

Sunset Ridge Townhomes

Executive Summary



17th Street and 90th Avenue, Dawson Creek, British Columbia



**WESTERN CANADIAN
PROPERTIES GROUP**

Revolutionizing The Way The World Invests

BUSINESS SUMMARY

Western Canadian Properties Company is offering investors the opportunity to be among the first to own a new townhome in the newest development in Dawson Creek – Sunset Ridge.

This property is the first development to come out of the official Community and Neighborhood Development Plan for Dawson Creek. These new townhomes will be highly sought after, in a region with high demand for rental properties.

The first phase of this development includes 28 two bedroom townhomes with ample storage. We expect that these properties will command excellent rents in one of BC's top investment markets.



At a purchase price starting at **\$222,900** (plus GST) the expectation is that all investors will see positive cash flow from rental income, in addition to property appreciation. This high demand market, fueled by natural resource exploration, has very little entry level housing options and is ripe for development.

The project is located in the North West quadrant of Dawson Creek. It is next to one of British Columbia's most beautiful Demonstration Forests. Outdoor recreation including trails and walking paths can be found moments from these new homes".

This development will incorporate elements of renewable energy, low water use landscaping, and other environmentally conscience construction techniques. We expect that the design and durable yet modern look of the units will create an entire new category of rental accommodation in the region.

Major Development Features:

- Development is consistent with the OCP Sunset Ridge – Harvest View Sustainable Neighborhood Plan which is designated as Multi-Family Village Residential
- Transit service will extend to cover the new neighborhood through the existing C-line.
- Building orientations have been planned to take maximum advantage of passive solar energy.
- The development is meant to provide affordable entry level housing.
- Development plans for significant green-space to take advantage of views and wide open spaces.
- Access to the existing park lands and trails to the south of the development will be improved thru the roadway as planned.
- Energy efficient fixtures and water conserving fixtures are planned for all indoor amenities.
- Low irrigation landscaping is planned for green spaces.



Key Townhome Features:

NORTHERN LIVING INSPIRATIONS

- Exterior "Hardie" panel/composite wood construction
- Exterior wall insulation R-20 and R-40 in ceilings
- Thermal Double pane windows with screen where applicable
- Front entrance custom wood insulated door
- Professional landscaped exterior features.
- Low-Maintenance aluminum soffit/fascia and eaves trough

- Halogen pot lights per plans in kitchen
- Rough-in for security system per plans
- 9ft ceilings per architectural drawings
- 3/4" hardwood veneer or laminate or tile flooring finish per plans in kitchen/living and dining room
- 5 appliances including upright washer-dryer
- Solid surface laminate flooring in bedrooms and hallways per plans

FINISH HIGHLIGHTS

- Living/dining rooms, kitchen walls & ceilings painted, low-VOC paint
- Bedrooms, hallways, bathroom walls & ceilings painted, low-VOC paint
- Master ensuite, main bathroom - ceramic tiles & tub/shower surround
- 5-1/2" baseboards, 3-1/2" door trim – Art Deco moulding, paint VOC
- Kitchen backsplash – ceramic tiles

DESIGNER KITCHEN & BATHROOMS

- Stainless steel exhaust fan
- Open-concept contemporary kitchen with metal hardware and single-lever faucet with vegetable sprayer
- Stainless steel double sink
- Valance lighting over work area
- Ceramic backsplash
- Contemporary vanity with white porcelain basin or white pedestal sink and chrome low-flow fixtures per plan
- Ceramic flooring and bath surround
- Mirrors in all bathrooms



MECHANICAL AND ELECTRICAL

- Outlets for cable/satellite
- Outlets for telephone
- High efficiency forced-air gas furnace
- Power-vented hot water tank
- Exterior hose bib per plans where applicable
- Stove rough-in for gas and electric
- Electrical upright washer/dryer
- Programmable thermostat
- White Decora switches and receptacles
- Weather-proof exterior outlet located on terrace per plan

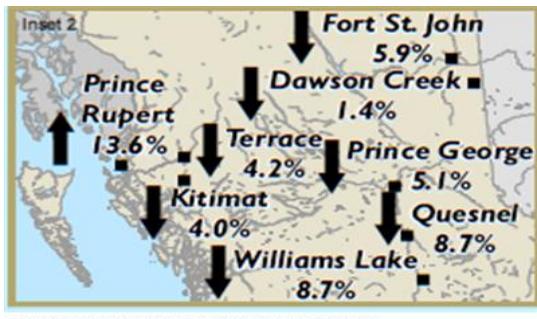


Rental Market Overview

Sterling Management Services (est. 1994) (www.sterlingmgmt.ca), a property management company with extensive experience in all types of real estate, is dedicated to the professional management of all the buildings in this portfolio. The principal, Robert Herman, is a licensed real estate agent and has a property management, trading services and strata management license. With over 1500 units under management, Sterling manages the largest block of properties in the North Peace area.

Rental Income: Upon completion of the renovation, the property will be rented to a mix of qualified tenants comprised of management professionals, trades, and service industry workers; primarily oil & gas, agriculture and mining sectors. Suites will be rented on a month to month lease basis with security deposits equivalent to 1/2 month's rent. As of September 2011, the Residential Tenancy Act states that the allowable increase is 4.3 per cent. According to Sterling Management Services, the 2 bedroom townhomes will rent at \$1500/month.

Rental Market: According to the last provincial census, 3,069 of the dwellings in Dawson Creek are owned while 1,581 (34%) are rented, an extremely high percentage of rental units when compared to most other regions of the country.



In the CMHC Rental Market Report BC Highlights Spring/Fall 2011, Dawson Creek's rental vacancy rate on income producing residential properties dropped to 1.4% and was among the "lowest of the twenty-seven" centers surveyed in the province. In spring 2011, 13 centers reported a lower or unchanged vacancy rate. Fort St. John, Kitimat, Prince Rupert, Terrace and Quesnel reported vacancy rate declines of up to

half their April 2010 rates. In Northern British Columbia, these declines are the result of renewed resource-based activity in many areas which has generated demand for more rental housing services.

Why Dawson Creek?

As the Northeastern region of British Columbia (BC) continues to grow due to the booming oil and gas sector, Dawson Creek lies at the center of increased future investment bringing extended demand for community building in the area. Over the past five years, Dawson Creek has experienced a population growth of 5.4% and the population of the northeastern region is predicted to grow another 3.1% by the end of 2013. In 2010 and 2011, record years for building permits in Dawson Creek totaled over \$100 million in value. Employment in northeastern BC is forecasted to grow 3.3% by 2013. On top of this, with multiple major projects underway in Dawson Creek, job growth in the area is expected to accelerate rapidly in the near term.

Population of Peace Region

Currently: 64,000

2020 Forecast: 123,450

MAJOR PROJECTS IN DAWSON CREEK/FORT ST.JOHN

Ferus Plant in Dawson Creek:

- **Investment:** \$20 Million
- Liquid Nitrogen Facility
- Completion Date: 2012

Air Liquide Energy Plant:

- **Investment:** \$60+ Million
- Nitrogen Air Separation Unit
- Completion Date: Summer 2013

Fort St. John Hospital:

- **Investment:** \$300 Million
- Hospital: 15,000 square meter acute care hospital with 55 acute care beds, an ICU, maternity ward, 2 state of the art operating rooms, an expanded ER and endoscopy suite.
- Completion Date: Summer 2012

“When you tally up the capital investment in oil sands and pipelines, power generation, and electricity transmission and distribution, the grand total is more than 1,000,000 new jobs over 20 years.”

JIM PRENTICE, VICE CHAIRMAN, CIBC

Economic Profile

Horn River & Montney Basin

- ✓ According to the Canadian Association of Petroleum Producers, production from Horn River and Montney Basins could account for 22% of North American shale gas production by 2020
- ✓ The Canadian Gas Association forecasts that the combined 52 billion cubic metres per year to be produced from the Horn River and Montney Basin in 2020 is equivalent to 70% of all the gas that was used in Canada in 2010
- ✓ The Horn River Basin is the third largest reserve of shale gas in terms of potential marketable gas
- ✓ The Horn River Basin shale contains 78 trillion cubic feet of marketable natural gas, roughly 20% of Canada's total production.

Forestry

- ✓ The Dawson Creek Forest District covers 2.9 million hectares and provides an estimated 1,700 jobs.
- ✓ \$90 million per year in revenue.
- ✓ 4.5 million-Hectare timber supply.

Agriculture

- ✓ The Peace Region is the largest agricultural region in BC.
- ✓ Home to some 1,800 farms, producing well over \$100 Million worth of products.

Site "C" Dam:

- **Investment:** \$7.8 Billion
- Jobs: 35,000 Direct and Indirect
- Capacity: 5,100 gigawatt hours/per year enough to power approximately 450,000 Homes
- Completion Date: Proposed



“The Largest Resource Boom in Canadian History”

Asia Needs (Canadian) Liquid Natural Gas

Canadian LNG is currently selling to the United States for \$2.00 US per thousand cubic feet (Btu). In Asia, consumers such as China, Japan, and South Korea are paying as much as **\$16.00 US** per (Btu). Currently, Asian consumers have been switching away from nuclear energy to liquefied natural gas (LNG). On the Asian-Pacific coast, over 40 LNG plants are either proposed or currently under construction; totaling an investment estimated at **\$44 billion US**. It is estimated that within the next decade, the demand for LNG will surpass the maximum exporting capacity from the major suppliers of LNG. Asia's main supplier is currently Qatar, who ships over 60% of their total LNG capacity. Recently, Canada has joined the LNG race and has begun approving LNG projects along the pacific coast of British Columbia.

British Columbia (Dawson Creek/Peace country) Expansion

Major LNG Plants in BC:

LNG Co-Operative, plans to build floating export terminal Kitimat B.C

- **\$450 Million investment**
- Owned by Haisla First Nations and LNG Partners of Houston.
- Expects first exports to be in early 2014.
- Capacity: 700,000-1.8 million metric tons per annum (mmtpa).
- Approved for 20 year Export License.

Apache and Chevron plan to build LNG plant in Kitimat

- **\$4-8 Billion investment**
- Capacity: 5 million metric tons per annum (mmtpa).
- Proposal to double capacity (10 mmtpa) of plant is under review.
- Close proximity to Asia Pacific LNG markets.
- March 2011: Kitimat LNG partners acquire Pacific Trail Pipelines.
- October 2011: Canada's National Energy Board grants Kitimat LNG a 20 year Export License to serve international markets.

Shell and Asian giants plan construction of largest LNG plant (Kitimat)

- **\$12 Billion investment**
- Project construction could begin in 2012, with exports potentially starting in 2015.
- Will result in easy shipping access of LNG from Kitimat to Asian countries.
- Capacity: 12 million metric tons per annum (mmtpa).
- It will take gas from plays in Western Canada, including Horn River and Montney Basin.

“BC’s largest single project capital investment ever”

Major LNG Pipelines :

Pacific Northern Pipeline

- Completed and operational.
- Pipeline size: 587 km of pipeline from Kitimat to Summit Lake, BC.
- Connects to Spectra Energy Pipeline.
- Will aid in supplying oil to export to Asia.

Pacific Trails Pipeline

- **\$1 Billion investment**
- Project proposed to be completed in 2015.
- Will supply LNG exporting facilities along Northern BC coast.
- Owned by Apache, Encana, and EOG Resources.
- Pipeline capacity: Up to approximately 1,000 MMcf/d
- Will connect with Spectra Energy Pipeline at Summit Lake, BC.

Spectra Energy Pipeline

- **\$1.7 Billion investment**
- Completed and operational
- Will supply Pacific Trails Pipeline with LNG from the Horn River and Montney Basin.
- Owned by Spectra Energy.
- Pipeline capacity: 2,800 km (1,700 miles) of natural gas transmission pipeline which can transport 2.4 billion cubic feet of natural gas per day

Northern Gateway Pipeline

- **\$5.5 Billion investment**
- Northern Gateway Project regulatory application submitted May 27, 2010.
To be reviewed until end of 2012.
- Capacity: 1,177 km in length transporting 525,000 barrels a day.
- Owned by Enbridge Northern Gateway Pipelines
- Will supply **Kitimat** LNG exporting facilities.

News Articles

The Canadian Players in the Booming LNG Sector

<http://seekingalpha.com>

Global LNG-Asian spot price hits 4-year high

<http://af.reuters.com>

Kitimat LNG and Pacific Trails Pipeline

<http://investnorthwestbc.ca>

Canada must invest \$50 billion to stay in LNG race

<http://www.calgaryherald.com>

Kitimat LNG Summary

<http://www.kitimatlngfacility.com>

Investment in Canada's Natural Gas Sector set to Rival the Oil Sands

<http://www.theprovince.com>

B.C. Poised for Global Prominence as Liquid Natural Gas Exporter

<http://www.vancouversun.com>

Est. Rent in Area	2-bdrm
Edmonton	\$1,000
Fort St John/ Dawson Creek	\$1,500
North Dakota	\$2,500
Fort McMurray	\$2,500

Dawson Creek

Overview

\$72 million worth of growth in the past five years

Located in the South Peace River region, Dawson Creek has adopted an “open for business” attitude. With an expanding economy and major economic sectors including forestry, agriculture, and the oil and gas industry, the city provides businesses with a wealth of opportunity. Dawson Creek’s proximity to the Horn River and Montney shale gas formations, as well as several coalmines, has made it an ideal regional service center for Northeast BC. The abundance of natural gas resources in the area will provide a source of long-term economic growth. Dawson Creek has experienced dramatic growth in the last few years as the world begins to grasp the possibility that one billion cubic feet of gas a day, or 170,000 barrels of oil, could be produced from the Horn River Basin. The city has seen over \$72 million worth of growth in the past five years, an incredible feat considering the population of the community is less than 15,000.

Location

Dawson Creek is a major transportation and service hub for Northeastern BC. The city offers businesses and residents access to four major highways: Highway 2, which leads to Grande Prairie and Southern Alberta and also provides access to the Horn River Basin gas sector; Highway 49, heading to Northern Alberta; Highway 97, leading south to Vancouver; and Highway 52, which connects the city to Tumbler Ridge. The city's location allows it to be a major service center to communities of Northeastern BC. Its central location to multiple highways means that residents who live in Dawson Creek are able to commute to employment in places such as Tumbler Ridge, Chetwynd, Taylor, and Fort St. John.



Economic Positioning

The billions of dollars being invested in Northeast BC oil projects must flow through Dawson Creek or Fort St. John as they enter the region. This has a dramatic effect on all aspects of the local economy. Demand for rental properties, homes to purchase, and real-estate developments will continue to grow exponentially as long as extracting the natural gas from the peace river region remains competitive. The natural gas industry has a large impact on the city's growth; it is imperative that anyone investing in areas of Northeast BC understand the cycles the natural gas industry experiences, and how this will affect their property throughout their investments timeline.

Northeast BC currently has the lowest unemployment rate in the entire province

Population and Income

As of the last federal census in 2006, the population of Dawson Creek was 10,994, a growth of 2.2% since 2001. This was well below the provincial average increase of 5.3% during the same time period. The city's population will continue to increase as interest in Dawson Creek's natural gas reserves leads to new drilling operations. Although the strong trend across the country is towards an aging population, the profile of Dawson Creek is much younger. The median age in Dawson Creek is 35.6 years, over five years younger than the median age for the province (40.8 years). 34% of the population in Dawson Creek is between the ages of 20-34 compared to 18.5% of the population falling in this age range in BC.

The median "all census families" income was also above the provincial average. The median income in Dawson Creek was **\$68,149**, compared to **\$62,346** in the rest of the province. The gap in income between Dawson Creek and the province is anticipated to increase even further due to the growing number of high paying jobs in the oil and gas industry.

The unemployment rate in Northeast BC remains below the provincial average. In 2010, the unemployment rate for Northeast BC was 6.7%, lower than the provincial rate of 7.4%. As of August 2011, the unemployment rate in Northeast BC sits at 4.2%, once again below the provincial rate of 7.5%. Northeast BC currently has the lowest unemployment rate in the entire province. The temptation to enter into trades, particularly the high paying oil and gas industry, is evident in the statistics released by Northern Lights College: 26.5% of 25 to 54 year olds have not completed high school, and more than 40% of regional Grade 12 students do not write or pass the provincial English exam, a trend that hit Alberta during its boom period between 2005 and 2008.

Housing Trends

The quickly increasing population means the city will have to work hard to meet future housing needs. In 2010, the city of Dawson Creek recorded a total of 149 housing starts, the highest ever on record for the city. This is almost double the amount of starts the city witnessed in 2009 (84 housing starts). The second highest number of housing starts ever experienced in the city occurred in 2007, with 138 housing starts. This shows that Dawson Creek's economy is recovering from the recession in 2008.

Dawson Creek Average Resale House Prices		
Year	Resales	Average Price
2002	171	\$87,571
2003	203	\$89,054
2004	184	\$104,659
2005	246	\$118,144
2006	213	\$157,861
2007	220	\$197,737
2008	216	\$210,393
2009	178	\$211,664
2010	164	\$232,922

Source: City of Dawson Creek. (2011). Community Profile.

In the last several years, Dawson Creek has witnessed a sharp increase in building permit values. In 2010, the total building permit value in the city was \$58,659,000, an increase from \$33,189,000 in 2009. The commercial building permit value also experienced an increase; from \$8,869,000 in 2009 to \$23,309,000 in 2010. The residential building permit value sat at \$24,270,000, up from \$19,676,000 the previous year.

The city reports that Dawson Creek offers an outstanding selection of housing choices, though the rental options are getting more and more scarce. As one of the most affordable cities in the northeast region, prices are low when compared to other regions in the province. This will continue to draw people looking for work to the region.

Plans are in place to free up 240 acres from Dawson Creek's agricultural land reserve (ALR). The removal of land from the ALR will provide enough room to build almost 1,000 new dwelling units and will increase Dawson Creek's housing inventory by up to 10-15%. In addition to belonging to the ALR, the land is still owned by several property owners and it appears it may take a few years before development begins.

Total building permits increased 43% in one year!

Sale and Rent

Demand for residential units has not only driven up residential construction projects in the city, but the average house price as well. For example, between 2002 and 2010, the average price of a house in Dawson Creek increased by over 37%. However, houses are still very affordable when compared to other regions of the province. The latest available data for housing prices indicated that the average price of a single-detached home was \$232,922 in 2010, up from \$211,664 in 2009. As of August 2011, the average price of a home in the region had dropped slightly, sitting at \$200,947.

According to the last provincial census, 3,069 of the dwellings in Dawson Creek are owned while 1,581 are rented, an extremely high percentage of rental units when compared to most other regions of the country. The average rent in Dawson Creek has been steadily increasing in the past few years. In October 2010, the average rent for a private apartment was \$799, up from \$765. The average monthly rent for a bachelor apartment was \$621 in 2010, up from \$592 in October 2009; the average rent for a one bedroom apartment was \$714, an increase from \$700 in 2009; the average rent for a two bedroom apartment sat at \$936, up from \$876; and a three or more bedroom apartment was \$1,033, up from \$941 the previous year.

Vacancy Rates

Vacancy rates have also remained relatively low in Dawson Creek. The overall vacancy rate for private apartments in the city was 2.3% in October 2010, down from 2.7% in October 2009. The vacancy rate for a bachelor apartment was 2.7%, up from 1.4%; a one bedroom unit had a 2.3% vacancy rate, up slightly from 2.1%; a **two bedroom unit** sat at **1.6%**, down from 4.1% the previous year; a three bedroom apartment had a vacancy rate of 6.9%, up significantly from 0%. As home prices remain affordable in Dawson Creek and mortgage rates are low, many people who rented three bedroom units may have chosen to enter the home ownership market. In accordance to the numbers, one can see that the upward pressure on the rents in the region will continue as long as the gas exploration business remains viable.

CMHC Rental Market Report Fall 2011 shows Dawson Creek vacancy rate at 1.4%, one of the lowest in the province.

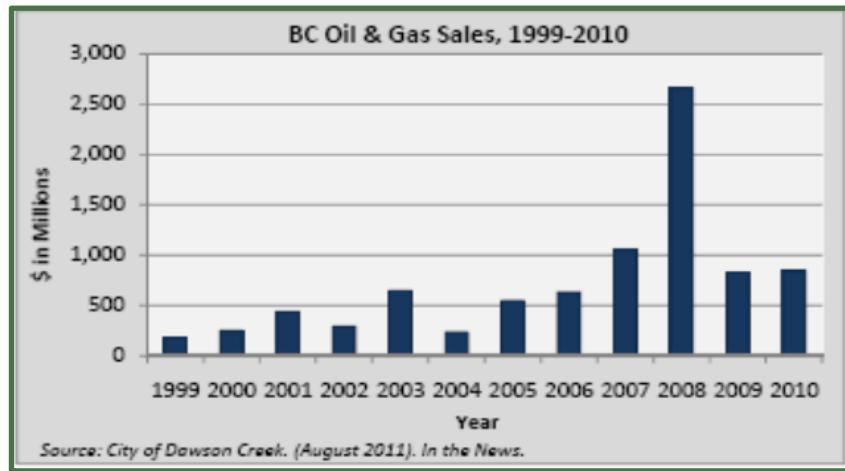
Due to the major turnover of tenants every year during spring break-up in the oil and gas industry, rents can increase much more quickly than the designated provincial rent increases. Vacancy rates fluctuate in spring, as spring break-up traditionally means that oil and gas industries release their workers for a couple of months, which often causes a spike in vacancy rates.

Local Economics

Dawson Creek has an economy that is mainly comprised of agriculture, oil and gas, forestry, and tourism. Over the past several years, the city has seen over \$72 million worth of growth; because of the higher gas-royalty costs in Alberta, companies are moving activity to BC. Recently, an article on the energyplan.gov.bc.ca website stated that, "In the past five years, over 1,000 new companies have been incorporated in Fort St. John..." Generous royalties are being offered, making BC more competitive for exploration, even more competitive than Alberta. Dawson Creek is part of the Western Canada Sedimentary Basin (WCSB), which produces the vast majority of crude oil, gas, and bitumen for the country.

The petroleum industry in BC has over 4,000 oil and gas wells, contributing revenues of \$1.2326 billion for the province and providing over 37,500 direct and indirect jobs. In Northeastern BC, the Horn River and Montney areas are in high demand. Vic Levson, Executive Director of Resource Development and Geoscience for the British Columbia Ministry of Energy, Mines and Petroleum Resources believes, "We'll probably be producing out of that area 40 years from now, because it's such a huge area and these shale's produce for years and years."

There has been a surge in shale gas production due to the techniques of hydraulic fracturing and horizontal drilling. While shale gas has been produced for decades in North America, new techniques have increased its commercial viability. The new methods of drilling have drastically altered the natural gas market, reducing prices and increasing the estimates of Canada's overall store of natural gas.



Land sales have been skyrocketing in Northeastern BC due to interest in oil and gas development. In 2010, the year-end total for land sales reached \$844.4 million, the fourth best total in history for the region. A total of 381,132 hectares were sold, at \$2,215 per hectare. The Peace Region is the largest agricultural region in the province; home to over 1,800 farms and producing over \$77 million in revenue each year. The region produces nearly 90% of the province's grain and 95% of BC's canola.

Agriculture has been a long-term provider of economic stimulus to the region that has recently been overshadowed by the burgeoning energy industry. However, it is a major contributor to Dawson Creek's economy and should not be overlooked. A transportation hub for Northeastern BC, Dawson Creek acts as a sales and service center for the region's agricultural community. In fact, there are more businesses in the city that service the agricultural community than any other industry.

In 2010, record level land sales reached \$844.4

While oil and gas will remain an important economic driver in Dawson Creek, the city also relies on its forestry industry. The Dawson Creek Forest District covers 2.9 million hectares and supplies the city with over 1,700 jobs. Species harvested include spruce, pine, balsam, and aspen, in quantities enough to build more than 33,000 houses annually. Dawson Creek's forestry and logging services supply timber for the Peace Valley Region, providing oriented strand board for companies such as: Peace Valley OSB, Canfor, Chetwynd, Slocan Pulp, Chetwynd Pulp, and Louisiana-Pacific's OSB plants.

Infrastructure

Local businesses have been pressed to provide services beyond their expectations. As the population of Dawson Creek continues to grow, the city will have to work hard to expand residential, commercial, and industrial infrastructure. In April 2010, Dawson Creek welcomed the opening of the new Rotary Manor expansion. The \$22.7 million project increased the manor by 71 beds, from 44 to 115. An additional \$7 million was funded through the Northern Health Capital Allocation through the BC government added 26 units under Independent Living BC. Renovations are currently underway to convert a post office/government building in Dawson Creek into a community center.

The Calvin Kruk Centre of the Arts will include meeting rooms, dance and textile studios, a multi-purpose theatre, and administrative offices. The federal and provincial governments will both donate \$3.2 million for the project, with the city picking up the remaining tab. Alberta-based Calfrac Well Services recently announced plans to build a 20,600 square foot chemical storage and wash bay building in Dawson Creek. The multi-million dollar project will also include a 30,600 square foot office building with 300 parking stalls. The facility will provide fracking and coiled tube services to oil and gas companies in the area.

Transportation

It was recently announced that Highway 2 between the Alberta border and Dawson Creek and Highway 97 between Dawson Creek and Fort St. John will be widened to four lanes, improving the safety of the route. Design work is currently underway, with the project slated to begin in 2012.

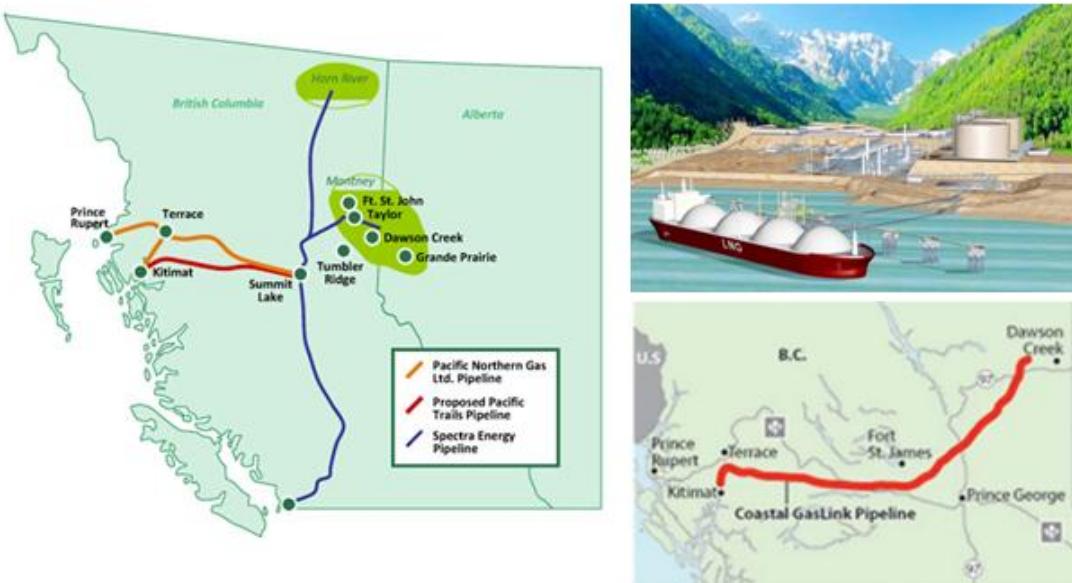
Dawson Creek will also benefit from improvements to Braden Road between Highway 97 North and Highway 97 South.

The 14 km section of Braden road will be strengthened, widened, and seal-coated. The construction project also includes new lighting at the intersection of John Hart Highway 97 and Braden Road, improvement to the drainage on Barringham Bridge, and improvements to the intersections of Braden Road and 212, 214, and 216 Roads.

Summary Opinion

With an expanding economy and major economic sectors, including forestry, agriculture, and the oil and gas industry, the city definitely provides businesses with a wealth of opportunity. The sheer magnitude of the available gas in the Horn River and Montney region, the economic viability, and the total investment of LNG plants and pipelines in the region all secure tremendous long-term growth and economic stability in the Northeastern BC region.

“Capture this investment opportunity and become a part of the largest resource boom in Canadian history”



YOUR INVESTMENT TEAM

Dave Steele



Dave Steele is an entrepreneurial executive who has offered leading edge investment opportunities to thousands of individual investors in both Canada and the United States. Mr. Steele, from 1997-2001, was CEO of International Properties Group Ltd., a real estate company listed on the TSX which purchased apartment buildings and converted them to condominiums. While at IPG, Mr. Steele developed and operated a wealth management division which helped thousands of individual investors acquire over 85 projects and 7000 properties throughout North America and those investment properties continue to generate passive investment income today. Mr. Steele has been actively involved in the growth of the Entrepreneurs Organization (EO), a nonprofit organization which now has over 7,500 members worldwide. In 1993/94, Mr. Steele served as EO's International president. Dave has a Bachelor of Commerce degree with a major in finance from the University of Calgary.

Dwayne Stewart

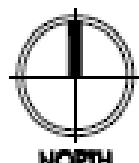
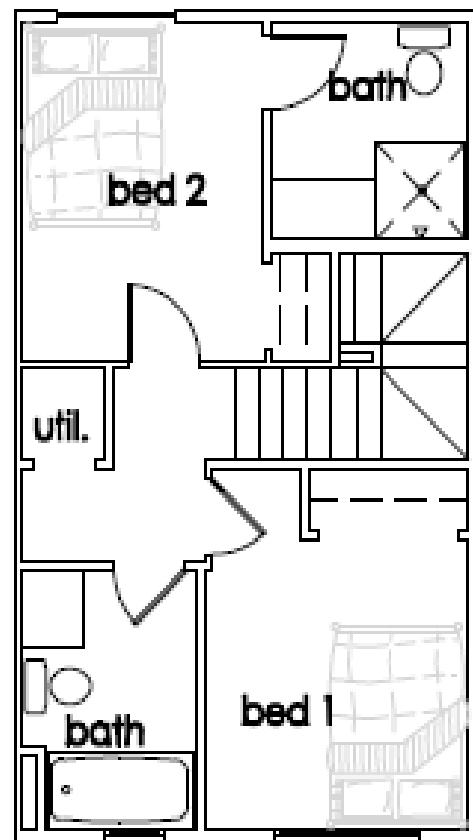
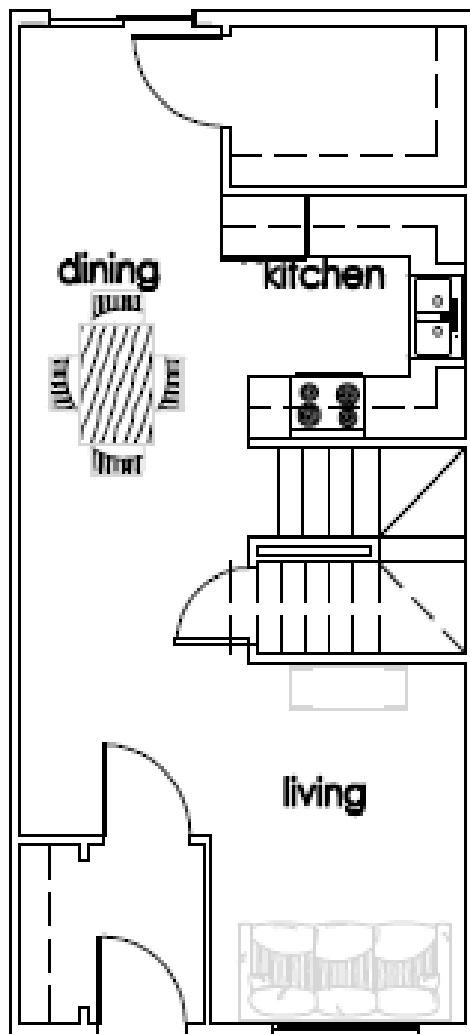


Dwayne Stewart is the CEO of Pacific RIM Services, a leading commercial construction company that provides services to some of Canada's best recognized brands including Tim Hortons, Mark's Work Wearhouse, Boston Pizza and others across BC and Alberta. For the past 20 years, Mr. Stewart has excelled at growing a culture of success with employees, trades and clients. He is also an active member of the Entrepreneurs' Organization – Vancouver Chapter, a global community of young, successful business owners. In 2007, Mr. Stewart was a recipient of the Business in Vancouver Top 40 under 40 Award. His company has been named to the Fastest Growing Companies in Canada list by Profit Magazine 4 times.

Cynthia Aasen



As a licensed real estate agent since 1992, Cynthia Aasen has sold over \$120,000,000 in residential revenue real estate to hundreds of clients and businesses. She offers a simple process to a complex decision. As General Manager of one of Canada's leading investment real estate companies collaborating with Strategic Investment Realty, they have developed "simplifying investing in real estate"; a turn-key system that delivers easy access to invest, own and manage real estate in the best markets in North America.



2 BEDROOM UNIT 939 SF

$1/8'' = 1'-0''$

NORTH

Property Worksheet

Dawson Creek, BC

Condo Unit Number	regular	Type	2-Bedroom
Suite Number		Suite Size	939 Sq. Feet
Unit Factor (over 10,000)		Parking Stall	

Purchase Price	\$222,900	Financing Assumptions	
GST 5%	\$11,145	First Mortgage	\$175,534 75%
Total Amount	\$234,045	Down Payment	\$58,511

2013 Estimated Cash Flow		Int. Rate	Year 1	Year 1	Year 2	Year 3	Year 4	Year 5
			Monthly	Annually				
Rental Income			\$1,500	\$18,000	3%	\$18,540	\$19,096	\$19,669
Projected Vacancy	3.00%		-\$45	-\$540		-\$556	-\$573	-\$590
Net Rent			\$1,455	\$17,460		\$17,984	\$18,523	\$19,079
Condominium Fees			-\$160	-\$1,920	3%	-\$1,978	-\$2,037	-\$2,098
Property Tax Estimate			-\$205	-\$2,460	3%	-\$2,534	-\$2,610	-\$2,688
Expenses			-\$365	-\$4,380		-\$4,511	-\$4,647	-\$4,786
1st Mortgage Payment	Amortization 25	3.09%						
			-\$839	-\$10,068		-\$10,068	-\$10,068	-\$10,068
				-\$839		-\$10,068	-\$10,068	-\$10,068
Projected Cash Flow			\$251	\$3,012		\$3,404	\$3,809	\$4,225
Optional Professional Rental Management*			-\$25	-\$300	3%	-\$309	-\$318	-\$328
Leasing, Repairs and Maint. Budget*			-\$42	-\$504	3%	-\$519	-\$535	-\$551
Net Cash Flow			\$184	\$2,208		\$2,576	\$2,956	\$3,346
Cash on Cash Yield				3.77%		4.40%	5.05%	5.72%
						6.41%		
Anticipated Mortgage Reduction			\$4,743	\$4,891		\$5,043	\$5,200	\$5,362
Annual Projected Year One Income			\$6,951	\$7,467		\$7,999	\$8,546	\$9,111
Net Income as a % of Equity			11.9%			12.8%	13.7%	14.6%
ROI as a % of Equity						15.6%		
@ 3% Appreciation Per Year**			\$7,021	\$7,232		\$7,449	\$7,672	\$7,903
Annual Projected Return on Investment			\$13,972	\$14,699		\$15,448	\$16,219	\$17,013
ROI as a % of Equity			23.9%			25.1%	26.4%	27.7%
27.9%						29.1%		
@ 4% Appreciation Per Year**			\$9,362	\$9,643		\$9,932	\$10,230	\$10,537
Annual Projected Return on Investment			\$16,313	\$17,110		\$17,931	\$18,776	\$19,648
ROI as a % of Equity			27.9%			29.2%	30.6%	32.1%
33.6%								

*Optional Professional Management services may be available through a 3rd party manager. These initial estimates may include management, leasing, insurance, advertising and incidental in-suite repairs and maintenance. Western Canadian Properties Group (Sunset Ridge) Ltd, the developer does not offer management services to purchasers.

**The average annualized capital appreciation on Canadian real estate is above 5.0% per annum since 1980 and 3%-4% scenarios have been used for illustrative purposes only.

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Property Worksheet

Dawson Creek, BC

Condo Unit Number	corner	Type	2-Bedroom
Suite Number		Suite Size	939 Sq. Feet
Unit Factor (over 10,000)		Parking Stall	

Purchase Price	\$224,900	Financing Assumptions	
GST 5%	\$11,245	First Mortgage	\$177,109 75%
Total Amount	\$236,145	Down Payment	\$59,036
		Purchase Price	\$236,145

2013 Estimated Cash Flow			Year 1	Year 1					
			Monthly	Annually	Year 2	Year 3	Year 4	Year 5	
Rental Income			\$1,500	\$18,000	3%	\$18,540	\$19,096	\$19,669	\$20,259
Projected Vacancy	3.00%		-\$45	-\$540		-\$556	-\$573	-\$590	-\$608
Net Rent			\$1,455	\$17,460		\$17,984	\$18,523	\$19,079	\$19,651
Condominium Fees			-\$160	-\$1,920	3%	-\$1,978	-\$2,037	-\$2,098	-\$2,161
Property Tax Estimate			-\$205	-\$2,460	3%	-\$2,534	-\$2,610	-\$2,688	-\$2,769
Expenses			-\$365	-\$4,380		-\$4,511	-\$4,647	-\$4,786	-\$4,930
1st Mortgage Payment	Amortization	Int. Rate	25 3.09%						
				-\$846		-\$10,152	-\$10,152	-\$10,152	-\$10,152
					-\$846	-\$10,152	-\$10,152	-\$10,152	-\$10,152
Projected Cash Flow			\$244	\$2,928		\$3,320	\$3,725	\$4,141	\$4,570
Optional Professional Rental Management*			-\$25	-\$300	3%	-\$309	-\$318	-\$328	-\$338
Leasing, Repairs and Maint. Budget*			-\$42	-\$504	3%	-\$519	-\$535	-\$551	-\$567
Net Cash Flow			\$177	\$2,124		\$2,492	\$2,872	\$3,262	\$3,665
Cash on Cash Yield				3.6%		4.2%	4.9%	5.5%	6.2%
Anticipated Mortgage Reduction				\$4,786		\$4,935	\$5,088	\$5,247	\$5,410
Annual Projected Year One Income				\$6,910		\$7,427	\$7,960	\$8,509	\$9,075
Net Income as a % of Equity				11.7%		12.6%	13.5%	14.4%	15.4%
@ 3% Appreciation Per Year**				\$7,084		\$7,297	\$7,516	\$7,741	\$7,973
Annual Projected Return on Investment				\$13,994		\$14,724	\$15,475	\$16,251	\$17,048
ROI as a % of Equity				23.7%		24.9%	26.2%	27.5%	28.9%
@ 4% Appreciation Per Year**				\$9,446		\$9,729	\$10,021	\$10,322	\$10,631
Annual Projected Return on Investment				\$16,356		\$17,156	\$17,981	\$18,831	\$19,706
ROI as a % of Equity				27.7%		29.1%	30.5%	31.9%	33.4%

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