



SURE HOME STAYS

Hand Crafted Suites



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Made for Every Modern Traveler

Sure Home Stays is an international hospitality brand that embraces the sharing economy. We host thousands of travelers around the world in luxurious fully furnished studios, condos, single-family homes, and hotel rooms.

We accommodate our guests in properties from partnerships with homeowners, investors, and developers through commercial leases. Additionally, through our focus on technology, we manage and coordinate hosting guests for other individuals and businesses in the hospitality industry.

Our goal is to become your best and last tenant.





O2
Sure Home Stays as a Resident

Atlanta, GA



Victoria, BC



Calgary, AB



Halifax, NS



Winnipeg, MB



Saint John, NB

Your Anchor Tenant



Expedited Lease-Up: 100% occupancy on day one after completion; no lease-up.

Proven Rent Payments: Guaranteed monthly income; on-time, every time. Strong balance sheet and a large operating account.

No Vacancies: Eliminate vacancies, credit loss, ongoing maintenance, leasing commissions, and turnover costs.



Deal Criteria

Sure Home Stays helps de-risk multifamily development projects and increases NOI by accelerating / eliminating lease-up, reducing recurring management costs, and maintaining high occupancy.

Existing & Pre-Completion Multifamily	
Deal Type	Leasing partial or entire residential buildings
Lease Term	2-3+ years
Deal Size	5-20 units
Zoning	Adheres to Short Term Rental (STR) or hotel/transient lodging licensing ordinance(s)
Location	Desirable neighborhoods with excellent walk scores due to close proximity to dining, nightlife, retail and access to public transportation
Brand Standards	Adheres to Sure Home Stay’s high quality requirements including a kitchen and living space with modern finishes and amenities



By The Numbers

Our Portfolio

93+
Rooms

61+
Locations

40+
Real Estate Partners

Capital / Funding

\$3 Million
Venture Capital Debt
Financing Raised to Date

\$18 Million+
Real Estate Assets owned
by founders

\$132k+
SHS Monthly Gross
Revenue as of 9/30/2020

Guest Experience

4.87 Star
Average stay rating

9,000
Nightly stays

81%
Average Occupancy

99%
Response Rate

Our Team

5
Executives

23
Hospitality Agents

21
Hourly/Interns/Contractors

1
Call Center

Financials available upon request.



Our Portfolio



Current Markets



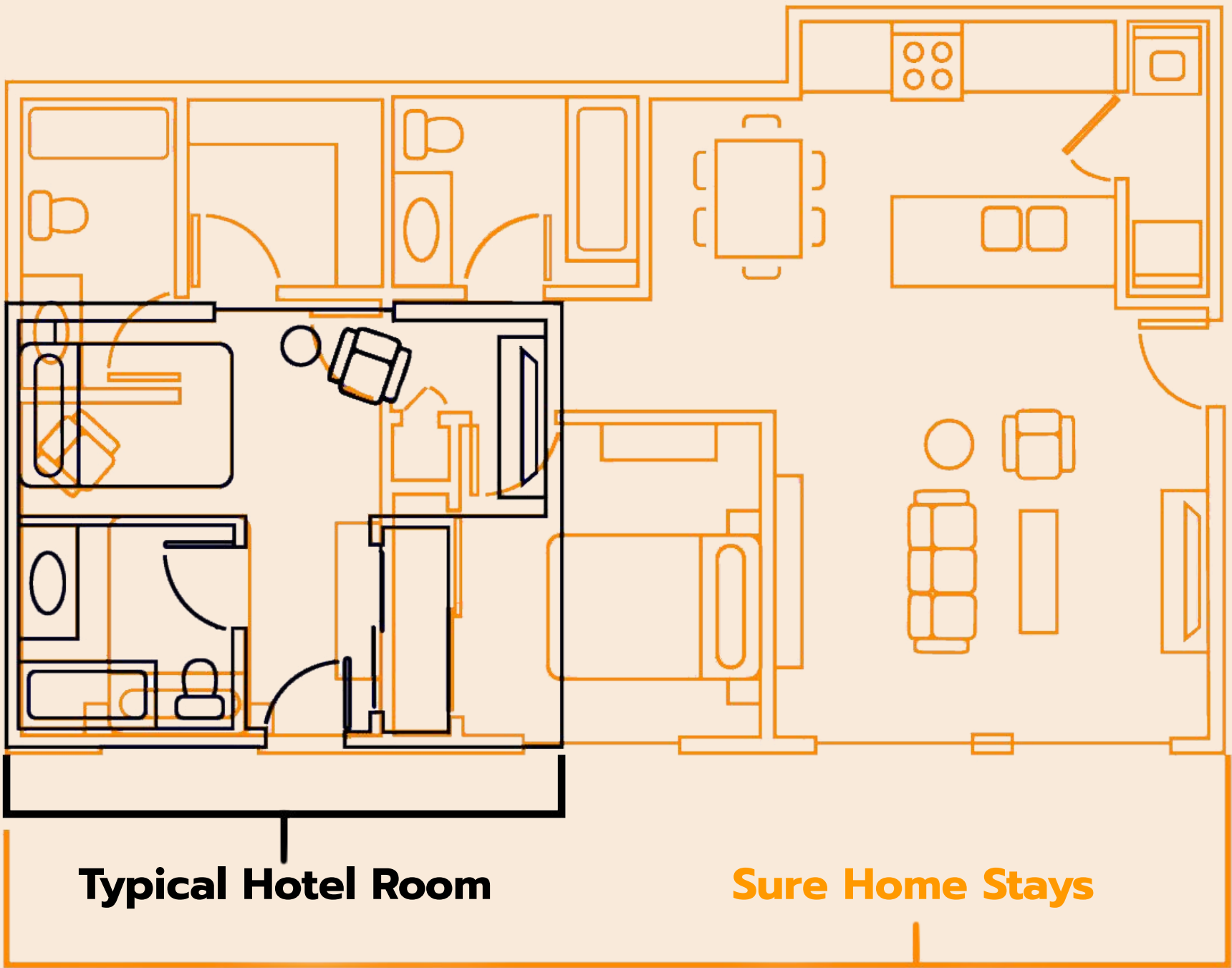
Target Markets





The Democratization of Travel

Sure Home Stays VS Typical Hotel Room



	<u>Typical Hotel Room</u>	<u>Sure Home Stays</u>
Bedrooms	1	1
Average Living Space	300 sq ft	750 sq ft
Average Daily Rate	\$168.00	\$125.00
Destination Marketing Tax & HST	\$30.71	\$0.00
Occupancy	68%	81%



Forward-Thinking Design

True Sense of Place

Each apartment is lovingly designed from scratch, resulting in an authentically local experience weaved into the building's overall design mosaic.

Only The Best

Sure Home Stays owns all of our furniture and supplies, sourced from global partners. Each apartment's contents is estimated at \$10,000 - \$20,000 retail value.

Elevated Design

Sure Home Stays spaces and designers have been featured in:





Resident Sure Home Stays

- » Our Guest Satisfaction **4.87 Stars**
- » The **Average Age** of our guests is 36 years old
- » **Business Travelers** account for approximately 45% of our guests
- » **Families** make up approximately 15% of our guests
- » **1 in 8** guests have stayed with us before





Good Neighbor Policy

Common Area Etiquette

Three strike rule for all Sure Home Stays staff interacting with building residents; for example, no supplies in the lobby, elevator priority to residents, etc.

Local Property Management

Available 24/7 to all guests and building staff, but out of the way when not needed.

House Rules

Security deposit collected on all stays to ensure full compliance to building rules.

Guest Screening

Detailed list of historically fraudulent profiles (names, credit cards, phone numbers, IP addresses).

No Party Policy

Thorough screening, minimum stay requirements, premium pricing and constant monitoring.

Smart Homes

Smart connectivity improves nuisance and noise detection, triggering real-time alerts for immediate actions against potential disturbers.

The SHS Promise & Service Recovery

All Sure Home Stays staff are fully empowered to ensure 100% guest satisfaction and follow-up, reducing negative reviews across all platforms.



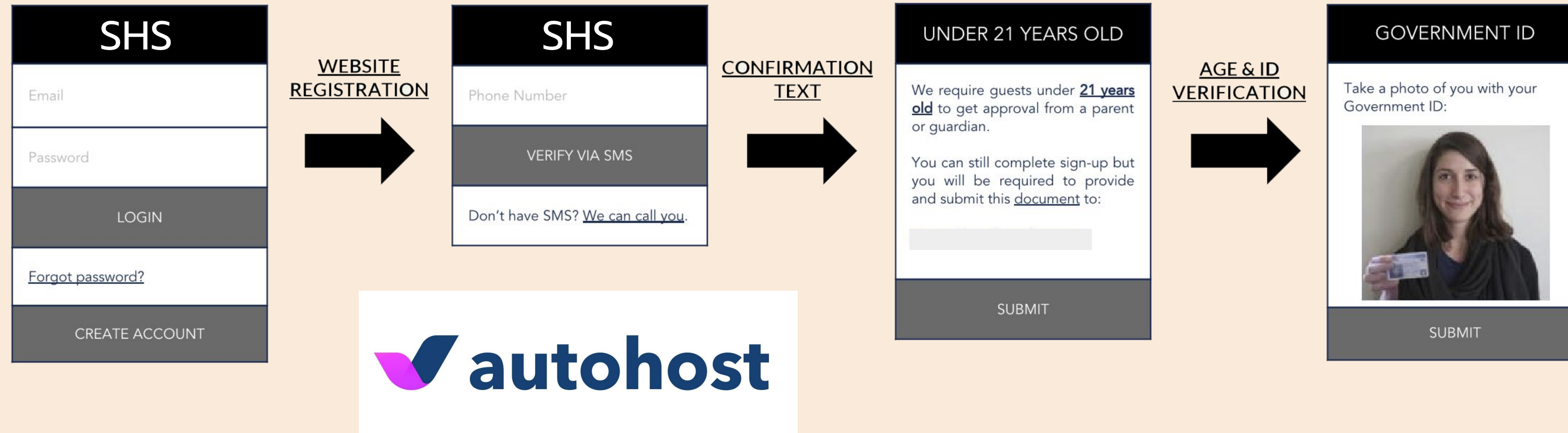


Access & Security

Sure Home Stays employs a four-step verification process and fraud prevention system to ensure all guests are vetted each time. Our dedicated Trust & Safety team utilizes machine learning and cross-references guests against a blacklist. Sure Home Stays will be partnering with security technology firms to further enhance our background checks.

DEDICATED INSURANCE

Exclusively through Co-operations, all Sure Home Stays leased units have commercial-grade \$1 million premises liability and \$1 million excess liability coverage.





Access & Security



Remote
LOCK™



Sure Home Stays team is working on providing seamless guest access with robust security:

Sure Home Stays guests create their personal code at booking, which will provide them access to everything they need during their stay.

Codes are unique to each guest and only work during their stay. Sure Home Stays staff and vendors have their own unique codes as well.

This system allows Sure Home Stays to fully monitor who has accessed all areas of the building at all times. The custom codes also allows for seamless guest experience and increased security. Sure Home Stasy will always retain a master key.



In future upgrades, keypads will be replaced with proximity readers and biometric scanners.
Access






Tenant-Funded Improvements


Each of our homes are equipped with a Minut home security system.
Peace for your neighbours. Privacy for our guests. Security for you. Minut makes short term rental work for everyone.






Noise monitoring

Prevent noise issues by tracking not just how loud it is, but how long it is loud for, so you won't be alerted every time a door slams.




Motion & temperature

Know when your guests arrive or check out, and if the A/C or heating has been left on.




Camera-free

Peace of mind knowing your property is 100% privacy-safe.




Self-installed & wireless

Minut can be self-installed anywhere in less than 3 minutes.



Smart home alarm

Get an instant notification if any unexpected motion is detected in your property.



Recognize other alarms

Minut can recognise and alert you to other alarms going off, such as smoke and CO.



Leadership



Brock A. Rogerson is the Director of Sure Home Stays LP. and Director R2 Capital Partners Inc.

Brock was a Floor Trader on the Winnipeg Commodity Exchange and worked for 16 years at CIBC Wealth Management. At CIBC, Brock advised the bank's largest clients on wholistic Financial Planning and Wealth Management strategies.



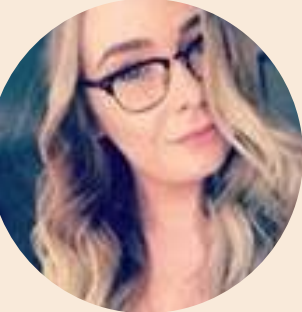
Spencer G. Riche is the Director of Sure Home Stays LP. and Director of R2 Capital Partners Inc.

R2 Capital Partners Inc. is a real estate private equity firm. He leads acquisitions and the asset management division which controls over \$18 Million in residential, multi-family, commercial and industrial real estate.



Robin de Klerk is the Chief Executive Officer of Sure Home Stays Inc.

Robin co-founded and served as CEO to a successful corporate housing company prior to joining SHS. Robin has over 10 years of experience in sales, management and real estate; appraisals, mortgage financing, student rentals, short-term rentals, and property management.



Jessica de Klerk is the Chief Operating Officer of Sure Home Stays Inc.

Jessica has over 10 years of experience in logistics and accounting, with a focus on creating operational strategies and policies. Jessica co-founded and served as COO to a successful corporate housing company prior to joining SHS.



Josh A. Doidge is the Chief Technology Officer of Sure Home Stays.

Josh graduated with honors in Business and Administration from the University of Manitoba, propelling himself into a 6-year career with Apple while contributing to a handful of early tech starts up. Josh is a customer service veteran and a tech wiz.



Jason M. Connolly is the Vice-President of Guest Relations for Sure Home Stays Inc.

Jason has an established background in online business, digital marketing and e-commerce. With a focus on customer service, Jason communicated with eBay customers on a daily basis answering questions, resolving disputes and building ongoing customer relationships.



Reda Sabbah is the Vice-President of Operations for Sure Home Stays Inc.

Reda has over 15 years of experience in project management and sales, as well as developing and coaching highly effective, top performing sales teams. Reda's career started in the competitive market of custom new home sales and has earned numerous awards for outstanding sales results and customer service.



Lisa Lowry is head of Bookkeeping and Accounting.

Bookkeeping and a real estate investor. Lisa holds a Bachelor of Commerce Degree focused on Information Systems and has obtained her Certified Professional Bookkeeper designation from the Institute of Professional Bookkeepers of Canada. She has been involved in the finance world for over 25 years working in both public and private practice in a variety of industries.



Thank You

Financials available upon request.