CLUB