



PARKSIDE VICTORIA

R E S O R T & S P A

10 INSIGHTS INTO FRACTIONAL REAL ESTATE

The idea of second home ownership is nothing new. From the family cottage on the lake to the lodge next to the mountain, families have been escaping to vacation homes for decades. In recent years, shared ownership has become an increasingly popular option.

- 1. A real estate investment:** Fractional real estate is the innovative division of whole homes into fractional interests, sold as deeded property. Fractional purchases have been shown to appreciate on par with whole ownership, functioning as a lifestyle investment that can also bring a financial return.
- 2. The right amount of pie:** Pies are delicious but very few people have the appetite to eat a whole one. Typical vacation home owners also only need a portion of use of their second home, averaging between 25 to 35 days annually. So why pay for a portion greater than what you can use? Fractional ownership is based on giving you a portion that suits your family and your needs, allowing you to enjoy what suits you at a much lower cost than whole ownership.
- 3. The green choice:** Fractional ownership is a more environmentally-friendly way to develop second homes because the space and materials are enjoyed by more people, reducing the need for more developments.
- 4. Earn revenue:** Many fractional properties place the suites into a rental pool when they are not being used by the owners, allowing the owner to share in rental revenue. And since most fractional properties operate as hotels, they typically take in more revenue per night than the average rental property.
- 5. Hassle-free upkeep:** We all know the image of the cottagers busy with repairs in the spring and struggling to remove docks in the frigid waters of autumn. None of that applies to fractional ownership. Fractional properties typically have management companies that are responsible for taking care of maintenance, landscaping, housekeeping and security. This allows owners to share maintenance costs fairly.
- 6. Community base:** In the case of multi-home fractional properties such as resorts, owners make up a community of people able to share in common interests, recreational activities and social events.
- 7. No furnishing needed:** Fractional owners need not spend thousands filling their second home. Fractional homes are typically fully-furnished and equipped.
- 8. Part owner, full perks:** Although fractional owners own a part of their second home, that doesn't mean they enjoy less of it. In fact, owners typically receive access to amenities beyond their home. Whether it be sandy beaches, pools, hot tubs or fitness facilities, fractional owners are able to enjoy all that the property has to offer.
- 9. International travel options:** Imagine exchanging your home for an over-the-water hut in Tahiti, a vineyard in France, or the ski slopes of Whistler? Many fractional properties offer access to premium properties around the world through exchange programs.
- 10. Family sharing:** Fractional homes are easily shared with family and friends – no forms to sign, no hoops to jump through.