

Central Alberta Field Trip

August 2009

Research Information On Key Towns



For Members of the
Real Estate Investment Network™

www.myREINspace.com



Member's Name:

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RED DEER

In 2006, Red Deer had a population of 82,772 living in 33,894 dwellings, a 22.0% increase from 2001. The city has a land area of 69.23 km² (26.7 sq mi) and a population density of 1,195.6/km² (3,096.6/sq mi).

From Canadian Business Magazine

<http://list.canadianbusiness.com/rankings/bestplacetolive/2009/prosperity/Default.aspx?sp2=1&d1=a&sc1=-1>

Best Places to Work 2009 Rated 10 out of 154 Communities in Canada

Best Places to Live 2009 Rated 58 out of 154 Communities in Canada



Prosperity

- Average household income (\$): 92,836
- Discretionary income (% of total income): 29.4
- New cars (% of total cars on the road): 19.52
- Unemployment rate (%): 4.3
- Provincial income tax The lower the income taxes, the higher a community ranks: 4
- Provincial sales tax The lower the sales tax, the higher a community ranks: 1



Housing

- Average House Price (\$): 271,724
- Time to Buy (in years) how many years it would take you to own a home by dividing the average house price in each city by the average pre-tax household income in that city: 2.93



Lifestyle

- Walk or bike to work (%) A large number of pedestrians and bicyclists is a sure sign a community is clean and safe: 6.69
- Homicides (per 100,000): 11,831
- Violent crimes (per 100,000): 1,461
- Health professionals (% of pop.): 3.75
- Doctors (per 1,000): 2.13
- Public transit use (%) of residents in each city who actually use public buses and trains: 6.01
- Population growth (% change '01-'06): 22
- College: Yes
- Hospital: Yes
- Buzz (% of pop. employed in culture, arts and sports): 2

From Zoocasa

Average housing prices in Red Deer

| | Listings | Low Price | Avg Price | High Price |
|---------------------------|----------|---------------------------|-----------|-----------------------------|
| 1 Bedroom | 5 | \$144,700 | \$344,988 | \$997,542 |
| 2 Bedroom | 36 | \$129,900 | \$245,258 | \$974,900 |
| 3 Bedroom | 51 | \$30,000 | \$313,389 | \$739,900 |
| 4 Bedroom | 49 | \$199,900 | \$472,076 | \$1,755,600 |
| 5 Bedroom | 32 | \$229,900 | \$500,850 | \$1,699,000 |

2009 Census Information

Population

Red Deer is home to 2,075 new residents – an increase of 2.4% over 2008 (for a total of 89,891).

Slight declines in population were experienced in the other areas, which may indicate children in those areas have grown up and left the family home, or residents have relocated to another area in the city and their previous residence is still vacant.

The average age of people living in Red Deer is 35 with a 50.1% female population and 49.8 per cent male population.

| Year | Population | Increase (%) |
|-------|------------|--------------|
| 2009 | 89,891 | 2.4 |
| 2008 | 87,816 | 2.5 |
| 2007 | 85,705 | 3.3 |
| 2006 | 82,971 | 4.9 |
| 2005 | 79,082 | 4.2 |
| 2004 | 75,923 | 4.5 |
| 2003 | 72,691 | 3.0 |
| 2002 | 70,593 | 3.4 |
| 2001 | 68,308 | 4.0 |
| 2000 | 65,701 | 2.8 |
| 1999 | 63,940 | 6.4 |
| 1996* | 60,075 | 0.0 |
| 1995 | 59,834 | 0.0 |
| 1993 | 59,826 | 2.0 |
| 1992 | 58,656 | 0.7 |
| 1991 | 58,252 | 2.3 |
| 1990 | 56,922 | 1.7 |
| 1989 | 55,947 | 2.0 |

| Zone | Neighbourhood | 2005 | 2006 | 2007 | 2008 | 2009 |
|------|--------------------------------|-------|-------|------|------|-------|
| 1 | Kentwood | 3,085 | 3,518 | 3633 | 3928 | 3,963 |
| 2 | Glendale | 4,507 | 4,585 | 4495 | 4413 | 4,368 |
| 3 | Normandeau | 3,741 | 3,775 | 3760 | 3673 | 3,663 |
| 4 | Pines / Riverside Industrial | 1,910 | 1,909 | 1875 | 1826 | 1,864 |
| 5 | Highland Green | 4,042 | 4,032 | 3998 | 3915 | 3,802 |
| 6 | Oriole Park | 3,964 | 4,064 | 4257 | 4879 | 5,169 |
| 7 | Riverside Meadows | 2,078 | 3,681 | 3737 | 3662 | 3,691 |
| 8 | Fairview | 2,138 | 775 | 777 | 748 | 783 |
| 9 | Waskasoo | 499 | 512 | 477 | 475 | 454 |
| 10 | Woodlea | 654 | 665 | 659 | 638 | 622 |
| 11 | Downtown / South Hill | 3,420 | 3,390 | 3337 | 3197 | 3,097 |
| 12 | Parkvale | 852 | 841 | 835 | 801 | 818 |
| 13 | West Park | 4,075 | 4,462 | 4705 | 5001 | 5,111 |
| 14 | Red Deer College | 165 | 160 | 255 | 176 | 181 |
| 15 | South Hill | 1,560 | 1,518 | 1568 | 1561 | 1,592 |
| 16 | South Hill (East of Gaetz Ave) | 1,566 | 1,593 | 1559 | 1427 | 1,486 |
| 17 | Bower | 2,016 | 1,974 | 1950 | 1889 | 1,986 |
| 18 | Sunnybrook | 1,502 | 1,507 | 1527 | 1485 | 1,523 |
| 19 | Mountview | 1,633 | 1,619 | 1606 | 1571 | 1,544 |
| 20 | Grandview | 1,079 | 1,025 | 1044 | 998 | 1,010 |
| 21 | Michener Hill | 1,066 | 1,056 | 1052 | 1044 | 1,016 |
| 22 | Clearview Meadows | 2,754 | 2,787 | 2765 | 2731 | 2,699 |
| 23 | Rosedale | 3,507 | 3,602 | 3637 | 3587 | 3,517 |
| 24 | Eastview | 1,795 | 1,772 | 1744 | 1673 | 1,721 |
| 25 | Eastview Estates | 2,520 | 2,518 | 2486 | 2447 | 2,441 |
| 26 | Deer Park Village/Davenport | 3,606 | 3,614 | 3638 | 3746 | 3,768 |
| 27 | Morrisroe | 1,365 | 1,375 | 1334 | 1238 | 1,203 |
| 28 | Morrisroe Extension | 1,835 | 1,885 | 1860 | 1832 | 1,881 |

Neighbourhood Growth

In total, 27 out of 44 areas realized some growth or stayed the same. The strongest growth occurred in the southeast area of Vanier Woods with 682 new residents and Johnstone Park with 421 new residents. Inglewood and Oriole Park each saw 290 new residents. Neighbourhoods with the greatest declines were Highland Green, which lost 113 residents, and downtown/South Hill, which has 100 fewer residents.

Population by Neighbourhood

| Zone | Neighbourhood | 2005 | 2006 | 2007 | 2008 | 2009 |
|---------------|-----------------------------|---------------|---------------|---------------|---------------|---------------|
| 29 | Anders Park East | 3,233 | 3,281 | 3283 | 3217 | 3,285 |
| 30 | Anders South/Aspen Ridge | 3,161 | 3,831 | 3912 | 3925 | 3,912 |
| 31 | Westerner Area | 2 | 0 | 0 | 0 | 0 |
| 32 | Deer Park / Devonshire | 4,115 | 4,204 | 4175 | 4220 | 4,214 |
| 33 | Lancaster / Lonsdale | 3,643 | 4,169 | 4408 | 4782 | 5,028 |
| 34 | Inglewood | 1,008 | 1,902 | 3239 | 3783 | 4,073 |
| 35 | Johnstone Park | 718 | 1,122 | 1885 | 2493 | 2,914 |
| 37 | Sunnybrook South | 2 | 2 | 2 | 2 | 2 |
| 38 | Vanier Woods | 2 | 2 | 2 | 601 | 1,283 |
| 39 | Clearview Extension / Ridge | 140 | 117 | 88 | 83 | 69 |
| 40 | Timberlands | 71 | 70 | 67 | 68 | 62 |
| 41 | Garden Heights | 33 | 30 | 27 | 27 | 27 |
| 42 | Annexation area | 5 | 5 | 5 | 5 | 9 |
| 43 | Annexation area | 15 | 22 | 23 | 21 | 20 |
| 44 | Queens Business Park | - | - | - | 28 | 20 |
| Totals | | 79,082 | 82,971 | 85,705 | 87,816 | 89,891 |

Dwelling Type and Neighbourhood

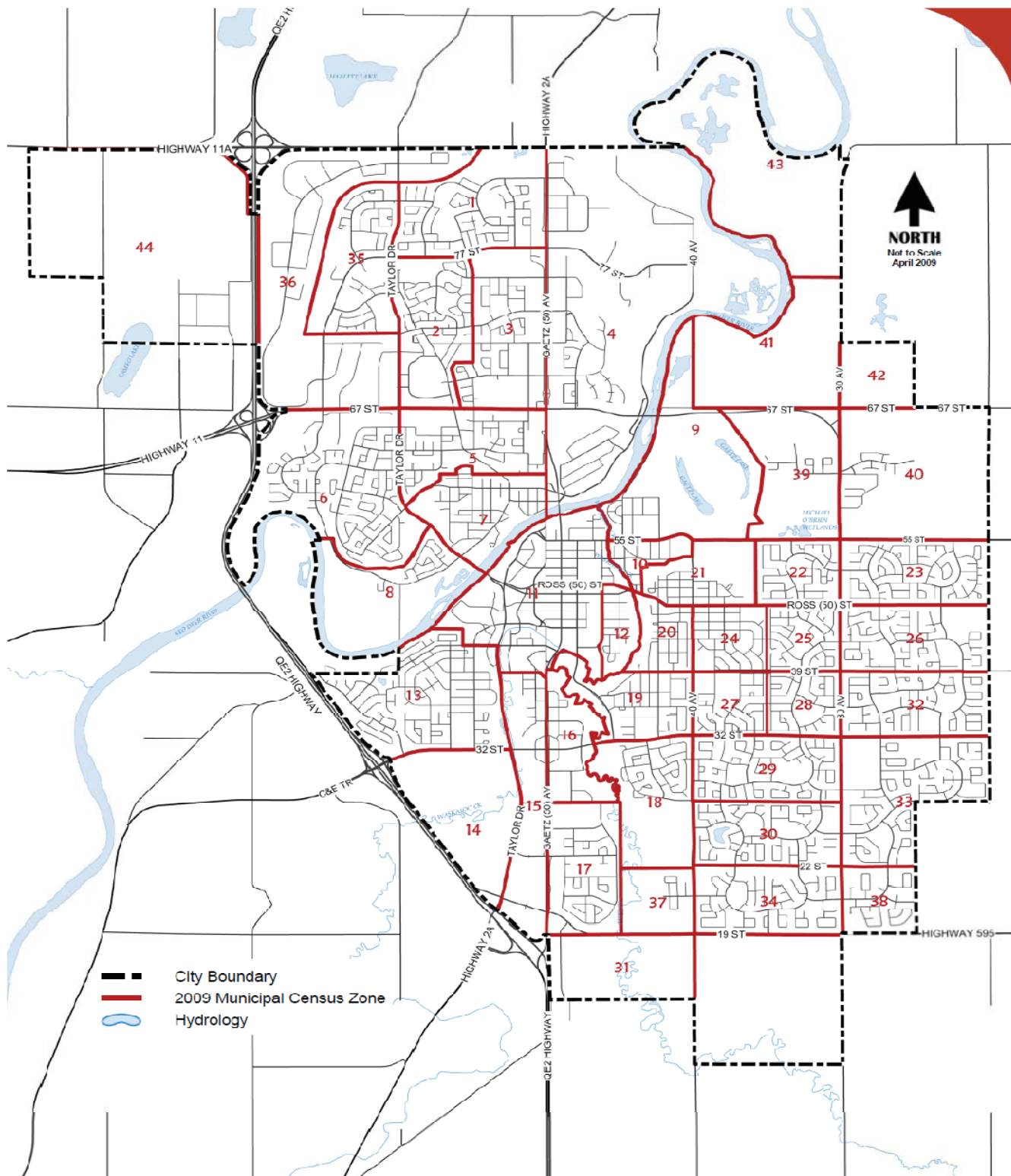
| | Apartment | Collective Dwelling | Duplex/ Semi-Detached | Fourplex/ Triplex | Manufactured Home | Other | Single Detached | Suite in Single Detached | Townhouse/ Rowhouse | Total |
|--|-----------|---------------------|-----------------------|-------------------|-------------------|-------|-----------------|--------------------------|---------------------|-------|
| Zone 1 - Kentwood | 65 | 2 | 304 | 1 | 19 | 0 | 885 | 9 | 171 | 1,456 |
| Zone 2 - Glendale | 231 | 1 | 147 | 111 | 311 | 0 | 689 | 32 | 218 | 1,740 |
| Zone 3 - Normandeau | 147 | 0 | 124 | 99 | 555 | 1 | 517 | 31 | 59 | 1,533 |
| Zone 4 - Pines / Riverside Industrial | 440 | 1 | 27 | 8 | 24 | 0 | 315 | 1 | 0 | 816 |
| Zone 5 - Highland Green | 537 | 0 | 110 | 186 | 0 | 0 | 557 | 35 | 291 | 1,716 |
| Zone 6 - Oriole Park | 53 | 3 | 351 | 210 | 0 | 0 | 1,212 | 32 | 76 | 1,937 |
| Zone 7 - Fairview | 887 | 2 | 105 | 159 | 0 | 4 | 330 | 52 | 161 | 1,700 |
| Zone 8 - Fairview | 0 | 0 | 45 | 0 | 0 | 0 | 251 | 6 | 44 | 346 |
| Zone 9 - Waskasoo | 61 | 0 | 10 | 6 | 0 | 0 | 138 | 12 | 0 | 227 |
| Zone 10 - Woodlea | 89 | 0 | 11 | 0 | 0 | 0 | 199 | 31 | 0 | 330 |
| Zone 11 - Downtown / South Hill | 1,706 | 7 | 13 | 12 | 0 | 101 | 180 | 50 | 29 | 2,098 |
| Zone 12 - Parkvale | 51 | 1 | 32 | 5 | 0 | 1 | 164 | 36 | 128 | 418 |
| Zone 13 - West Park | 166 | 1 | 119 | 11 | 0 | 16 | 1,422 | 131 | 225 | 2,091 |
| Zone 14 - Red Deer College | 0 | 1 | 4 | 42 | 0 | 0 | 0 | 0 | 137 | 184 |
| Zone 15 - South Hill | 872 | 2 | 22 | 34 | 77 | 0 | 56 | 13 | 0 | 1,076 |
| Zone 16 - South Hill / East of Gaetz Ave | 559 | 5 | 2 | 3 | 0 | 1 | 28 | 16 | 264 | 878 |
| Zone 17 - Bower | 335 | 0 | 60 | 6 | 0 | 0 | 441 | 9 | 73 | 924 |
| Zone 18 - Sunnybrook | 213 | 0 | 20 | 22 | 1 | 0 | 387 | 8 | 16 | 667 |
| Zone 19 - Mountview | 6 | 0 | 16 | 0 | 0 | 0 | 601 | 56 | 0 | 679 |
| Zone 20 - Grandview | 35 | 0 | 7 | 1 | 0 | 0 | 365 | 65 | 0 | 473 |
| Zone 21 - Michener Hill | 87 | 11 | 27 | 0 | 0 | 2 | 275 | 45 | 0 | 447 |
| Zone 22 - Clearview Meadows | 220 | 1 | 95 | 125 | 0 | 4 | 553 | 10 | 167 | 1,149 |
| Zone 23 - Rosedale | 0 | 0 | 161 | 2 | 0 | 0 | 1,009 | 11 | 95 | 1,278 |
| Zone 24 - Eastview | 100 | 1 | 38 | 40 | 0 | 0 | 440 | 68 | 90 | 777 |
| Zone 25 - Eastview Estates | 0 | 1 | 105 | 37 | 0 | 0 | 566 | 15 | 198 | 922 |
| Zone 26 - Deer Park Village / Davenport | 81 | 3 | 84 | 2 | 169 | 0 | 1,011 | 16 | 128 | 1,494 |
| Zone 27 - Morrisroe | 0 | 0 | 21 | 2 | 0 | 0 | 394 | 7 | 60 | 484 |
| Zone 28 - Morrisroe Extension | 54 | 0 | 73 | 9 | 0 | 0 | 455 | 6 | 73 | 670 |
| Zone 29 - Anders East | 0 | 1 | 148 | 0 | 0 | 0 | 821 | 3 | 115 | 1,088 |
| Zone 30 - Anders South / Aspen Ridge | 100 | 2 | 190 | 88 | 0 | 0 | 875 | 0 | 180 | 1,435 |

| | Apartment | Collective Dwelling | Duplex/ Semi-Detached | Fourplex/ Triplex | Manufactured Home | Other | Single Detached | Suite in Single Detached | Townhouse/ Rowhouse | Total |
|---|--------------|---------------------|-----------------------|-------------------|-------------------|------------|-----------------|--------------------------|---------------------|---------------|
| Zone 30 - Anders South / Aspen Ridge | 100 | 2 | 190 | 88 | 0 | 0 | 875 | 0 | 180 | 1,435 |
| Zone 32 - Deer Park Estates / Devonshire | 100 | 0 | 111 | 0 | 0 | 0 | 1,130 | 4 | 125 | 1,470 |
| Zone 33 - Lancaster / Lonsdale | 145 | 3 | 100 | 7 | 1 | 0 | 1,418 | 12 | 19 | 1,705 |
| Zone 34 - Inglewood | 209 | 1 | 53 | 0 | 0 | 0 | 1,171 | 39 | 68 | 1,541 |
| Zone 35 - Johnstone Park | 54 | 0 | 108 | 19 | 0 | 0 | 724 | 17 | 379 | 1,301 |
| Zone 37 - Sunnysbrook South | 0 | 0 | 7 | 0 | 0 | 1 | 8 | 0 | 0 | 16 |
| Zone 38 - Vanier Woods | 0 | 0 | 71 | 0 | 0 | 0 | 437 | 0 | 15 | 523 |
| Zone 39 - Clearview Ridge (extension) | 0 | 12 | 0 | 0 | 0 | 0 | 26 | 0 | 0 | 38 |
| Zone 40 - Timberlands | 0 | 0 | 0 | 0 | 0 | 1 | 24 | 0 | 0 | 25 |
| Zone 41 - Garden Heights | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 9 |
| Zone 42 & 43 - Annexation Areas | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 1 | 0 | 10 |
| Zone 44 - Queens Business Park / West of QE 2 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 9 |
| Total | 7,603 | 62 | 2,921 | 1,247 | 1,157 | 132 | 20,075 | 879 | 3,604 | 37,680 |

Dwelling Count by Structure

| | |
|--------------------------|---------------|
| Single Detached | 20,075 |
| Suite in Single Detached | 879 |
| Manufactured Home | 1,157 |
| Duplex/Semi Attached | 2,921 |
| Fourplex/Triplex | 1,247 |
| Townhouse/ Rowhouse | 3,604 |
| Apartment | 7,603 |
| Collective Dwelling | 62 |
| Other | 132 |
| Total | 37,680 |

2009 Municipal Census



Infrastructure Projects Highlights

Water Intake and Screen Building

A new water intake and screen building are on the books for The City of Red Deer this year thanks to funding from Infrastructure Canada.

Road Paving

Red Deer County received a financial boost from the federal and provincial governments allowing them to complete much needed road projects. The governments of Canada and Alberta will each invest up to \$848,000 for the Cottonwood project and up to \$917,000 for various gravel road projects. Red Deer County will contribute the balance of the total eligible project cost of up to \$2.5 million for Cottonwood and \$2.7 million for the gravel roads. The Cottonwood project will include the asphalt overlay of 8 kms of Cottonwood Road and three kms of Range Road 270. These projects will enhance transportation efficiency and create local jobs at a time when the need for economic stimulus is the greatest.

<http://www.reddeerexpress.com/express/edition02/news-002.html>

Canada-Alberta Building Canada

Red Deer County has also recently received approval for funding under the Canada-Alberta Building Canada Fund – Communities Component. Through this program, about \$2.5 million will be allocated to two major construction projects – the Hamlets of Benalto and Lousana Wastewater Storage and Treatment upgrades.

Road Redesign

A multimillion-dollar improvement project to relieve traffic congestion around one of Red Deer's busiest intersections will see its price tag climb another \$1.6 million after anticipated land sales fell through. Since last September, the city has been making improvements to Gaetz Avenue and 32nd Street so the intersection and surrounding area can run more efficiently. It includes road widening, closing most of the service lanes, redesigning accesses to businesses and adding more left-turn lanes.

The Aspen Heights/Normandeau Community Enhancement

The Aspen Heights/Normandeau Community Enhancement Association, with the help of the City of Red Deer and the Alberta Recreation and Parks Association, is working on ways to enhance recreation, parks, arts, culture and heritage in the area. There's a strong community desire to revitalize the area northwest of 67th Street. Five neighbourhoods would benefit from improvements — Aspen Heights/Normandeau, Glendale, Kentwood, Johnstone Crossing and Johnstone Park. Within this area exists one small community activity centre on the Normandeau Central Park site at 49 Noble Avenue. The centre has been earmarked for renovation in 2011.

http://www.albertalocalnews.com/reddeeradvocate/news/local/Five_neighbourhoods_to_benefit_from_partnerships_in_recreation_development_49209582.html

Red Deer College

New construction accommodates larger enrolments and increasing costs are expected at Red Deer College. Just completed is what the college is now calling the Four Centres building, which will house trades and technology, applied research, visual arts and corporate training. Enrolment targets, expressed as full-time equivalents, are based on just under 3,700 students in 2008-09, jumping to 4,400 in four years with the biggest increase in the 2010-11.

http://www.albertalocalnews.com/reddeeradvocate/news/local/RDC_budget_reflects_expansion_increasing_costs_47920537.html

Biofuel Plant

A company proposing a \$400-million biofuels plant near Innisfail has been given an extension to its subdivision approval by Red Deer County. A subdivision of a 406-acre site for the ethanol, biodiesel and canola crush facility was originally approved in June 2007. Announced in 2006, the Alberta Ethanol and Biodiesel GP Ltd. venture contemplates the development of a plant capable of producing 379 million litres each of ethanol and biodiesel annually. The partners behind Alberta Ethanol and Biodiesel are Dominion Energy Services LLC, and private equity heavyweights The Carlyle Group and Riverstone Holdings LLC. To date, approvals from Alberta Environment and the Energy Resources Conservation Board have been obtained. More than \$3 million has been invested in the project, including engineering work, say company officials. The plant would be developed in phases. The first, which would take about 18 months to complete, would consist of a canola crush facility and an ethanol plant — each with an annual output of 189 million litres.

http://www.albertalocalnews.com/reddeeradvocate/business/local_biz/Biofuel_plant_granted_extension_48211712.html

Major Alberta Projects As of June 2009 (\$ in millions)

City of Red Deer
Permolex Ltd. Expansion of Ethanol Storage
Capacity and Distribution
Infrastructure
\$80.0 Proposed

Alberta Transportation Highway 2A Grade, Base and
Pave Red Deer Cty
(Innisfail to S of Hwy 42)
\$20.3 2008-2009 Under construction.
Pidherney's Trucking.

Beca International 'Executive Place' Office Building,
Ross St / 49 Ave
\$40.0 2007-2009 Under construction.
Clark Builders.

Alberta Transportation
HIGHWAY 54 GRADE, BASE AND PAVE
Red Deer Cty (N Innisfail to S Innisfail interchange)
\$6.0 Proposed

Bower Place Mall
Mall Renovations
\$12.0 2008-2009
Nearing completion

Alberta Transportation
HIGHWAY 11 PAVE Red Deer City (W of SH781 to E
of Hwy 2)
\$11.6 Proposed

Podco Management
Riverlands Medical Centre
\$9.0 Proposed

City of Red Deer
Northland Drive Extension and Bridge
\$128.0 Proposed for 2009 - 2012.
Pending funding.

Alberta Transportation HIGHWAY 54 INNISFAIL
BYPASS (FROM HWY 2 TO HWY 54)
\$13.0 2009 Announced

City of Red Deer
North Side Highway Connector Project
Red Deer \$133.0 Proposed.
Phase 1 Northland Dr from Hwy 2A /Hwy 11 to 30
Ave proposed for 2009 - 2011.

Alberta Transportation Highway 54 Grade, Base and
Pave Red Deer County
(E of Spruce Vw to W of RD River)
\$10.0 2009 Announced

City of Red Deer
WASTEWATER TREATMENT PLANT UPGRADES
PHASES 5 TO 7
Red Deer \$30.0 Proposed. Planned start 2011 or
2012 and completion by 2015

Alberta Transportation Highway 2 Grade, Base Pave,
Intersection Improvements (North Innisfail
Interchange) (Innisfail)
\$0.0 2007-2009
Under construction. Part of \$1400M Highway
Twinning Project. \$24.5 million. DBC Contractors Ltd

City of Red Deer
Upgrades to Water Treatment Plant Red Deer
\$44.0 2003-2011 Under construction.
Intake in 2009 - 2011 (\$20M).

Alberta Transportation
SH 592 Pave Red Deer County
(W of SH 781 to SH 781)
\$16.5 2008-2009 Nearing completion.
Northside Construction.

City of Red Deer
Wastewater Treatment Plant Upgrade phases 1 to 4

Red Deer \$65.0 2007-2011
Under construction.
Graham Industrial Services.

City of Red Deer
Gaetz Ave / 32 St Intersection Improvements
Red Deer \$13.0 2008-2009
Under construction

City of Red Deer
New RCMP Station (Downtown)
Red Deer \$30.0 2008-2010
Under construction. Chandos Construction.

City of Red Deer
Downtown Parkade (over Transit Terminal)
Red Deer \$21.5 2009-2010 Announced. Planned
construction start in July 2009.

City of Red Deer / Red Deer College
Red Deer College Access Road Red Deer
\$6.8 2009
Under construction. Border Paving.

Red Deer County
2009 Road Paving Program
Red Deer County \$7.9 2009
Under construction.
Border Paving Ltd.

Red Deer County /EPCOR Water Services
Infrastructure Rebuilding Red Deer County
(Springbrook)
\$9.0 2008-2009
Nearing completion. Pidherney's Trucking (for phase
2), Northside Construction (phase 3).waterline
replacement Ridgerock Contracting.

Wastewater Commission
Regional Wastewater Pipeline Olds to Red Deer
\$107.0 2009-2011
Under construction.
Three stages: Innisfail - Penhold;Olds - Innisfail;
Penhold - Red Deer. Stage 1 contract 1 and contract
2 Watson Welding. Stage 1 contract 3 Boulder
Contracting

Alberta Health and Wellness / Alberta Cancer Board
Radiation Therapy Clinic (Cancer Clinic)
Red Deer \$60.0
Proposed for 2009 - 2011.

Alberta Infrastructure Modernization
Red Deer \$7.0 2008-2009
Nearing completion.
St Thomas Aquinas School. Shunda Construction and
Construction Management.

Alberta Infrastructure Modernization
Red Deer \$6.6
2008-2010 Under construction.

GH Dawe Community School. Integrated Commercial
Interior.

Bethany Care Society 'CollegeSide Gardens' Seniors
Supportive Living Facility
Red Deer \$17.0 2009-2010
Under construction. Timcon Construction.

City of Red Deer Civic Centre (City Hall) Renovations
/ Expansion Phase 1
Red Deer \$58.5 Proposed for 2010 - 2012.
Planned construction start late in 2010, pending
approvals.

Extendicare / Qualico 'Michener Hill Village' Assisted
Living / Supportive Housing
Red Deer \$65.0 2008-2010
Under construction

L - 7 Inc. 'Gardens at Highway 2' Assisted Living
Facility Phase 1
Red Deer \$23.0
Proposed for 2009 – 2010

Red Deer College Building Communities Through
Learning Phase 1
Red Deer \$70.0 2006-2009
Completed.
Stuart Olson Construction.

Red Deer College Sports and Wellness Centre and
Health Education Centre (Building Communities
Through Learning Phase 2)
Red Deer \$70.0 2009-2011
Announced. Centre for Health Education and Centre
for Sport and Wellness.

Greengate Power Corp. 'Radar Hill' Wind Farm
(100MW) Red Deer County (between Red Deer and
Pine Lake)
\$200.0 On hold

Central Waste Management Commission Plasma
Gasification Plant (waste -to - energy conversion)
Red Deer County (Horn Hill Waste Transfer Site)
\$93.0 Proposed for 2009 - 2010.
Possible construction start August.

Alberta Ronald Macdonald House
Red Deer \$10.0 Proposed for 2010.

Century Group Lands Corp. 'Liberty Junction'
Apartments and Town House Complex
Red Deer County \$41.5 2009-2011 Announced.
Planned construction start summer 2009.
Laebon Developments Ltd. 'The Views at St. Joseph'
Condominiums
Red Deer \$16.0 2007-2009
Nearing completion

Medican Developments Condominium Complex

Red Deer \$30.0 Proposed.
To be connected to Extendicare facility, Michener Hill.

Potters Hands Developments Rancher's Valley Inn
Expansion (addition of two floors) and conversion to
affordable housing
Red Deer \$5.0 Proposed

City of Red Deer Rotary Recreation Park
Red Deer \$23.0
Proposed for 2010 - 2012.

City of Red Deer Curling Arena, Clearview North
Red Deer
\$14.4 Proposed.
Pending funding.

City of Red Deer Red Deer Museum and Art Gallery /
Archives Storage
Red Deer \$17.2
Proposed in five year capital plan (2007 - 2011)

City of Red Deer Red Deer Museum and Art Gallery /
Archives Renovations
Red Deer \$13.3 2008- Under construction.
Phased project.

City of Red Deer GH Dawe Community Centre
Upgrades and Renovations
Red Deer \$28.0 2008-2010
Under construction. Timcon Construction.

Harvard Historical Aviation Society aviation museum
Red Deer County (Springbrook)
\$5.0 Proposed for 2009 – 2010

Temple REIT Refurbishment Capri Centre as
Sheraton
Red Deer \$8.0 2009
Under construction

Zainul & Shazma Holdings (1997) Ltd. Holiday Inn
Hotel, Gasoline Alley
Red Deer County \$16.0 2009-2010
Under construction. Chamberlain Construction
Services.

KPMG Competitive Alternatives Results 2008

<http://www.competitivealternatives.com/default.html>

Major industries

Traditional industries:

- Agri-food products/services
- Metal manufacturing/products
- Petrochemicals

Emerging industries:

- Biotechnology
- High tech manufacturing
- Information/communications technology

Major private-sector employers

- Community Savings Ltd. (Insurance/financial services)
- Nova Chemicals (Petrochemicals)
- Olymel (Agri-food products/services)

Summary of study results for Red Deer (The rating indicates the cost of doing business compared to the cost of doing business in the US)

| Industry | Operation | Index rating (US=100) |
|----------------------------|--|--------------------------|
| Manufacturing: | | |
| • Aerospace | • Aircraft parts | • 100.5 |
| • Agri-Food | • Food processing** | • 97.5 |
| • Automotive | • Auto parts | • 100.4 |
| • Chemicals | • Specialty chemicals** | • 97.6 |
| • Electronics | • Electronics assembly** | • 98.5 |
| • Medical devices | • Medical device mfg | • 98.2 |
| • Metal components | • Metal machining** | • 101.1 |
| • Pharmaceuticals | • Pharmaceutical products** | • 98.8 |
| • Plastics | • Plastic products** | • 101.9 |
| • Precision manufacturing | • Precision components** | • 100.0 |
| • Telecommunications | • Telecom equipment | • 97.3 |
| Manufacturing average | (**Average of 7 operations) | 99.0 |
| Research & development: | | |
| • Biotechnology | • Biomedical R&D** | • 93.3 |
| • Clinical trials | • Clinical trials management | • 92.7 |
| • Product testing | • Electronic systems development & testing** | • 89.3 |
| R&D average | (**Average of 2 operations) | 91.2 |
| Software: | | |
| • Software design | • Advanced software** | • 90.3 |
| • Web & multimedia | • Content development** | • 92.4 |
| Software average | (**Average of 2 operations) | 91.3 |
| Corporate services: | | |
| • Back office/call centers | • Shared services centre** | • 99.6 |
| Overall result | (**Average of 12 operations) | 97.2 |

Red Deer Real Estate

Red Deer

Average Selling Price

| | April | March | February |
|------------------------|--------------|--------------|-----------------|
| Apartment Units | \$191,026 | \$175,515 | \$189,536 |
| Half Duplex | \$250,828 | \$246,583 | \$247,858 |
| Mobile | \$72,750 | \$78,292 | \$53,135 |
| S.F. House | \$344,851 | \$328,321 | \$333,681 |
| Townhouse | \$202,333 | \$230,500 | \$198,483 |

Rural Residential

Average Selling price

| | April | March | February |
|------------------------|--------------|--------------|-----------------|
| Apartment Units | \$154,000 | \$162,000 | \$268,850 |
| Half Duplex | \$215,562 | \$232,375 | \$187,628 |
| Mobile | \$75,806 | \$57,050 | \$92,076 |
| S. F. House | \$272,616 | \$267,732 | \$274,035 |
| Townhouse | \$209,500 | \$228,141 | \$270,750 |
| Acreage | \$391,417 | \$352,286 | \$438,067 |

In Red Deer, 387 single-family homes sold through the Multiple Listing Service system with a median price of \$315,000. That compares with 210 sales at a median price of \$305,000 in the first quarter.

Permits

Municipal staff issued building permits for \$10.2 million in residential work in June 2009 (up 86% from a year ago when the residential permit tally was \$5.5 million). It marks the first month this year that the 2009 value exceeded the 2008 figure. Providing a \$2.4 million boost were 36 permits to Carolina Homes Inc. for multi-family development at 31 Jamieson Avenue.

Work on public projects including \$1.2 million for interior renovation to the Red Deer Museum and Art Gallery, generated \$2.8 million. That compares with \$20 million in the public category in June 2008. Permits issued last month for commercial work, which were valued at \$456,000, were down

from \$2.8 million in 2008. As for industrial work, there was \$33,000 worth of projects approved in June 2009, a year-over-year drop from \$70,000.

For the year to date, total permit values are \$59.1 million, as compared with \$116.9 million for the first half of 2008. Residential approvals this year are \$33.1 million, down from \$63.9 million; commercial permits are up to \$9.1 million, as compared with \$26.2 million versus \$3.9 million dollars in 2008; and public construction and renovation are up to \$16.2 million, a decline from \$23 million.

Developments

Melcor expects to have another 86 residential properties in its Southbrook and Clearview North subdivisions by fall, which should sustain its builder-clients through the winter and into 2010. Laebon's land holdings have also declined. "We're selling three of four (homes) a week and moving through our inventory quite nicely," said Bontje, pointing out that his company didn't develop any new lots last year or so far in 2009.

But he expects to bring on more in the Lonsdale and Kingsgate subdivisions before year-end.

"We've got enough to hold us this fall," said Bontje, adding that his company should also have new supplies in Timberstone Park next year.

Meanwhile, the City of Red Deer still has lots in Oriole Park and Johnstone Park. And more are expected to be ready in the Timberlands subdivision by mid-August, said Rick Elm, the city's land co-ordinator.

That should boost the city's total to nearly 90, with more slated to come on stream in the new Garden Heights subdivision late next year.

Elm said the city has averaged five to six sales a month since November, when a lot draw resulted in about 10 deals.

http://www.albertalocalnews.com/reddeeradvocate/business/local_biz/Market_stabilizing_49871722.html

Red Deer Rental Market Statistics

Red Deer Vacancy Rates (%) in Privately Initiated Rental Apartment Structures of Three Units and Over

April 2008

| <u>Bach</u> | <u>1 Bdrm</u> | <u>2 Bdrm</u> | <u>3+ bdrm</u> |
|-------------|---------------|---------------|----------------|
| 5.3 B | 3.0 A | 3.2 B | 2.9 C |

April 2009

| <u>Bach</u> | <u>1 Bdrm</u> | <u>2 Bdrm</u> | <u>3+ bdrm</u> |
|-------------|---------------|---------------|----------------|
| 3.1 B | 3.2 B | 4.6 B | 1.6 C |

Red Deer Average Rents in Privately Initiated Rental Apartment Structures of Three Units and Over

April 2008

| <u>Bach</u> | <u>1 Bdrm</u> | <u>2 Bdrm</u> | <u>3+ bdrm</u> |
|-------------|---------------|---------------|----------------|
| 570 A | 723 A | 866 A | 1,013 A |

April 2009

| <u>Bach</u> | <u>1 Bdrm</u> | <u>2 Bdrm</u> | <u>3+ bdrm</u> |
|-------------|---------------|---------------|----------------|
| 622 A | 720 A | 858 A | 1,001 A |

Red Deer Vacancy Rates in Privately Initiated Rental Row and Apartment Structures of Three Units and Over

April 2008

| <u>Bach</u> | <u>1 Bdrm</u> | <u>2 Bdrm</u> | <u>3+ bdrm</u> |
|-------------|---------------|---------------|----------------|
| 5.3 B | 2.9 A | 2.5 A | 2.9 C |

April 2009

| <u>Bach</u> | <u>1 Bdrm</u> | <u>2 Bdrm</u> | <u>3+ bdrm</u> |
|-------------|---------------|---------------|----------------|
| 2.6 A | 3.3 B | 3.9 B | ** |

Red Deer Average Rents in Privately Initiated Rental Row and Apartment Structures of Three Units and Over

April 2008

| <u>Bach</u> | <u>1 Bdrm</u> | <u>2 Bdrm</u> | <u>3+ bdrm</u> |
|-------------|---------------|---------------|----------------|
| 570 A | 723 A | 841 A | 974 B |

April 2009

| <u>Bach</u> | <u>1 Bdrm</u> | <u>2 Bdrm</u> | <u>3+ bdrm</u> |
|-------------|---------------|---------------|----------------|
| 595 A | 720 A | 857 A | 978 A |

Canada Mortgage and Housing Corporation (Spring 2009) Stated that "Rental Market Statistics" www.cmhc.ca/housingmarketinformation

Nicole Gardiner Prudential Simco Realty Red Deer, Alberta **403-348-8553**
Randy and Chad Bett Real Estate Professionals Calgary, Alberta **403-239-3642**

This information is from sources deemed reliable, but it is not guaranteed and it should not be relied upon without independent verification

Reliability Codes for Vacancy Rates

CMHC uses Coefficient of Variation (CV), sampling fraction and universe size to determine the ability to publish vacancy rates. The following letter codes are used to indicate the level of reliability of vacancy rates:

A – Excellent

B – Very Good

C – Good

D – Fair (Use with Caution)

** - Poor (Suppressed)

Reliability Codes for Average Rents

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of average rents. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. The same codes are used to indicate the reliability of rent estimates.

CMHC assigns a level of reliability as follows (CV's are given in %):

A – If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is Excellent

B – If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is Very Good

C – If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is Good

D – If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is Fair

** - If the CV is greater than 10 then the level of reliability is Poor (Not Published)

Definitions

Rent – The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking and hot water. The rent is the amount the owner is asking for the unit

Rental Apartment Structure – Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure – Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centers are commonly referred to as townhouses.

Vacancy – A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Canada Mortgage and Housing Corporation (Spring 2009) Stated that “Rental Market Statistics” www.cmhc.ca/housingmarketinformation

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Red Deer Alberta

July 2009 – Community Stats (ALL Property Types)

| <u>Community Name</u> | <u>Sales</u> | <u>AVG Sale \$</u> | <u>AVG DOM</u> |
|-----------------------|--------------|--------------------|----------------|
| Anders Park | 12 | \$307,833 | 41 |
| Bower | 1 | \$225,000 | 81 |
| Clearview | 9 | \$257,933 | 53 |
| Deer Park | 18 | \$286,077 | 45 |
| Downtown Red Deer | 8 | \$237,188 | 63 |
| Eastview | 5 | \$266,480 | 12 |
| Fairview | 4 | \$487,250 | 51 |
| Glendale | 5 | \$254,080 | 54 |
| Golden West | | | |
| Grandview | 2 | \$298,250 | 55 |
| Highland Green | 5 | \$200,424 | 59 |
| Inglewood | 14 | \$297,314 | 32 |
| Johnstone Park | 12 | \$272,483 | 61 |
| Kentwood | 12 | \$272,608 | 63 |
| Lancaster | 5 | \$337,600 | 41 |
| Michener Hill | 3 | \$230,967 | 40 |
| Morrisroe | 6 | \$291,817 | 63 |
| Mountview | 4 | \$366,875 | 34 |
| Mustang Acres | 2 | \$52,500 | 34 |
| Normandeau | 4 | \$220,600 | 61 |
| Northwood Estates | | | |
| Oriole Park | 5 | \$313,880 | 50 |
| Parkside Estates | 1 | \$30,000 | 12 |
| Parkvale | 2 | \$220,450 | 62 |
| Pines | 2 | \$270,000 | 50 |
| Riverside Meadows | 5 | \$189,400 | 46 |
| Rosedale | 9 | \$352,333 | 63 |
| South Hill | 5 | \$163,580 | 76 |
| Sunnybrook | 3 | \$261,500 | 22 |
| Vanier Woods | 5 | \$465,900 | 41 |
| Waskasoo | 2 | \$347,250 | 47 |
| Westpark | 9 | \$377,756 | 39 |
| Woodlea | | | |
| Total | 179 | \$271,844 | 48 |

| <u>Listings Type</u> | <u>Sales</u> | <u>AVG Sale \$</u> |
|----------------------|--------------|--------------------|
| Apartment | 20 | \$208,620 |
| Full Duplex | 1 | \$370,000 |
| Half Duplex | 14 | \$246,942 |
| Mobile | 6 | \$59,300 |
| Modular | 5 | \$187,800 |
| Single Family | 111 | \$339,495 |
| Townhouse | 22 | \$217,768 |
| Total | 179 | \$289,213 |

Nicole Gardiner Prudential Simco Realty Red Deer, Alberta **403-348-8553**

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Red Deer Alberta

Monthly Statistics – City Residential

July 2009 Listings 284

July 2008 Listings 349

**Decrease in City Residential Listings processed by the Red Deer Real Estate Board from July 2008 to July 2009 -18.62%*

July 2009 Sales 179

July 2008 Sales 208

**Decrease in City Residential Sales from July 2008 to July 2009 -13.94%*

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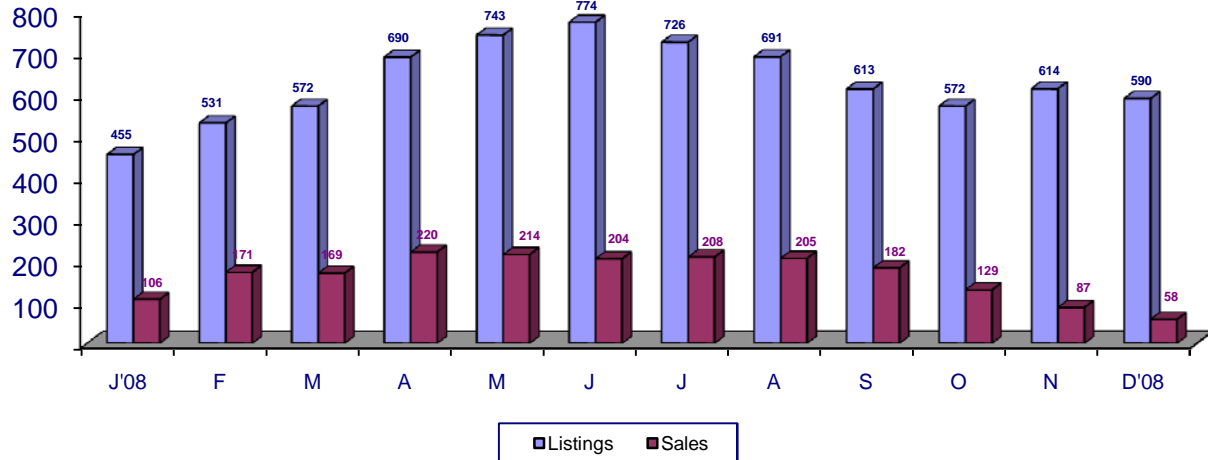
This information is from sources deemed reliable, but it is not guaranteed and it should not be relied upon without independent verification



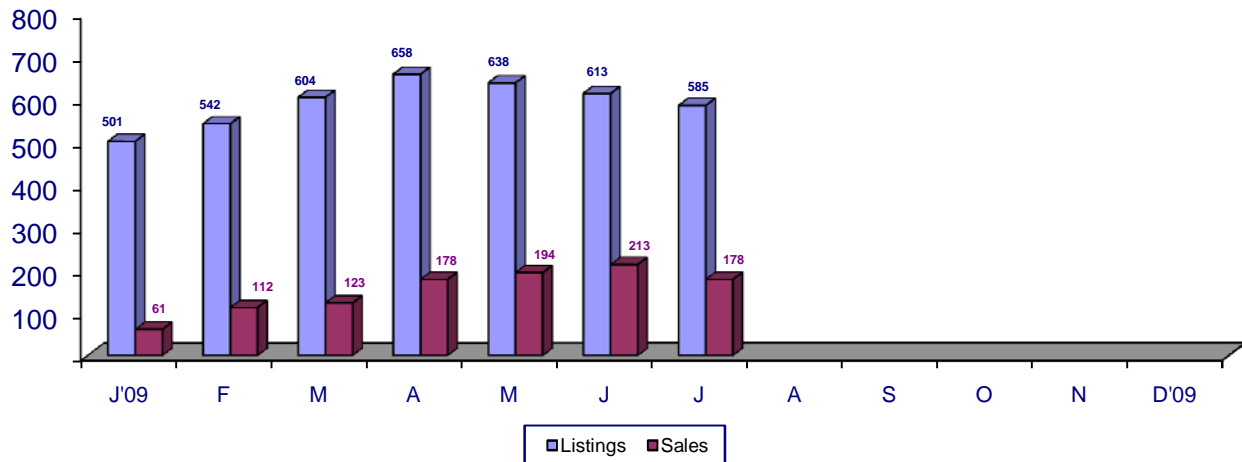
*Above
the
Crowd!*

RE/MAX real estate central alberta Red Deer MLS Market Stats

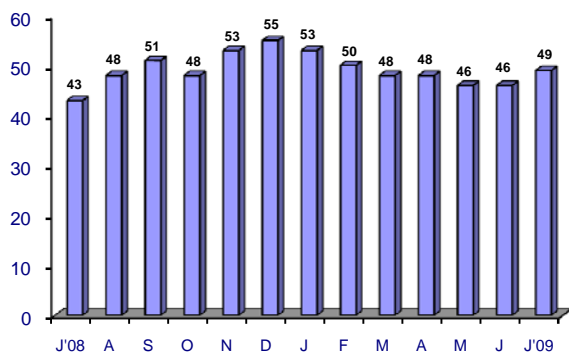
Red Deer Residential MLS Listings & Sales - 2008



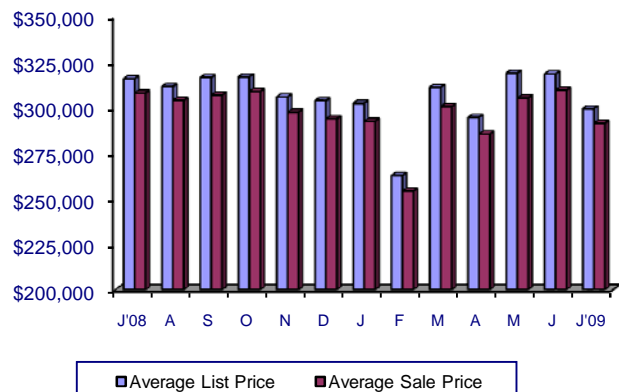
Red Deer Residential MLS Listings & Sales - 2009



Average # Days on Market



Average List/Sale Price

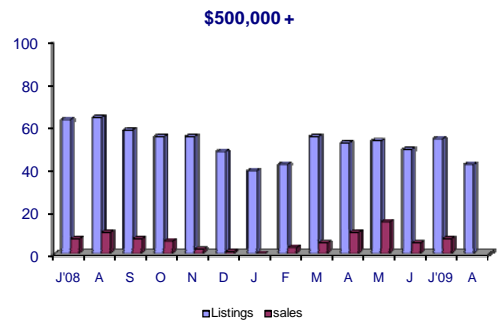
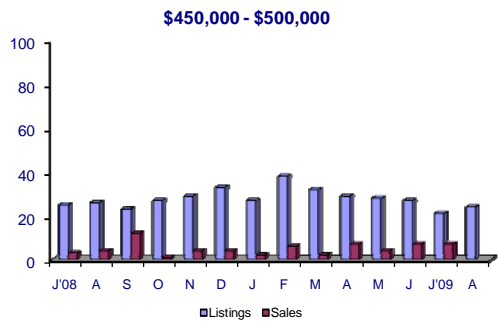
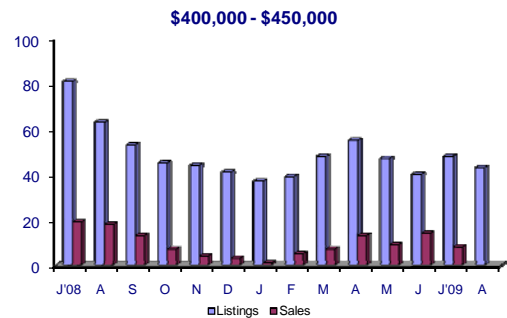
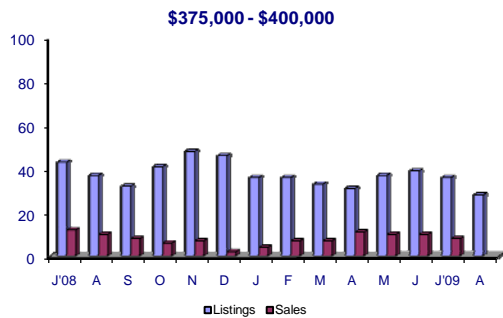
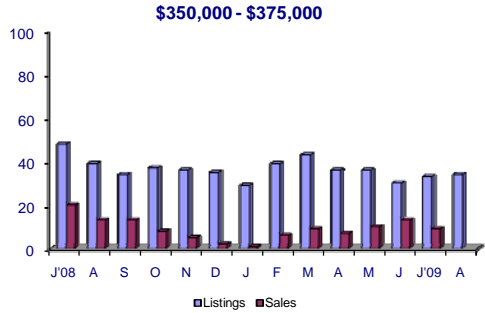
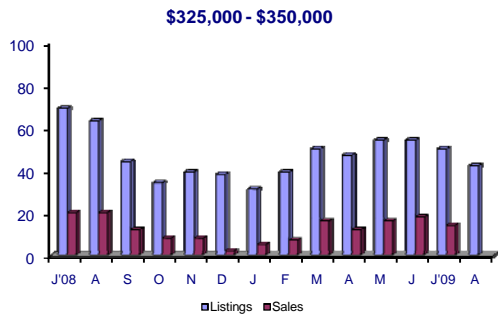
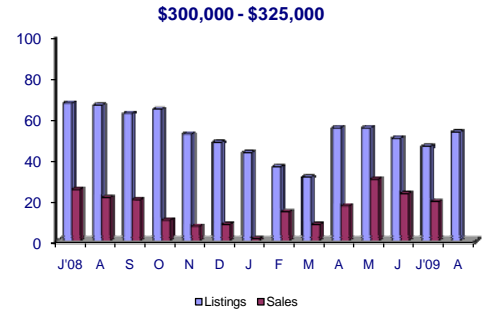
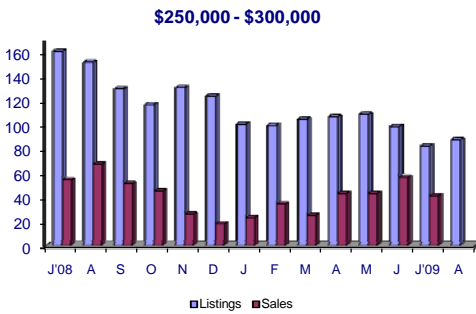
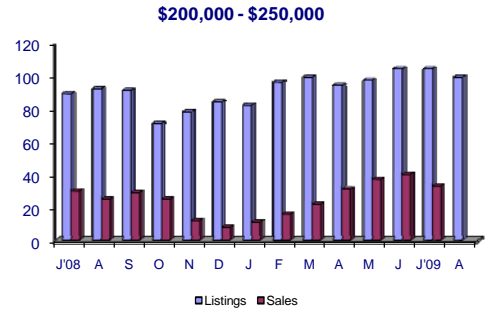
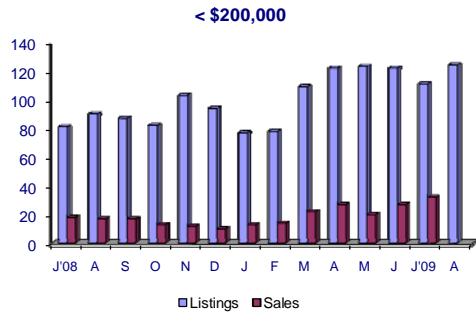


This information is obtained from independent research of Red Deer MLS activity and does not necessarily represent all activity in the market. We believe the information herein represents an accurate picture of the market although we don't warrant it to be so.



RE/MAX real estate central alberta

Red Deer Residential MLS Listings & Sales by Price Range



This information is obtained from independent research of Red Deer MLS activity and does not necessarily represent all real estate activity in the market. We believe the information herein represents an accurate picture of the market although we don't warrant it to be so.

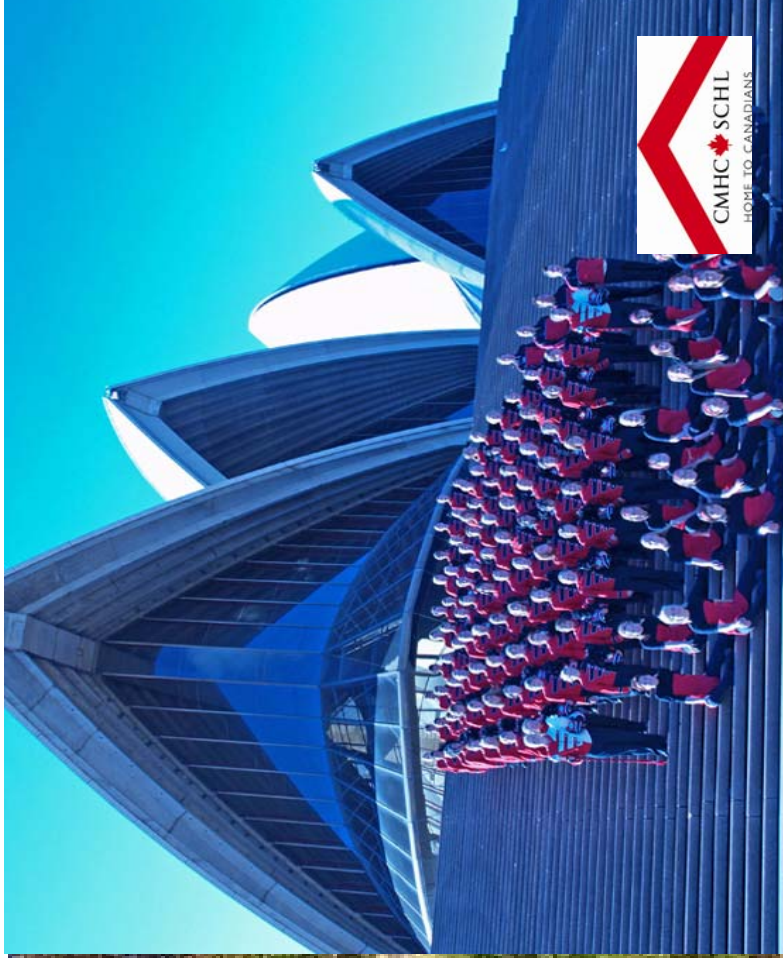
RED DEER - JUNE 3, 2009

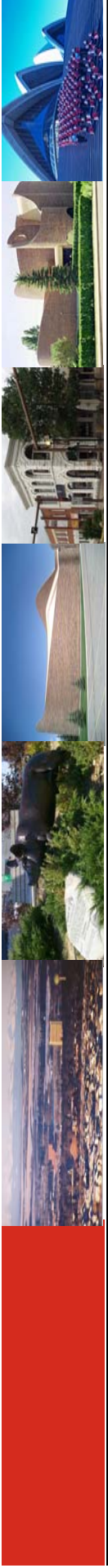


RED DEER HOUSING MARKET OUTLOOK



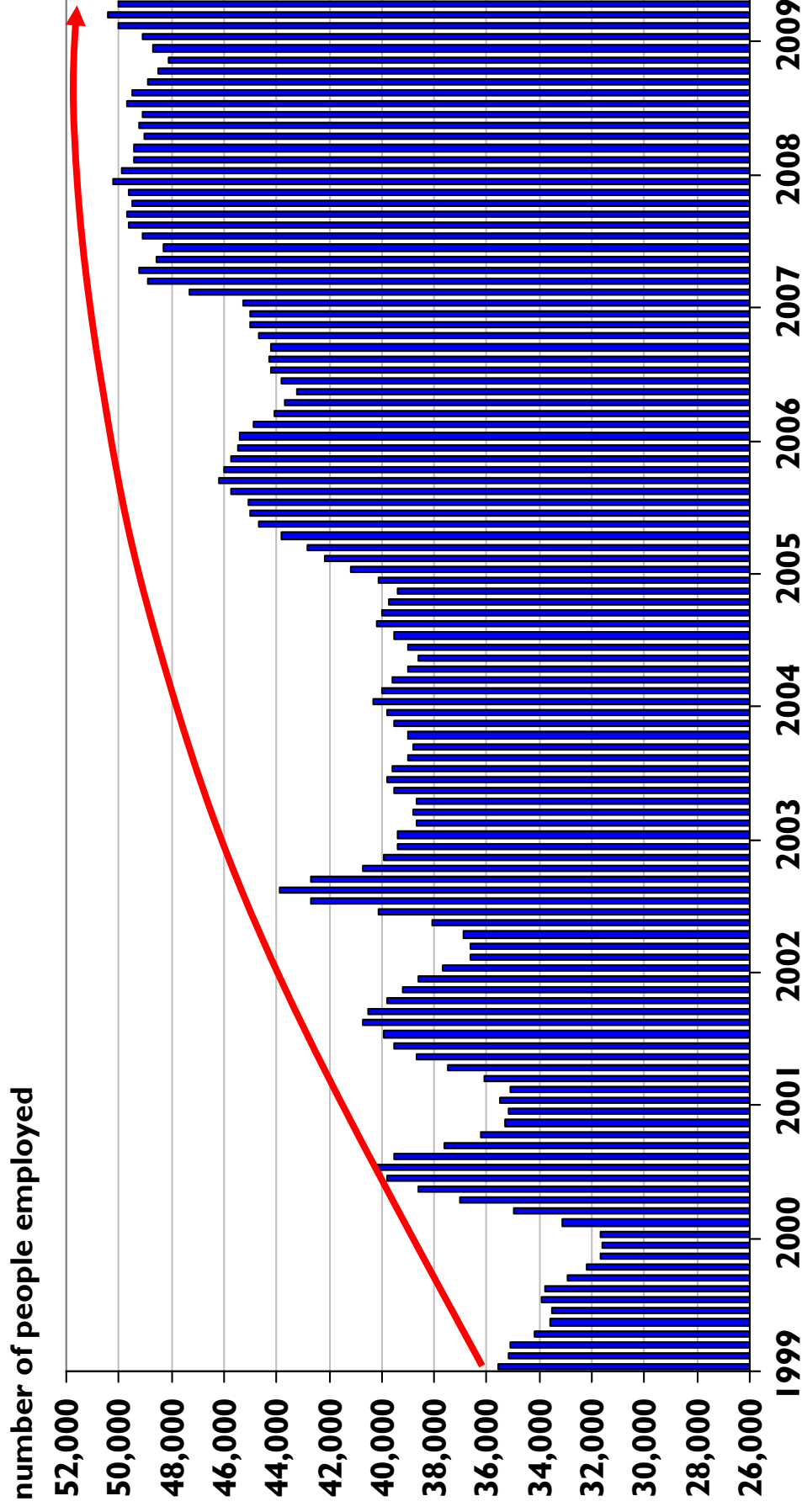
REGINE DURAND
MARKET ANALYST - CMHC
PRAIRIE AND TERRITORIES





Red Deer City - Employment

50,000 people employed in April 2009

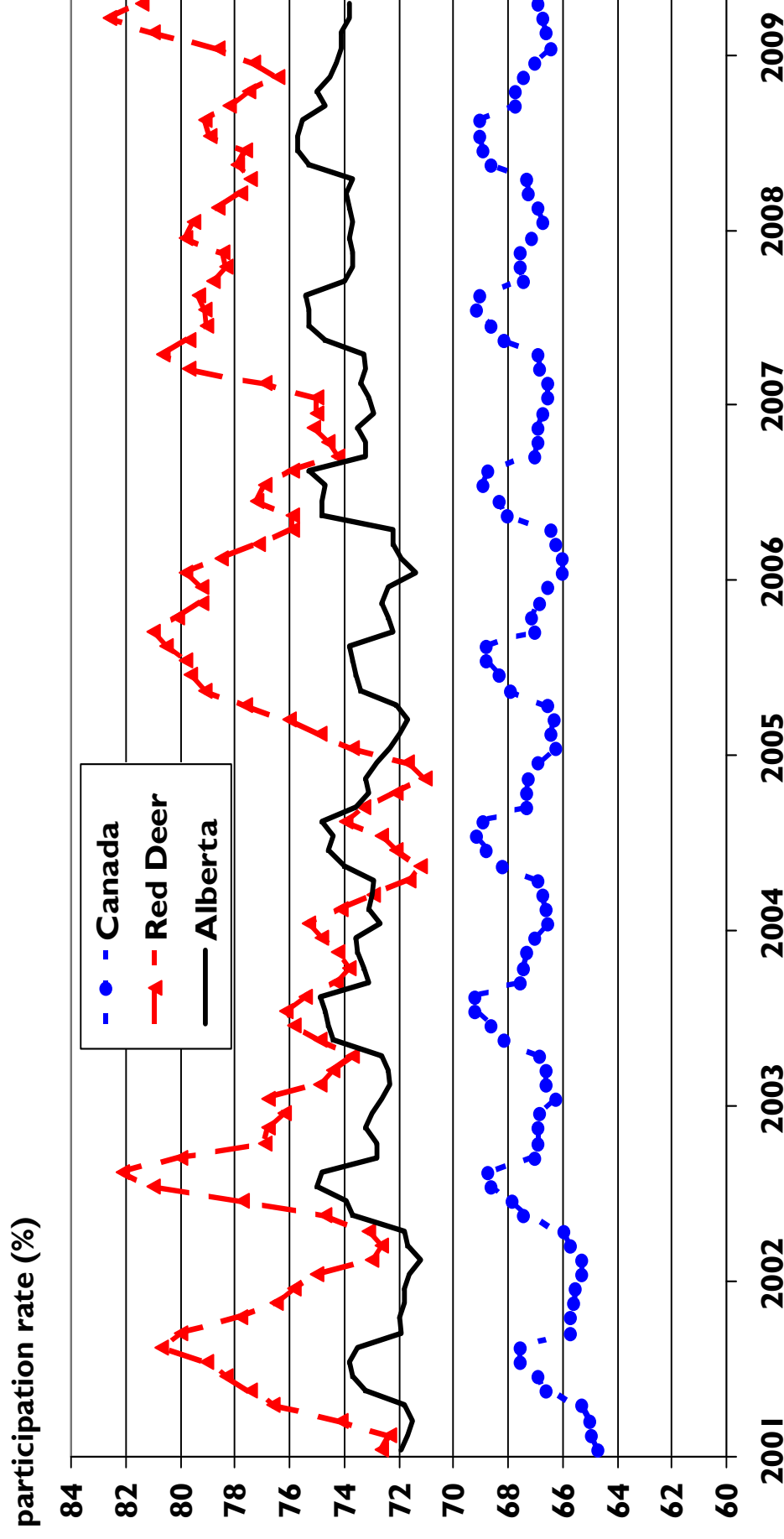


Source: Statistics Canada



Local & Provincial Participation Rates

April 2009 Red Deer participation rate at 81.4 per cent

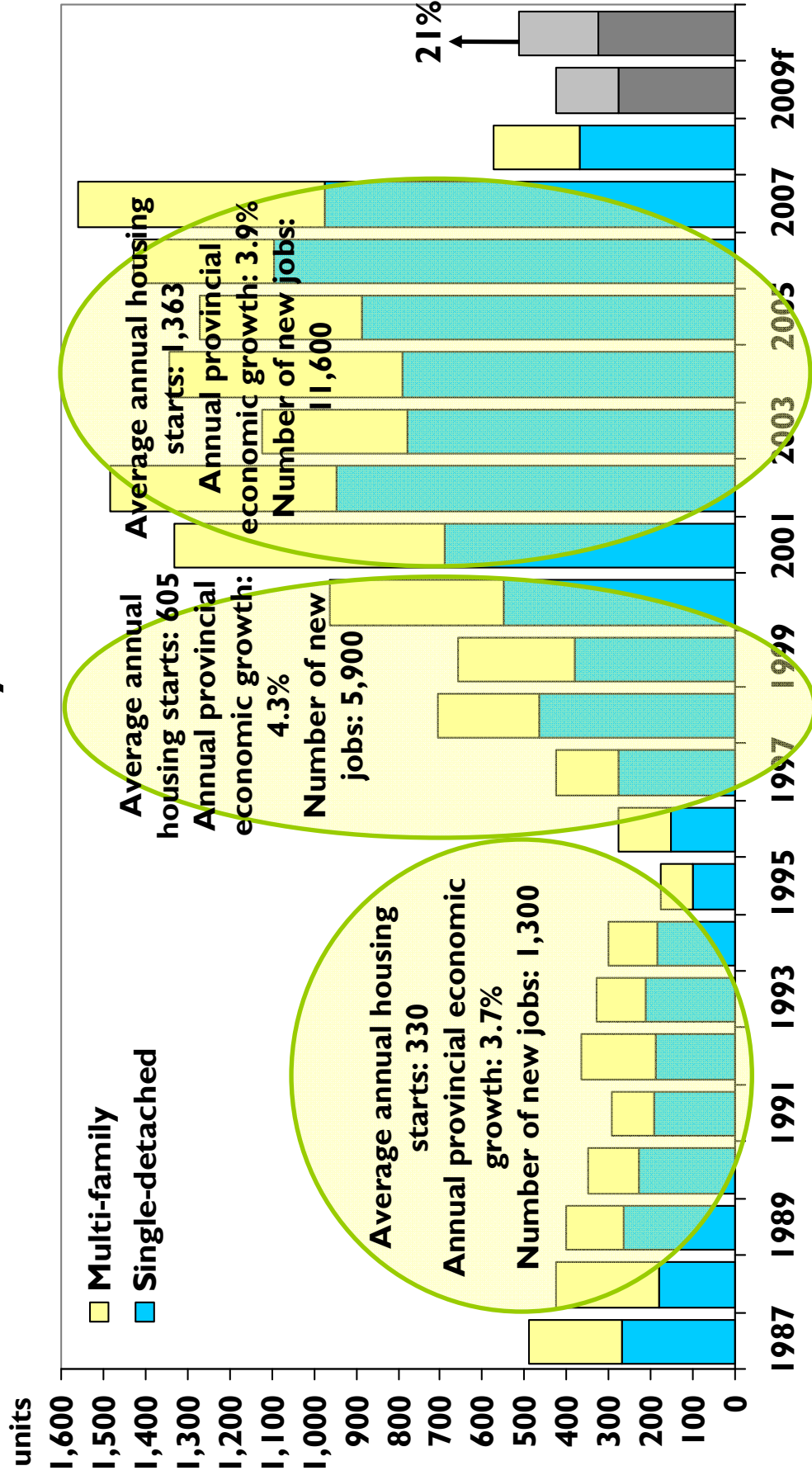


Source: Statistics Canada



Red Deer CA - Housing Starts

Three economic cycles since 1988

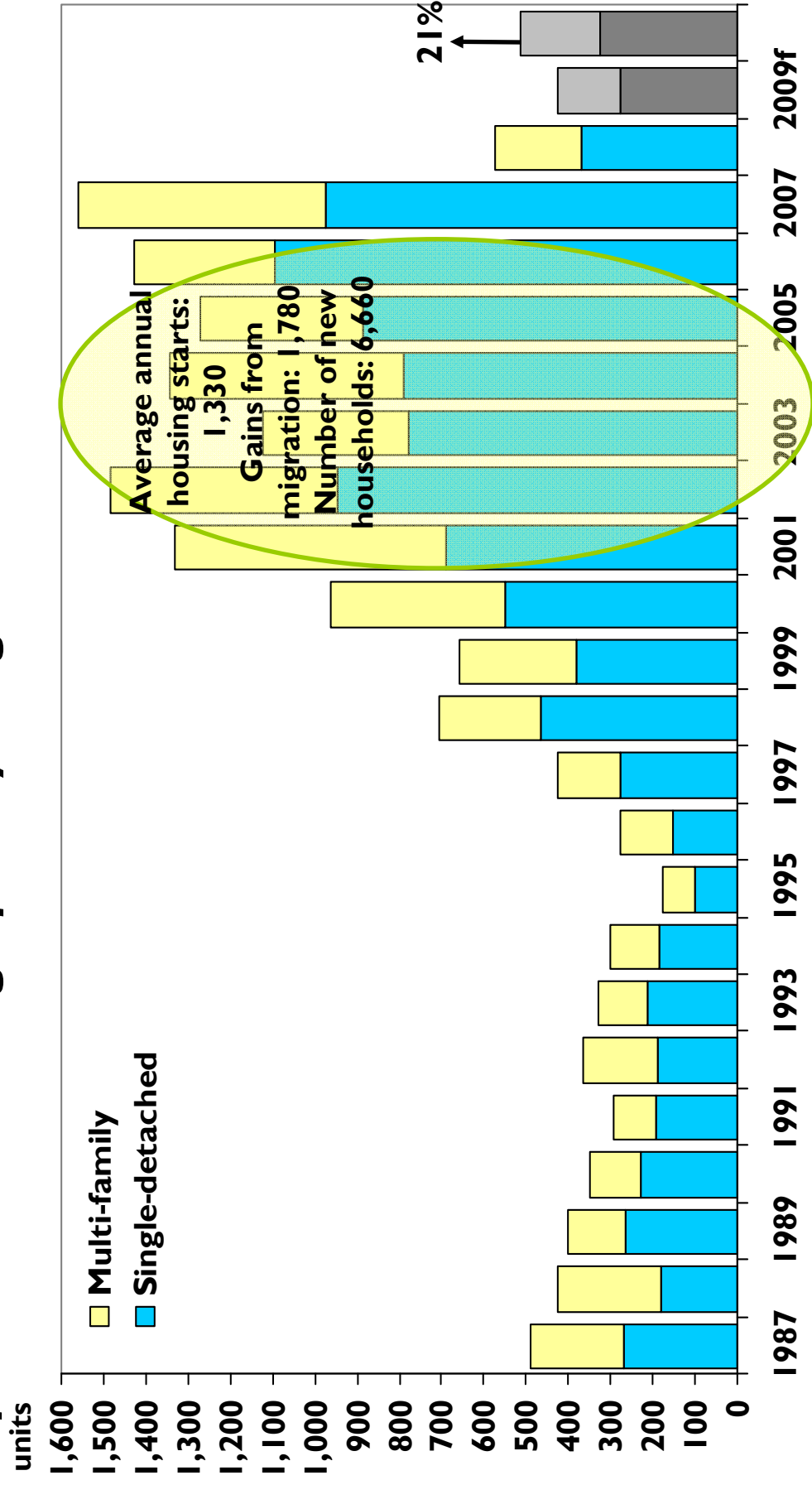


Source: Statistics Canada, CMHC, CMHC forecast (f)



Red Deer CA - Housing Starts

After 2001-06 demographic cycle, growth to come back in 2010

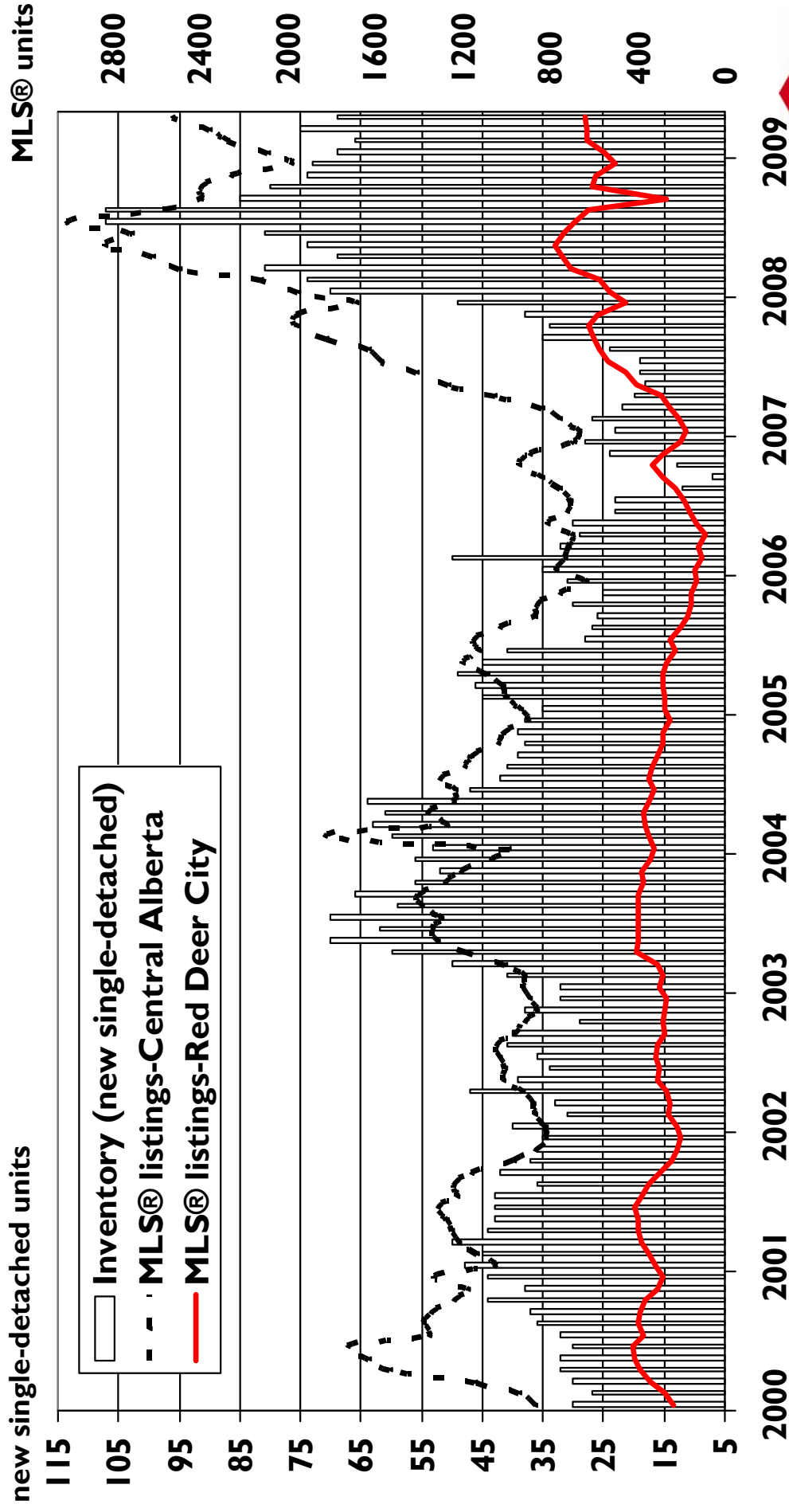


Source: Statistics Canada, CMHC, CMHC forecast (f)



Red Deer CA - New & Resale Inventories

Drop in inventories warrant higher starts in 2010

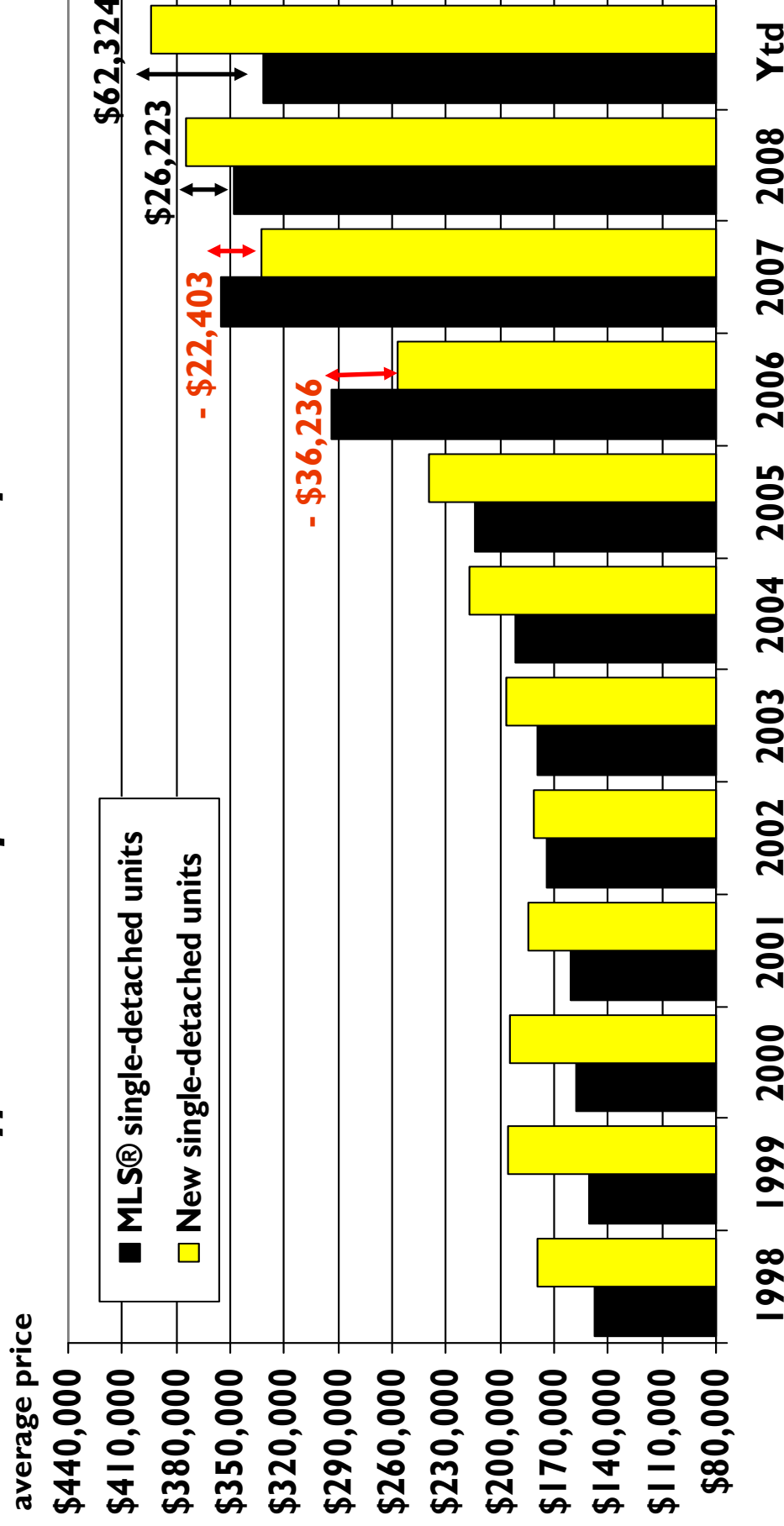


Source: CMHC, CREA, Central Alberta Realtors Association



Red Deer City - New and Resale Prices

Price differential impacts demand for new homes



Source: CMHC, CREA, Central Alberta Realtors Association

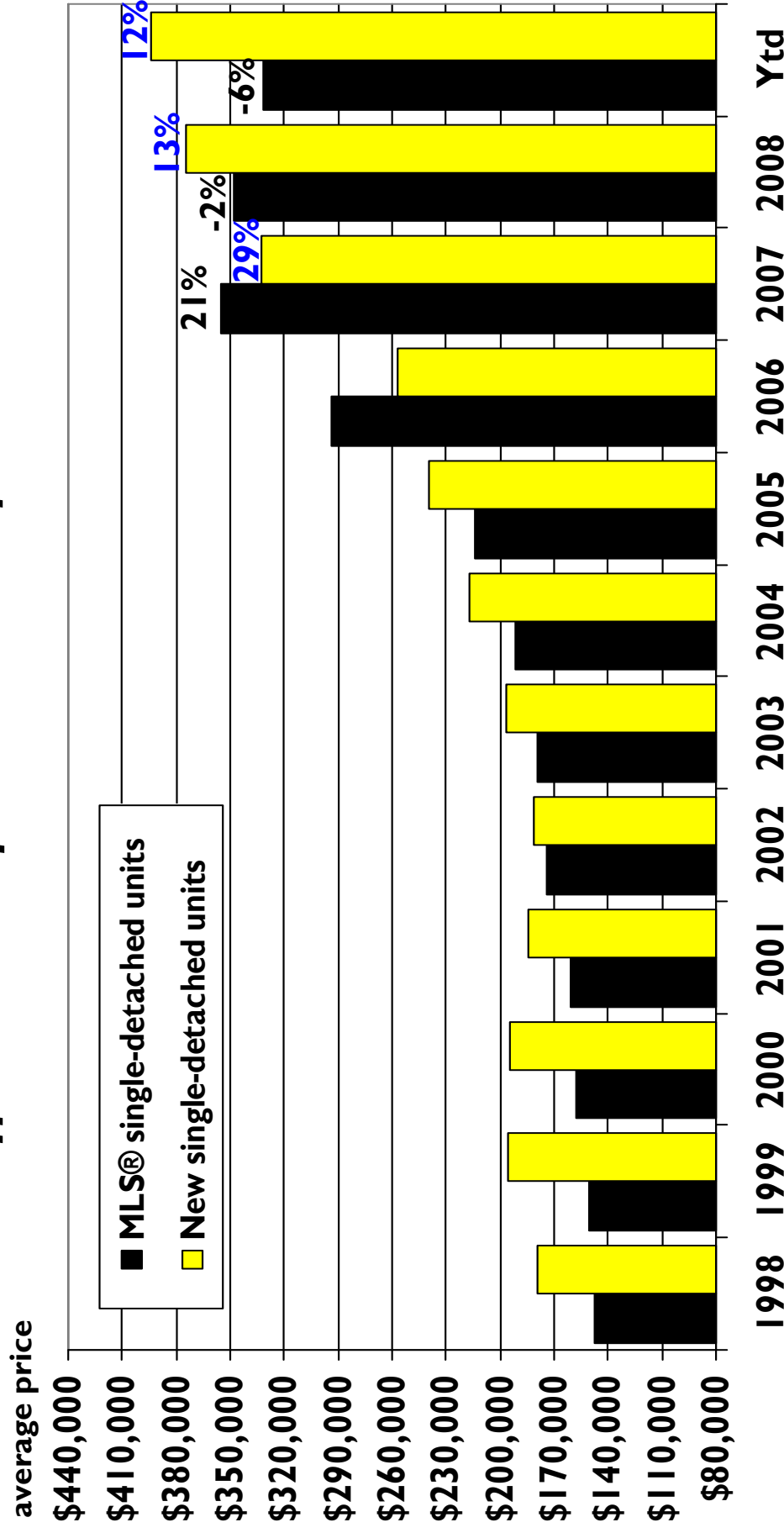
Apr.09





Red Deer City – New and Resale Prices

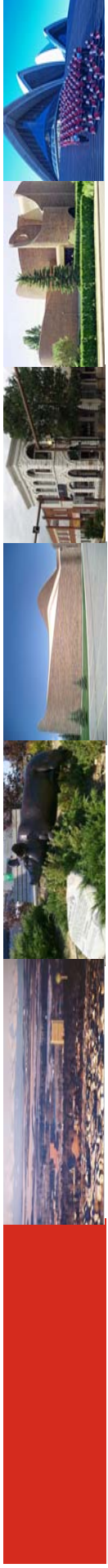
Price differential impacts demand for new homes



Apr.09

Source: CMHC, CREA, Central Alberta Realtors Association

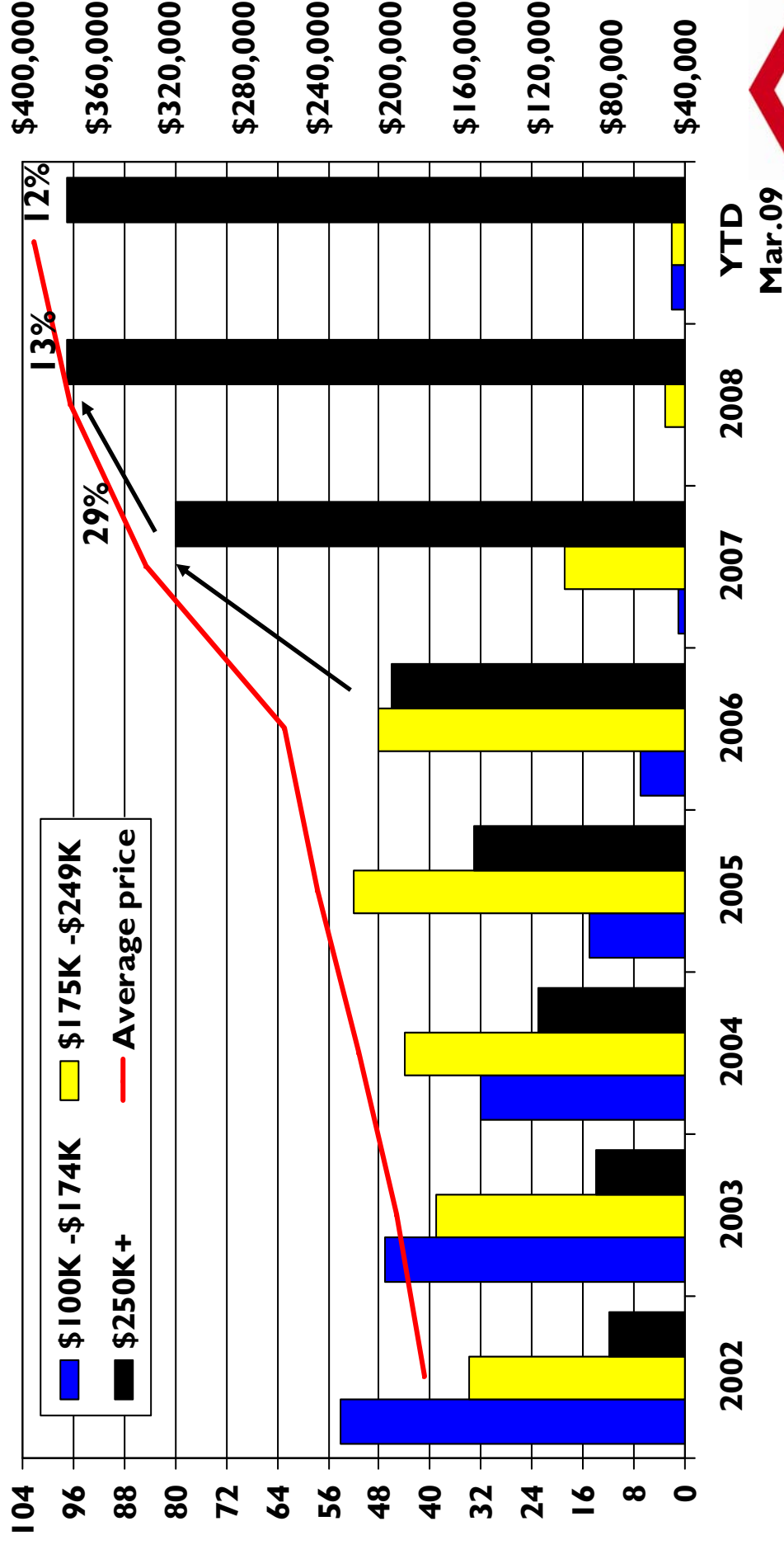




Red Deer CA - Absorptions by Price

Shift toward higher priced homes pulled the average price up

% share of market – new single-detached units

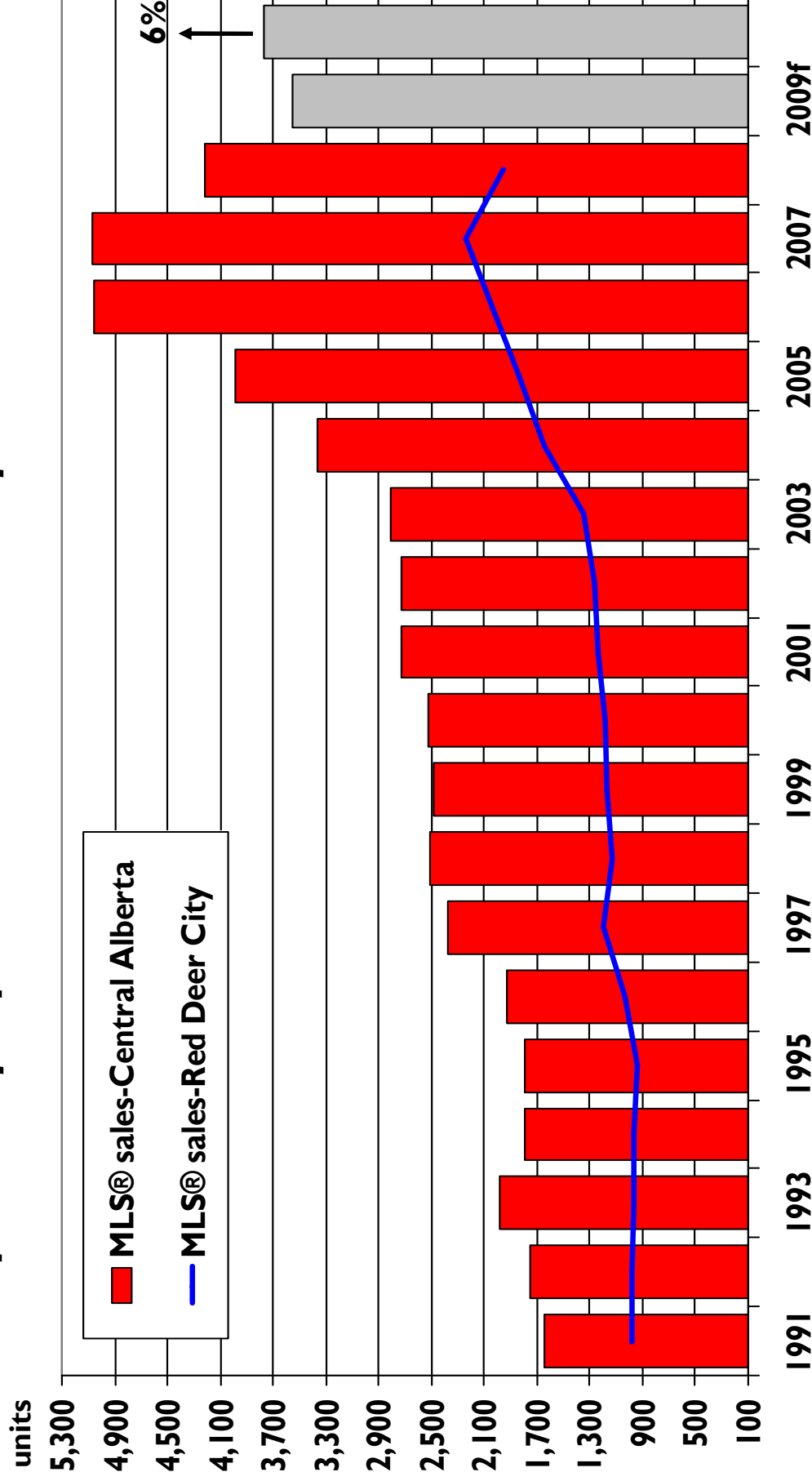


Source: CMHC



Central Alberta - MLS® Total Sales

Fifth best performance on record expected in 2010

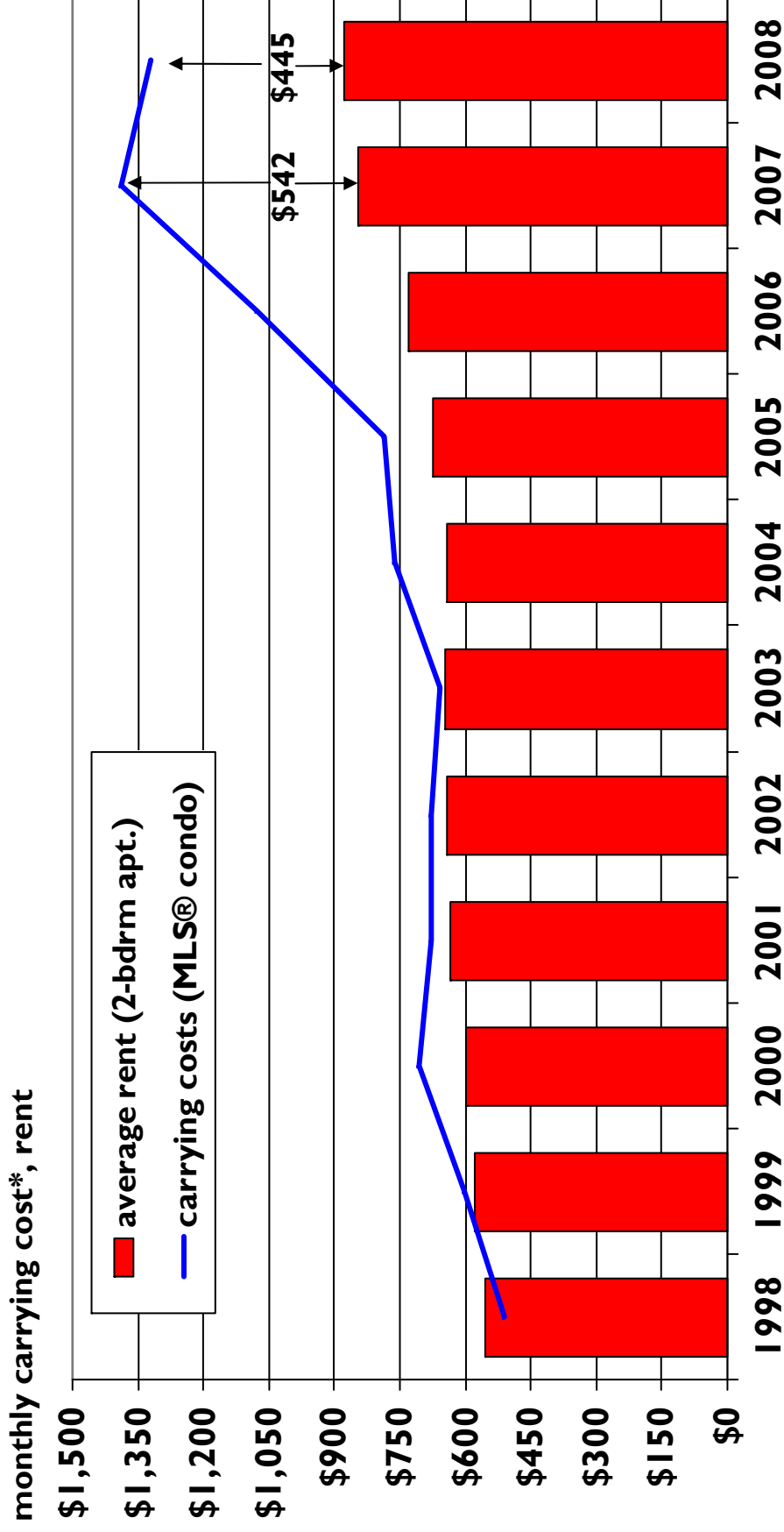


Source: CREA, Central Alberta Realtors Association, CMHC Forecast (f)



Red Deer - Cost of Owning Vs. Renting

Ownership premium decline will lead to higher sales



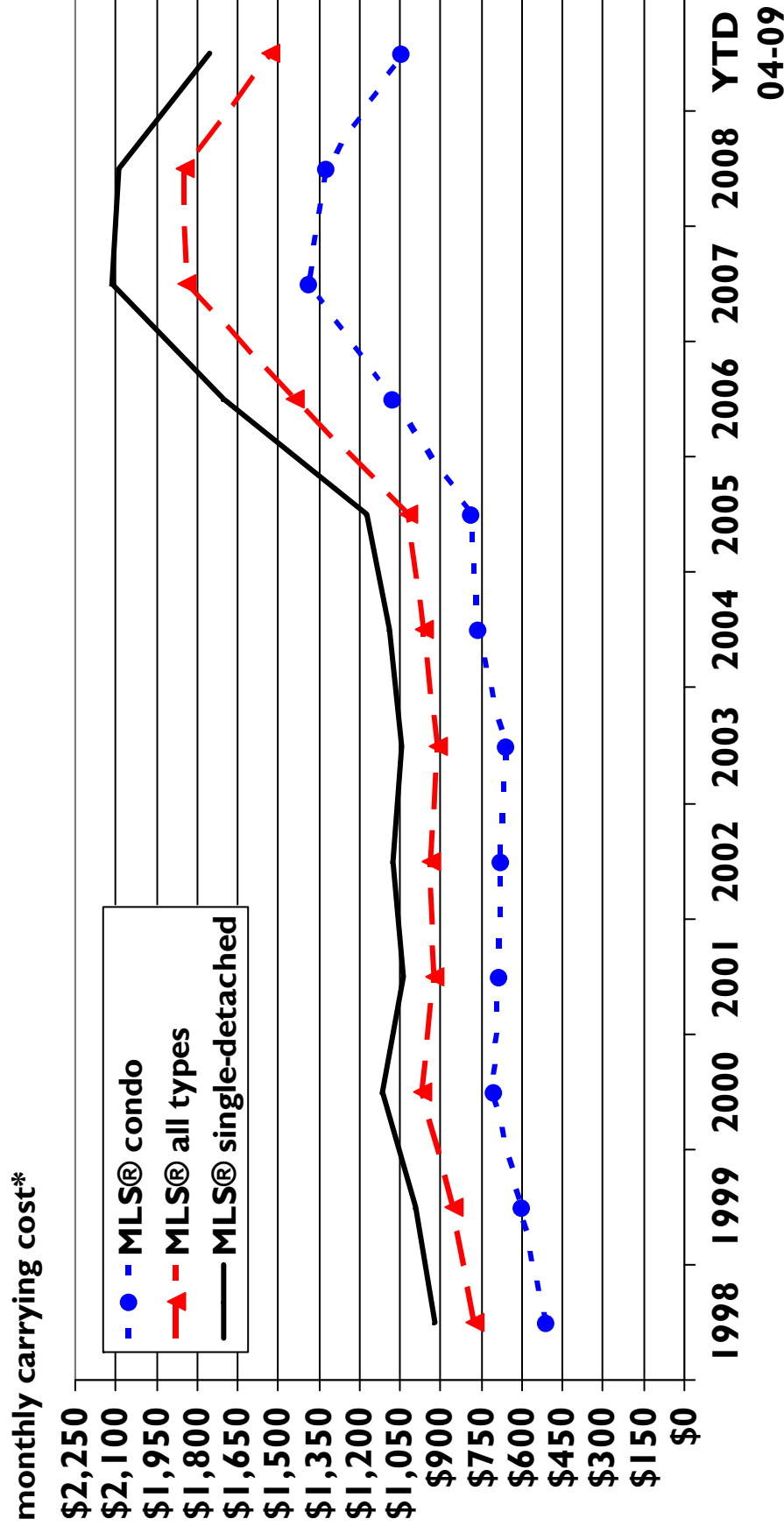
* assumptions: 10% down payment, average 5-year posted mortgage rates, 25 years amortization

Source: CREA, Central Alberta Realtors Association, Bank of Canada, CMHC



Red Deer City - Cost of Owning

Carrying costs decline will lead to higher sales



* assumptions: 10% down payment, average 5-year posted mortgage rates, 25 years amortization

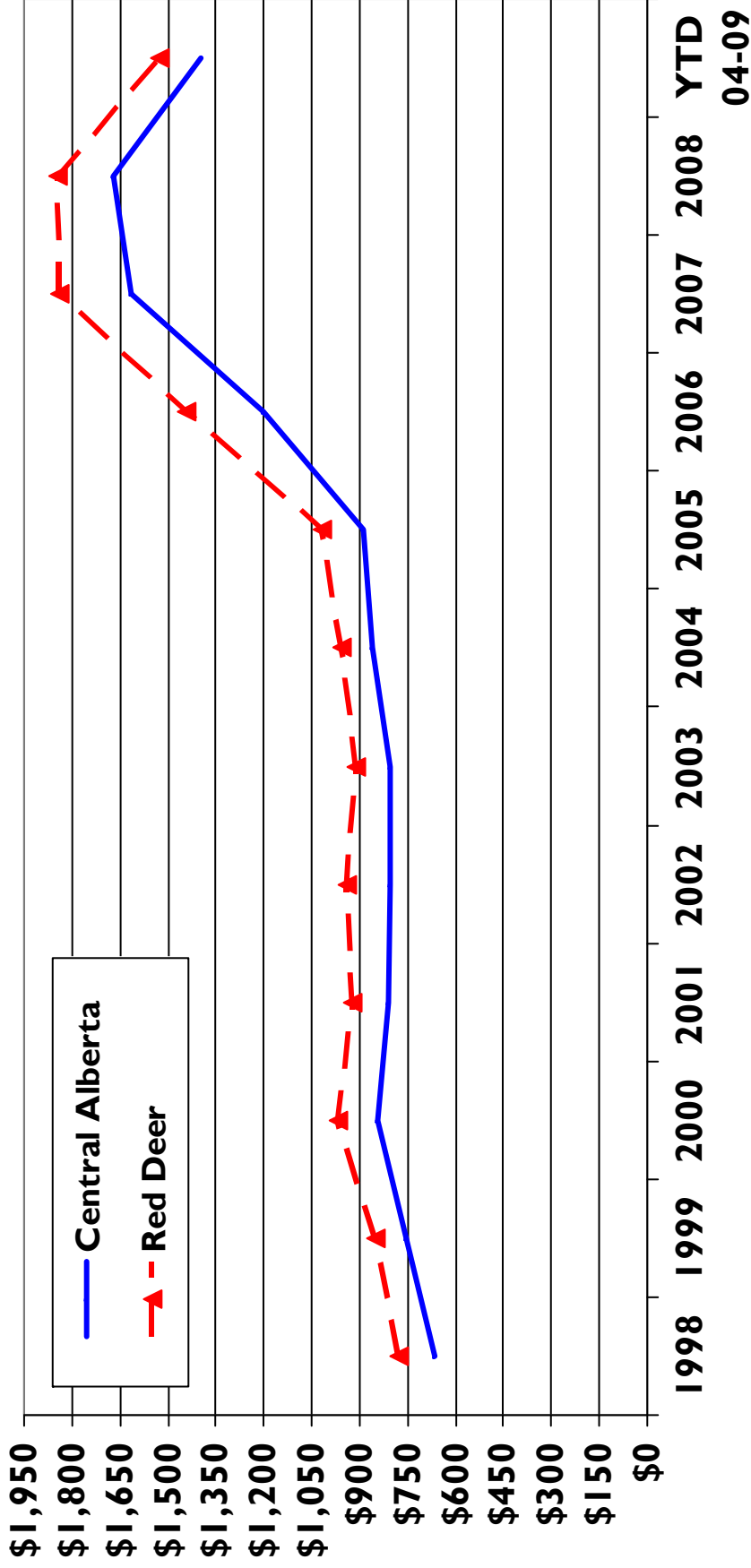
Source: CREA, Central Alberta Realtors Association, Bank of Canada



Central Alberta - Cost of Owning

Carrying costs decline will lead to higher sales

monthly carrying cost*, MLS® all types



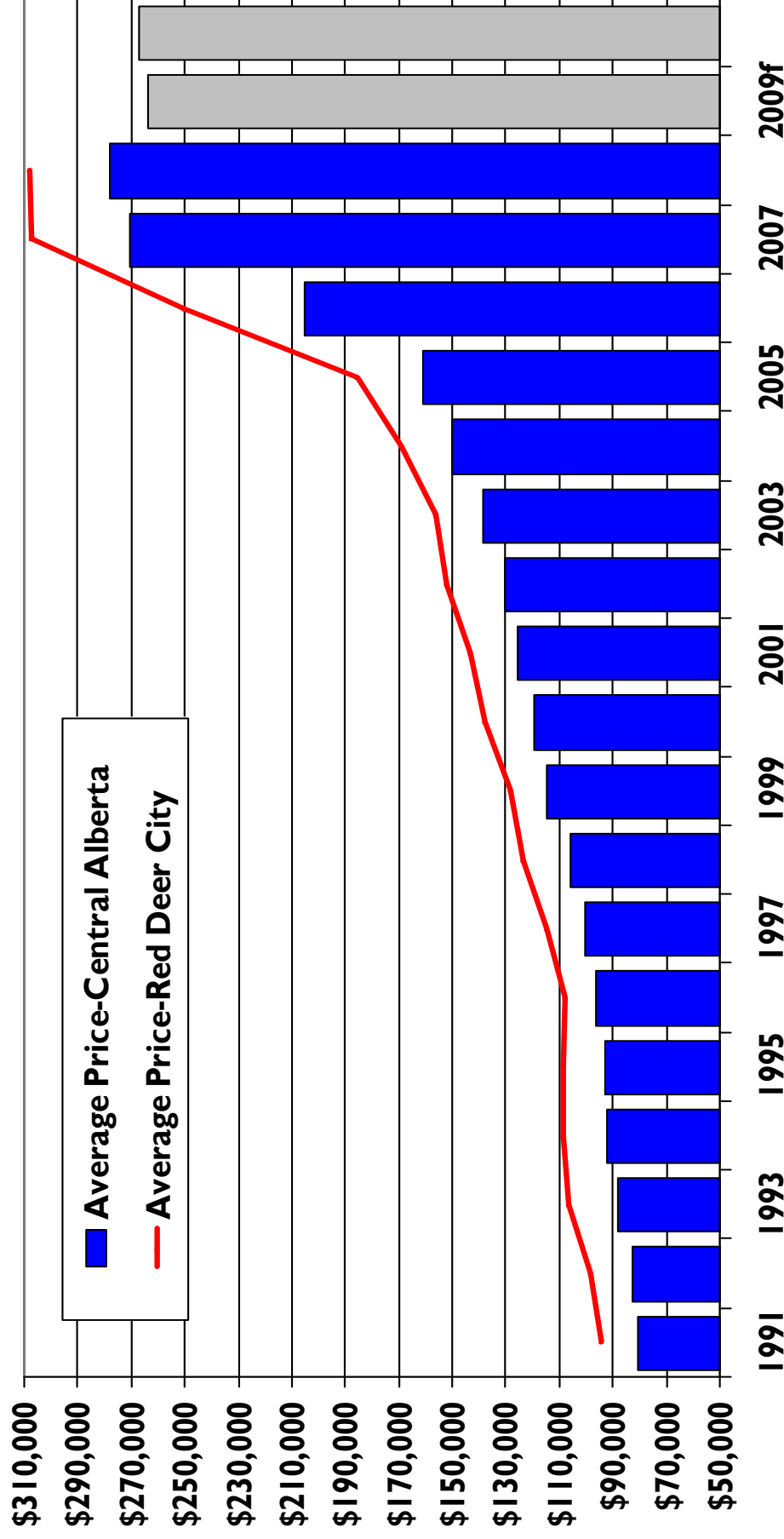
* assumptions: 10% down payment, average 5-year posted mortgage rates, 25 years amortization

Source: CREA, Central Alberta Realtors Association, Bank of Canada

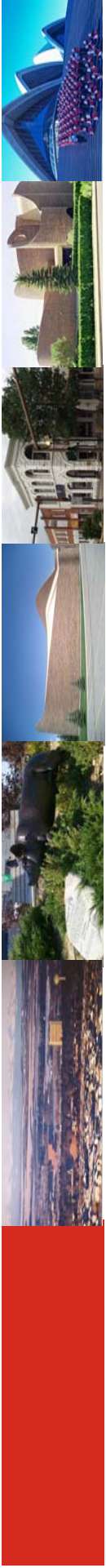


Central Alberta - MLS® Average Price

MLS® average price to firm up in 2010

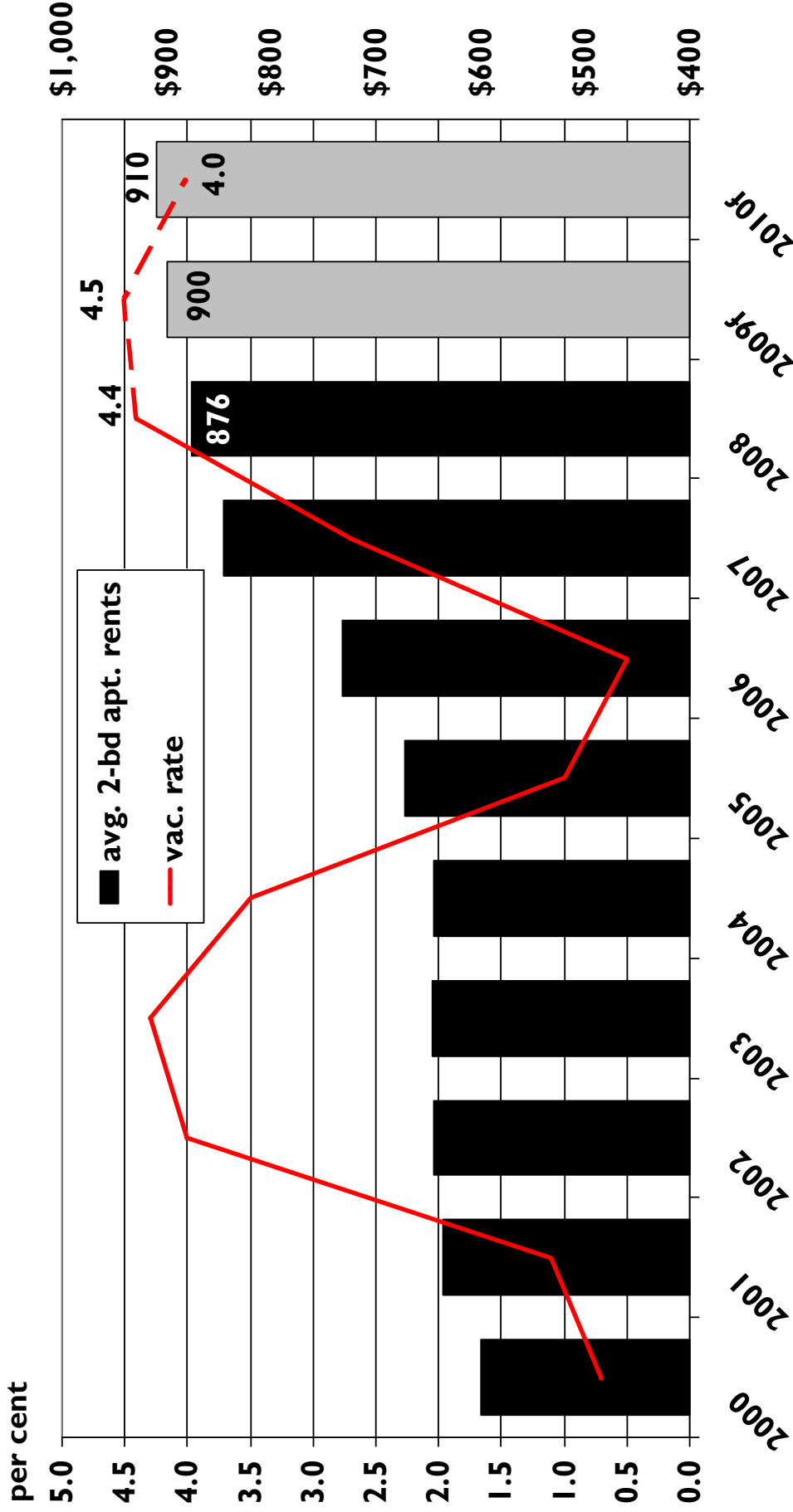


Source: CREA, Central Alberta Realtors Association, CMHC Forecast (f)



Red Deer - Apt. Vacancy Rate Vs. Rents

Average two-bedroom apartment rents to level off in 2010



Source: CMHC, CMHC Forecast (f)

Private Structures of 3+ Units



Red Deer CA - Forecast Summary

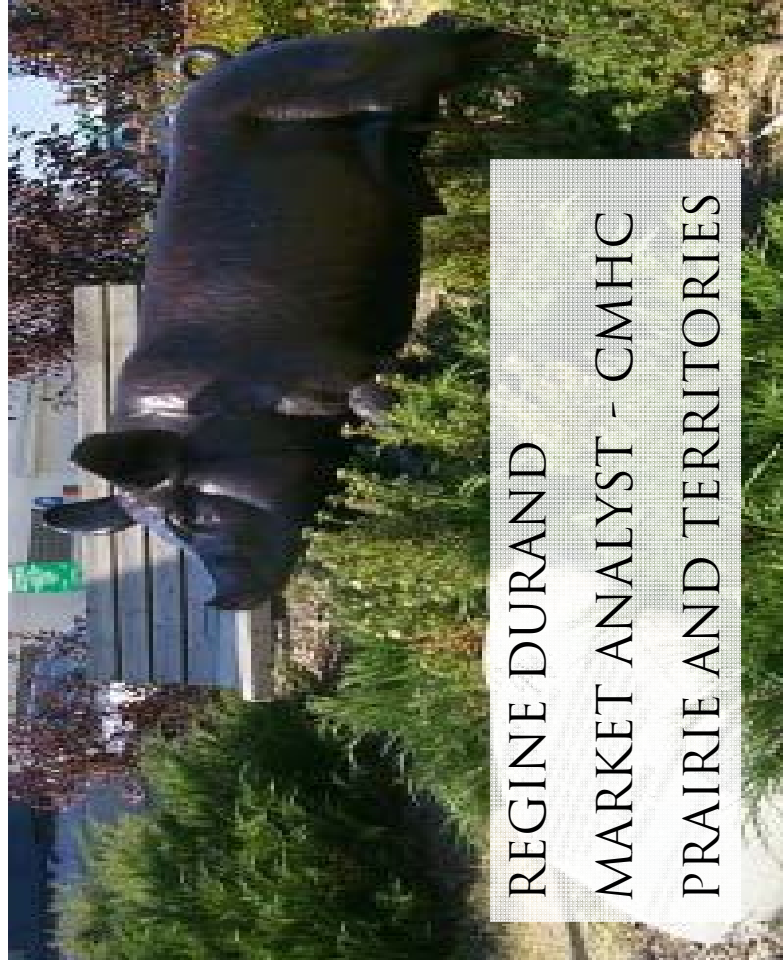
| | 2007 | 2008 | 2009f | 2010f |
|-------------------------------|-----------|-----------|-----------|-----------|
| New Home Market | | | | |
| Single-Detached Starts | 974 | 367 | 275 | 325 |
| Multi-Family Starts | 584 | 205 | 150 | 190 |
| Total Starts | 1,558 | 572 | 425 | 515 |
| Resale Market* | | | | |
| Total Sales | 5,075 | 4,214 | 3,550 | 3,770 |
| Total Average Price | \$270,494 | \$278,040 | \$264,000 | \$267,000 |
| Rental Market | | | | |
| Apt. Vacancy Rate (all units) | 2.6% | 4.4% | 4.5% | 4.0% |
| Average 2-Bdrm Apt. Rent | \$845 | \$876 | \$900 | \$910 |

Source: CMHC, *CREA, *Central Alberta Realtors Association, CMHC forecast (f)

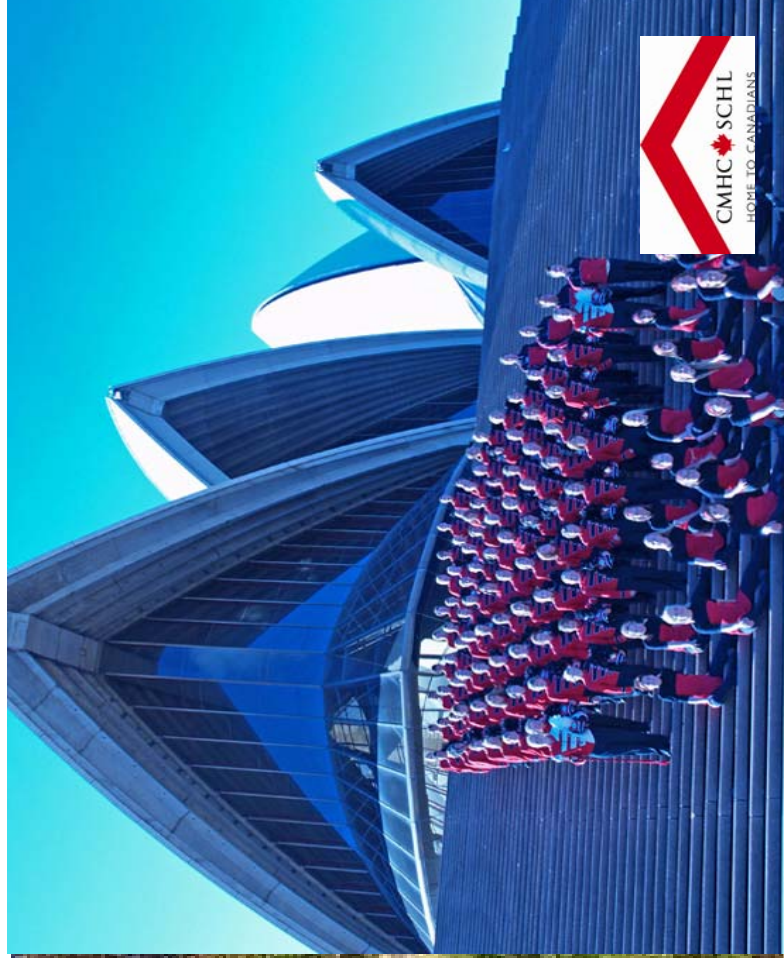
RED DEER - JUNE 3, 2009



THANK YOU !



REGINE DURAND
MARKET ANALYST - CMHC
PRAIRIE AND TERRITORIES



JOFFRE LAKE PLANT

Just East of Red Deer, NOVA Chemical's Joffre manufacturing facility was once the largest ethylene and polyethylene complex in the world, now second only to the Jam Petrochemical Plant in Iran.

NOVA's Joffre site consists of five manufacturing facilities in total: two for polyethylene production and three for ethylene production.

The Joffre site's latest manufacturing facilities was a US\$725 million joint project between Dow and NOVA chemicals

The new ethylene plant was completed in 2000 and the polythene plant in 2001

Joffre began full production of both new manufacturing facilities in July 2001, producing 1.27 million tonnes of ethylene 370,000 tonnes of polyethylene each year

Since the completion of Joffre Lake Plan, NOVA Chemicals has become the fifth largest producer of ethylene in all of North America

In addition to polyethylene and ethylene production, the Joffre site also produces energy products and products which include carbon dioxide, hydrogen, butadiene, propylene, and benzene

The Joffre Lake plant also includes the largest cogeneration power plant in Canada, supplying power to the site itself, and selling excess power to the National Grid

- The excess power the plant produces is estimated to be about 290MW

Sources: NOVA Chemicals - http://www.novachem.com/locations/locations_joffre.cfm

Chemicals-technology.com - <http://www.chemicals-technology.com/projects/joffre>

LACOMBE

In 2006, Lacombe had a population of 10,742 living in 4,037 dwellings, a 14.5% increase from 2001. The Town has a land area of 18.24 km² and a population density of 588.8/km².

Only 1 hour from Edmonton and 1.5 hours from Calgary, the potential for provincial, national and international business ventures is very convenient.

From Alberta Venture magazine:

Lacombe ranked 12th among Alberta's "Best Communities for Business"



Prosperity

- Median household income (\$): 74,045
- Unemployment rate (%): 3.9



Housing

- Vacancy Rate: 2.8% (April 2009)
- Median House Price (\$): 314,000 (2008, CREA)
- 41 single-family homes sold for a median price of \$312,000 (Q2, 2009), up from 23 sales with a median price of \$289,000 (Q1, 2009).
- Year-end building permit values totaled \$37 million in 2007



Lifestyle

- An efficient hospital and related medical services
- Some of Central Alberta's best 18-hole golf courses
- A large number of professional people and a wide selection of technical people in such broad fields as petro-chemical engineering, field crop research, livestock breeding, furniture manufacturing, etc.
- Good geographic location - on the Edmonton-Calgary industrial corridor, neighboring Red Deer, and neighboring the petro-chemical plants at Joffre
- Close to Sylvan Lake and Gull Lake which offer exceptional summer recreation



Location:

- Situated on highways 2 and 12
- A regional transportation hub that includes convenient rail access and a municipal airport serving light aircraft
- Proximity to large petro-chemical facilities at Joffre and Prentiss presents numerous opportunities for related businesses
- Proximity to oil, gas and petrochemical facilities makes it a great place to base your petroleum focused operations



Business:

- A number of prime industrial lots are currently available at affordable prices, with even more recently annexed lands in the early development stages
- Lease space can be arranged in the \$10.00 to \$21.00 range - a far cry from the \$12.00 - \$40.00 per square foot the large cities are demanding
- The price of Lacombe's serviced industrial property is \$110,000.00 per acre
- Compared to other communities on the Highway #2 corridor, where prices range from \$50,000 to \$250,000 per acre, Lacombe's prices are very competitive

Census Information

The growing community of Lacombe has an official population of 11,562 (2007 municipal census), a 6% growth rate in 2005 and a three-year annual projected growth rate of 3%.

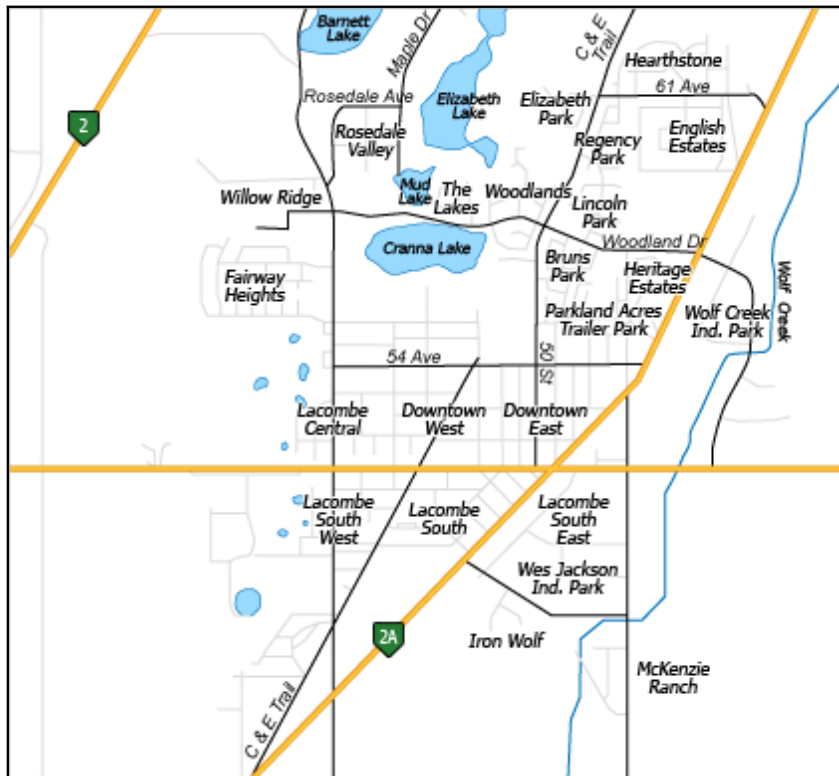
Lacombe's 2009 census showed a growth rate of only 1.5%, or 171 more people in town – lower than anticipated.

Town of Lacombe - 2007 Municipal Census

Population Count by Age by Enumeration Area

| Age Group | Total | Percent |
|---------------|--------------|----------------|
| 0-4 | 585 | 5.06% |
| 5-14 | 1620 | 14.01% |
| 15-19 | 900 | 7.78% |
| 20-24 | 650 | 5.62% |
| 25-44 | 2811 | 24.31% |
| 45-54 | 1517 | 13.12% |
| 55-64 | 1007 | 8.71% |
| 65+ | 1496 | 12.94% |
| No Response | 976 | 8.44% |
| Totals | 11562 | 100.00% |

| Year | Source | Population | Increase |
|------|----------------|------------|----------|
| 2010 | Projection | 12,575 | 3.00% |
| 2009 | Projection | 12,210 | 3.00% |
| 2008 | Projection | 11,855 | 3.00% |
| 2007 | Projection | 11,510 | 3.00% |
| 2006 | Projection | 11,175 | 3.00% |
| 2005 | Census | 10,850 | 6.00% |
| 2004 | Census | 10,235 | 2.90% |
| 2003 | Census | 9,946 | 2.90% |
| 2002 | Extrapolation | 9,665 | 3.00% |
| 2001 | Federal Census | 9,384 | 2.80% |
| 2000 | Census | 9,128 | * 3.6% |



Housing Market Update (2009 Census Results)

- The provincial government considered Lacombe as a high-growth, high-need community for housing when Lacombe's population growth rate surpassed the provincial average of 2.79%
- The town's vacancy rate used to fall well below the provincial average of 1.7%
- However, as of April 2009, the vacancy rate is 2.8%
- The town expected more growth due to the number of

permits purchased, but this inactivity could be attributed to the recession and developers not proceeding with some projects

- The strongest growth occurred in Elizabeth Park with 207 new residents and Willow Ridge with 85 new residents
- Mackenzie Ranch had 70 new residents and Iron Wolf 59.
- There was a slight decline in residents south of 54 Ave., Woodlands and the Michener Park area.

Source: The Lacombe Globe - <http://lacombeglobe.com/ArticleDisplay.aspx?e=1696981>

During the 3% annual growth rate, it was determined that an urgent need existed in Lacombe for:

- Higher-density rental housing (e.g. apartments, townhouses, duplexes, etc.)
- Duplexes, townhouses, etc. in lower price ranges
- Condominiums in the low-to-middle price range
- Housing targeted for seniors (e.g. 55-plus units, gated complexes)
- Single family homes in the entry-level price range

Major Projects

Major Alberta Projects As of June 2009 (\$ in millions)

Alberta Health and Wellness

Continuing Care Centre

Renovations / Upgrades and Dementia Cottage

\$10 million

On hold. Previously proposed for 2009 - 2010.

Deferred pending results of Alberta Health Services review.

Alberta Infrastructure

Modernization / Addition Lacombe

\$20.2 million

2007 – 2009. Nearing completion.

Shunda Consulting and Construction Management.

Legacy Pointe: Building For Lacombe's Future

To improve the range of housing options available to Lacombe's steadily growing population, the Town of Lacombe is assuming a unique role in the local housing market by launching the development of a 300-plus acre, municipally administered residential subdivision called Legacy Pointe. The project will be built in phases over a period of several years, with Phase I site development scheduled to begin in late 2008 followed by construction activity in the spring of 2009.

Canadian University College will provide land in north Lacombe for construction of more than 1,300 Legacy Pointe dwelling units of varying types and styles, with the Town assuming the role of primary land developer. A key focus of the project will be to assign a sizable percentage of the Legacy Pointe lots to first-time home buyers for purchase at or near their cost of development. These buyers will employ architects and builders of their choosing to construct their new homes.

LEGACY POINTE OVERALL CONCEPT PLAN (OUTLINE PLANS EAST & WEST)



LEGACY POINTE
BUILDING FOR LACOMBE'S FUTURE

DATE: SEPTEMBER 22, 2018
DRAWN BY: TOWN OF LACOMBE
PROJECT: LACOMBE'S FUTURE
SCALE: NTS

Lacombe Alberta

July 2009 – Community Stats (ALL Property Types)

| <u>Community Name</u> | <u>Sales</u> | <u>AVG Sale \$</u> | <u>AVG DOM</u> |
|-----------------------|--------------|--------------------|----------------|
| Burns Park | 1 | \$275,000 | 49 |
| College Heights | | | |
| Country Ridge Estates | | | |
| Downtown Lacombe | 7 | \$207,714 | 40 |
| Elizabeth Park | 2 | \$347,000 | 51 |
| English Estates | 1 | \$340,000 | 82 |
| Fairway Heights | 2 | \$324,500 | 34 |
| Hearthstone | 3 | \$243,633 | 56 |
| Henner's Landing | 1 | \$375,000 | 69 |
| Heritage Estates | | | |
| Highway 2A Lacombe | | | |
| Iron Wolf | 4 | \$249,750 | 69 |
| Kingdom | | | |
| Lacombe South | 2 | \$216,250 | 126 |
| Lacombe West | 1 | \$305,250 | 37 |
| Lincoln Park | 1 | \$389,900 | 14 |
| MacKenzie Ranch | | | |
| Parkland Acres | 1 | \$43,500 | 27 |
| Regency Park | 1 | \$360,000 | 146 |
| Terrace Heights | 2 | \$264,750 | 115 |
| The Lakes | | | |
| Willow Ridge | | | |
| Woodlands | 1 | \$305,000 | 144 |
| Total | | \$283,150 | 71 |

Nicole Gardiner Prudential Simco Realty Red Deer, Alberta **403-348-8553**
Randy and Chad Bett Real Estate Professionals Calgary, Alberta **403-239-3642**

This information is from sources deemed reliable, but it is not guaranteed and it should not be relied upon without independent verification

SYLVAN LAKE

Central Alberta

New migrants in the Edmonton-Calgary corridor, of which Central Alberta and Sylvan Lake forms a part, tend to be young (an average age of 22 years) and hold a postsecondary degree or diploma, which helps mitigate labour shortages. However, in this area particularly, the need to educate skilled workers will be increasingly important to the changing economy.

Ethnic diversity is expected to rise due to immigration in response to employment opportunities and the tendency for immigrant families to be larger than average. Larger family will impact the real estate market, as increasingly, families are becoming smaller in size and require less living space.

Sylvan Lake

The Town of Sylvan Lake as of 2007 had a population of approximately 10,800 residents. It is recognized as one of the fastest growing communities in Canada. Sylvan Lake is located in Central Alberta approximately 17 km west of the City of Red Deer and forms part of the Edmonton/Calgary corridor - a rapidly expanding economic region.

The town is well known as one of the premier lake-based recreation communities in Alberta and hosts over 1.5 million visitors each year. It is a full-service community catering to the needs of residents and visitors alike.

Between 1970 and recent years, the community changed from a community of predominantly seasonal residents to a community of permanent residents. This trend started with and is largely attributable to the strong economic development in the mid-70s to early 80s. A return to positive economic growth starting in the mid-90s has continued the trend.

Housing

According to the Town's 2007 Municipal Census there was a total of 4,848 housing units as of June 2007 (1,000 of which were built since 2004). Vacant housing units and those under construction at the time of the census are included in this number. It also includes housing units that were in use by permanent residents of Sylvan Lake and housing units that were in use by seasonal residents. The influence of seasonal residential housing stock is one of the more unique, resort town characteristics of Sylvan Lake.

The most common type of housing in Sylvan Lake is the single detached dwelling which accounted for 3,359 units or 69 percent of the total housing stock. Duplex or semi-detached dwellings numbered 269 representing 6 percent of the total number of housing units. Multi-family types of housing, which includes any housing type with 3 or more dwelling units, amounted to 871 units or 18 percent of the total. The remaining 6 percent of the housing stock includes such types as manufactured homes and secondary suites.

Single detached and semi-detached dwelling construction continues to account for the majority of new housing units. At 24 percent of all dwelling unit construction since 1990, multi-family dwelling unit starts have been gradually changing Sylvan Lake's overall split between low density and medium to high density housing types. In the future the proportion of total housing units that are a form of multi-family dwelling will likely increase over the 18 percent share this category currently represents.

Building permits

Building permits were down over 50 percent from the previous July, with just 11 building permits issued. Permits were issued for three single family homes — two in Ryders Ridge and one in Fieldstone — and one modular home on 48th Avenue. Total value of construction under the four permits was \$820,155 or 93 per cent of the total value of permits issued in the month (\$881,835).

Two other permits were issued for decks, two for basement developments, one for a detached garage, one for a wheelchair ramp and one for a new entrance at Sylvan Lake Inn. Total value of construction permitted in 2009 is \$21,032,304.55 which is almost 55 per cent less than the 2008 total of \$46.3 million. To date this year, permits have been issued for 31 single family homes, compared to 44 last year.

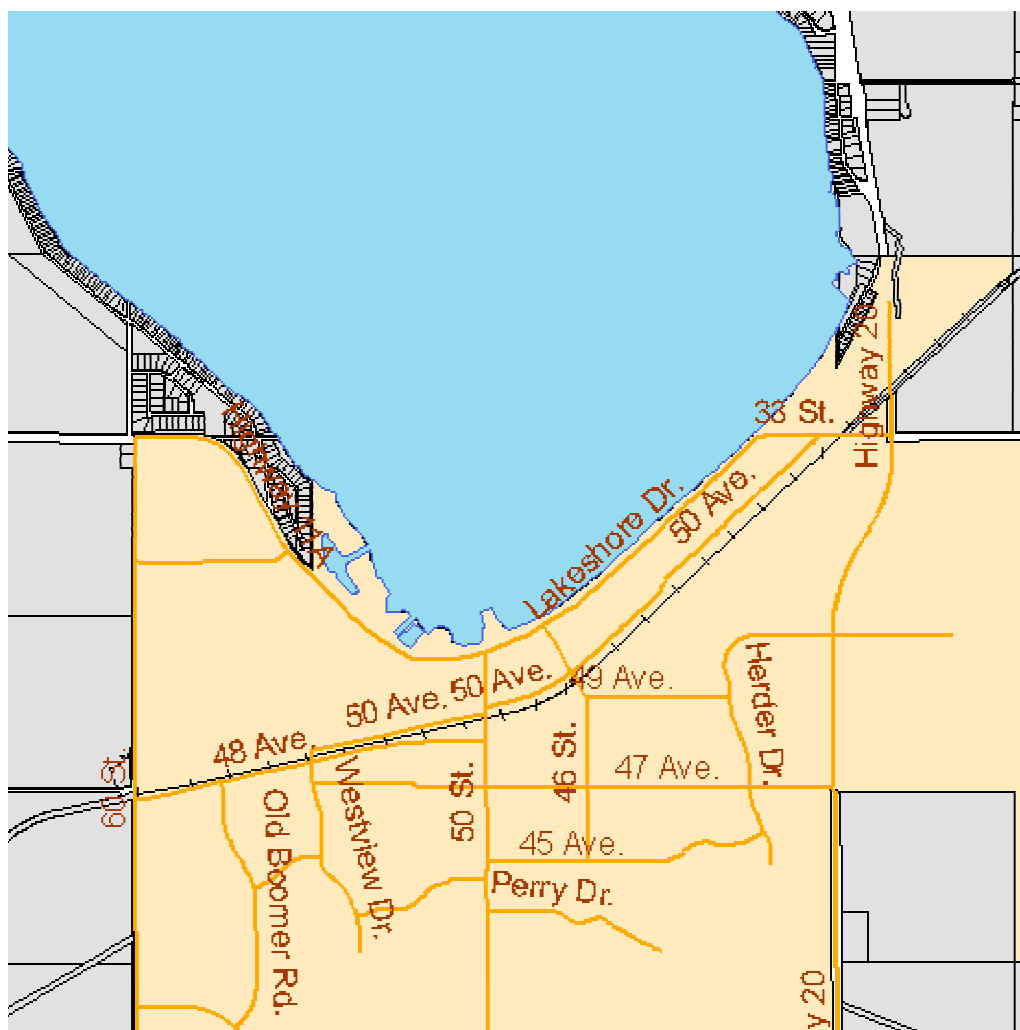
Dwelling Unit Construction (1990 – 2007)

| Year | Single Detached and Semi-Detached Units | Multi-Family Units | Total Dwelling Units |
|-------------------------------------|--|---------------------------|-----------------------------|
| 1990 | 62 | 4 | 66 |
| 1991 | 52 | 0 | 52 |
| 1992 | 92 | 33 | 125 |
| 1993 | 98 | 26 | 124 |
| 1994 | 100 | 0 | 100 |
| 1995 | 58 | 40 | 98 |
| 1996 | 82 | 4 | 86 |
| 1997 | 121 | 20 | 141 |
| 1998 | 186 | 12 | 198 |
| 1999 | 163 | 73 | 236 |
| 2000 | 151 | 52 | 203 |
| 2001 | 184 | 11 | 195 |
| 2002 | 198 | 49 | 247 |
| 2003 | 169 | 34 | 203 |
| 2004 | 168 | 79 | 247 |
| 2005 | 244 | 251 | 495 |
| 2006 | 210 | 115 | 325 |
| 2007 | 265 | 56 | 321 |
| | | | |
| Total | 2,603 | 859 | 3,462 |
| Annual Average (2003 - 2007) | 211 | 107 | 318 |
| Annual Average (1998 - 2007) | 194 | 73 | 267 |

Most of the non-permanent/seasonal dwellings recorded in the 2007 Municipal Census are located in the areas north of the railway closer to the lake. In contrast, the residential areas south of the railway are oriented to full-time residents in either owned or rented dwellings.

Portion of Housing Stock considered to be Seasonal Residences

| Source/Census | Total Constructed and Occupied Dwellings | Non-permanent or Seasonal Dwellings | Percentage of Total Constructed and Occupied Dwellings |
|----------------|--|-------------------------------------|--|
| 2001 Federal | 3,239 | 569 | 17.57% |
| 2004 Municipal | 3,681 | 451 | 12.25% |
| 2006 Federal | 4,277 | 610 | 14.26% |
| 2007 Municipal | 4,399 | 483 | 10.98% |



Sylvan Lake Alberta

July 2009 – Community Stats (ALL Property Types)

| <u>Community Name</u> | <u>Sales</u> | <u>AVG Sale \$</u> | <u>AVG DOM</u> |
|-----------------------|--------------|--------------------|----------------|
| Beacon Hill | | | |
| Cottage Area | 3 | \$433,333 | 43 |
| Cottonwood Estates | | | |
| Downtown Sylvan Lake | 4 | \$238,500 | 107 |
| Fox Run | 7 | \$340,771 | 50 |
| Fieldstone | | | |
| Hewlett Park | 6 | \$291,150 | 58 |
| Lake Area | 2 | \$967,500 | 14 |
| Lakeview Heights | 5 | \$271,100 | 38 |
| Lakeway Landing | 4 | \$335,625 | 80 |
| Lighthouse Point | | | |
| Marina Bay | | | |
| Mobile Home Parks | | | |
| New Port Square | | | |
| Palo | 3 | \$246,000 | 26 |
| Pierview Estates | 1 | \$320,000 | 94 |
| Points West Resort | 1 | \$85,000 | 20 |
| Ryders Ridge | 5 | \$341,700 | 59 |
| Westwood Lane | 1 | \$385,000 | 34 |
| Willow Springs | 3 | \$343,333 | 61 |
| Woodlands Sylvan | | | |
| Harbour Town | | | |
| Total | | \$353,770 | 53 |

Nicole Gardiner Prudential Simco Realty Red Deer, Alberta **403-348-8553**
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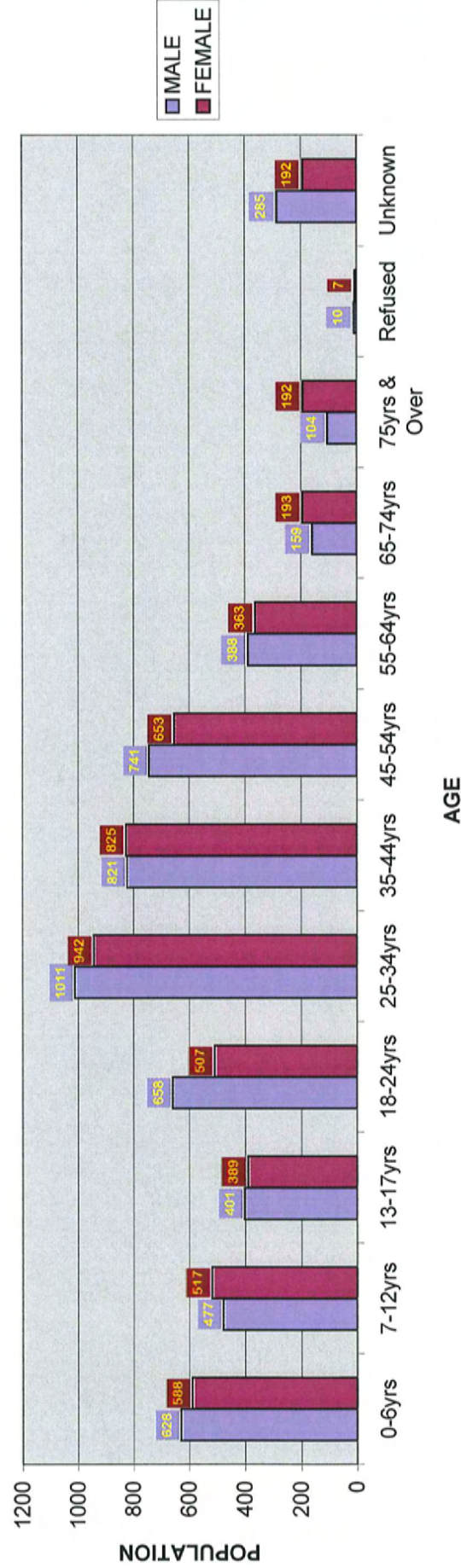
2008
Municipal Census
Summary

Census Date: April 14 2008

| SEX | 0-6yrs | 7-12yrs | 13-17yrs | 18-24yrs | 25-34yrs | 35-44yrs | 45-54yrs | 55-64yrs | 65-74yrs | 75yrs & Over | Refused | Unknown | Total By Sex |
|--------------|--------|---------|----------|----------|----------|----------|----------|----------|----------|--------------|---------|---------|--------------|
| Male | 628 | 477 | 401 | 658 | 1011 | 821 | 741 | 388 | 159 | 104 | 10 | 285 | 5683 |
| Female | 588 | 517 | 389 | 507 | 942 | 825 | 653 | 363 | 193 | 192 | 7 | 192 | 5368 |
| Total By Age | 1216 | 994 | 790 | 1165 | 1953 | 1646 | 1394 | 751 | 352 | 296 | 17 | 477 | 11051 |

| | | |
|-------|--------------|-------|
| Check | Total By Sex | 11051 |
| | Sex U/R | 64 |
| | Total Pop | 11115 |

POPULATION BY SEX/AGE
Total Population 11,115



CENSUS 2008 - Population

Map Legend

- 0-6yrs
- 7-12yrs
- 13-17yrs
- 18-24yrs
- 25-34yrs

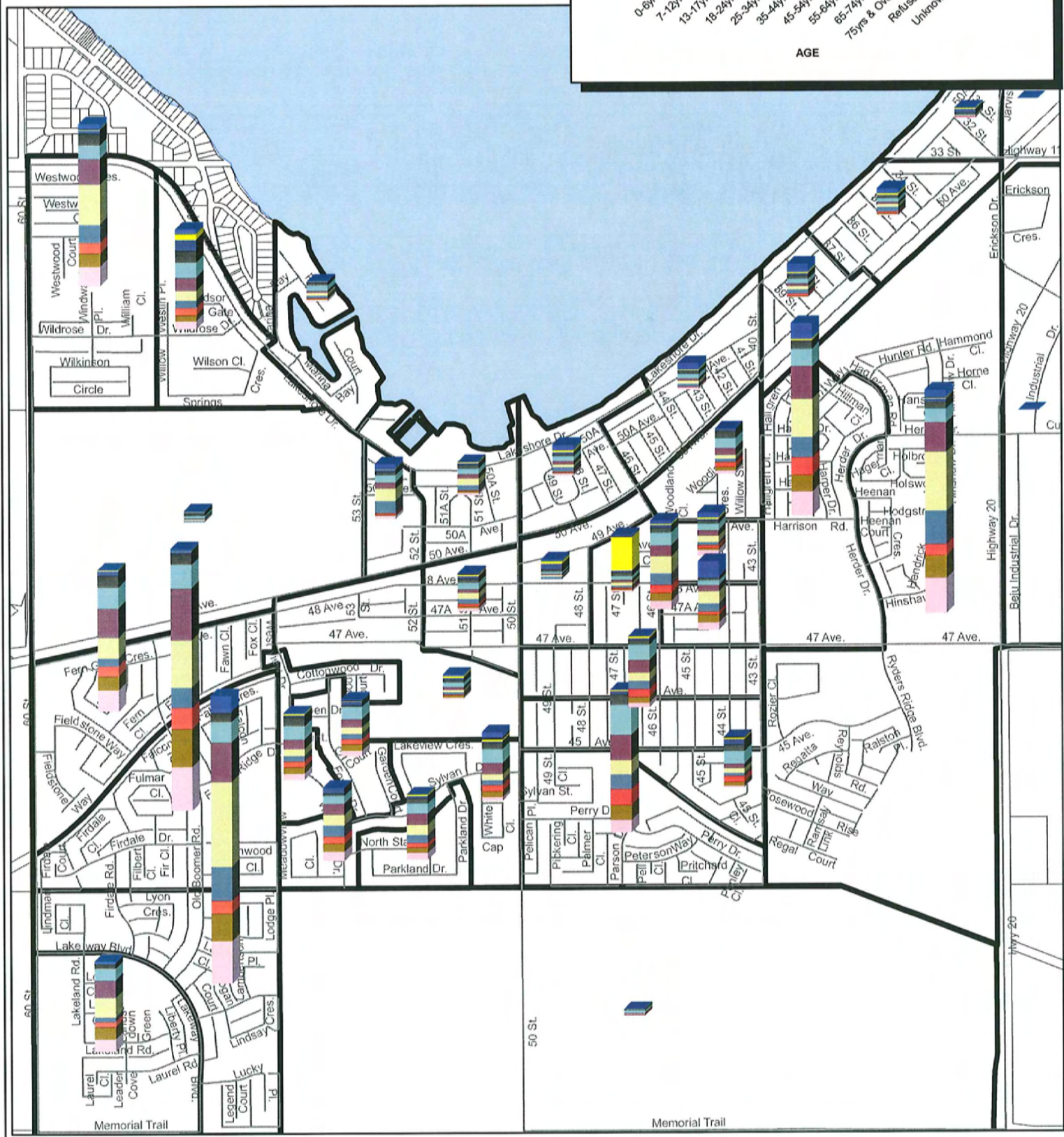
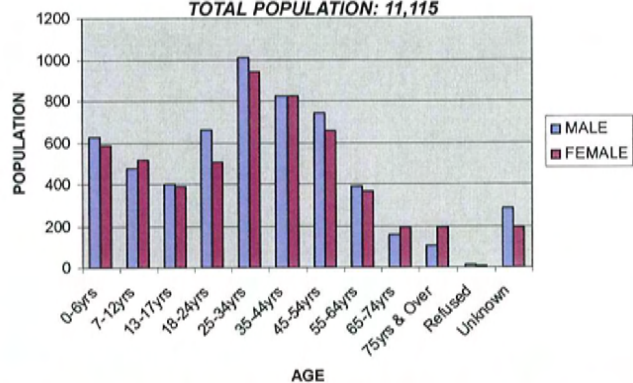
- 35-44yrs
- 45-54yrs
- 55-64yrs
- 65-74yrs
- 75yrs & Older

- Refused
- Unknown



POPULATION BY SEX/AGE

TOTAL POPULATION: 11,115



CENSUS 2008 - Dwelling Types

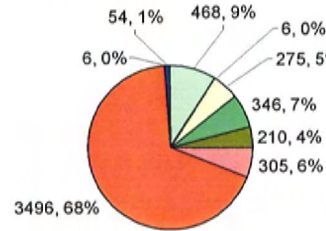
Map Legend

- | | |
|--------------------------|--|
| Single Detached | Mobile Home |
| Suite in Single Detached | Single Dwelling Attached To A Residential Building |
| Duplex | Row (Town) Housing |
| Quadruplex/Triplex | Collective Dwelling |
| Apartment | |

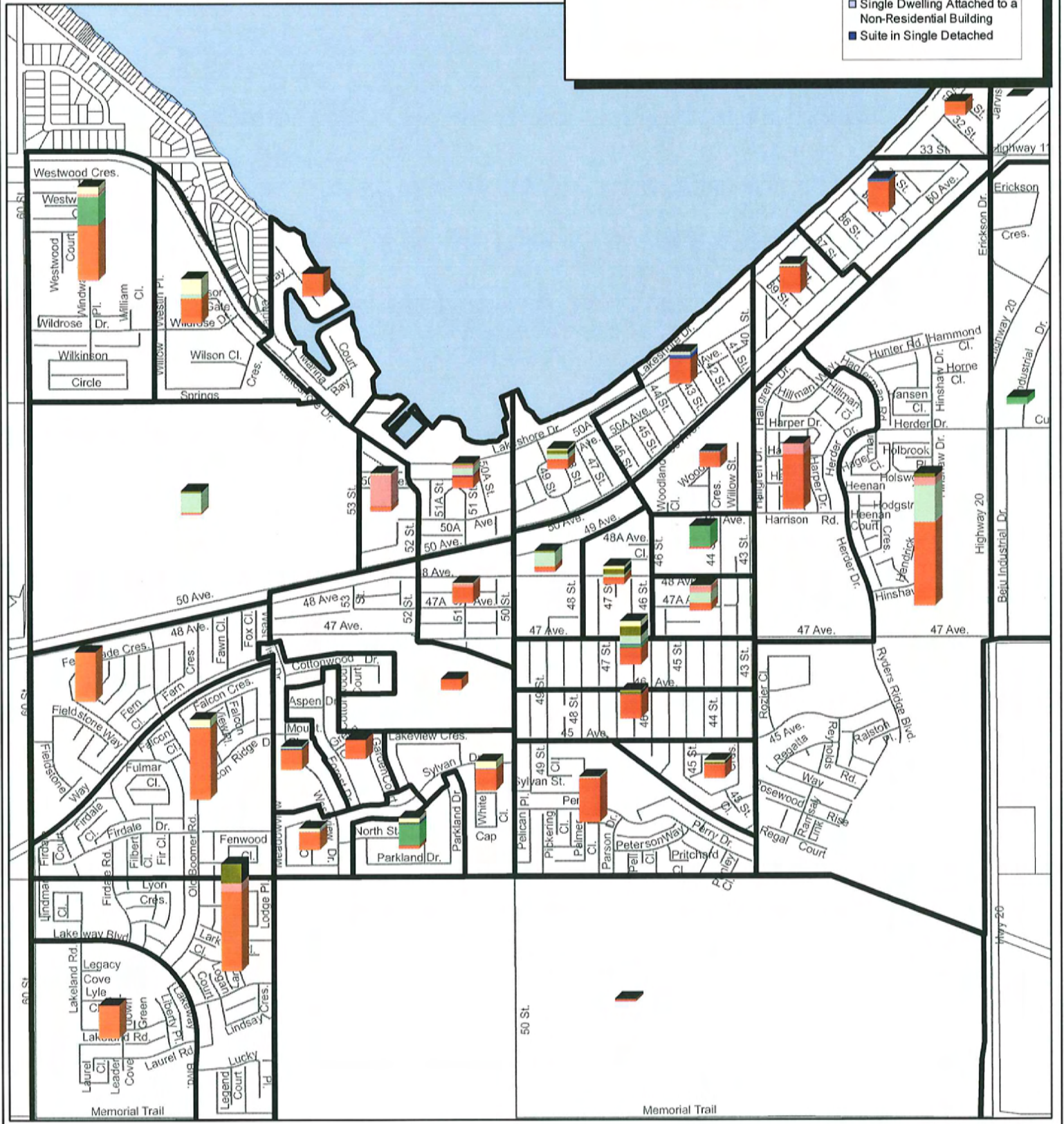
April 14, 2008



DWELLING TYPES
TOTAL DWELLINGS 5116



- Apartment
- Collective Dwelling
- Duplex Unit
- Mobile Home
- Quadruplex/Triplex
- Row (Town) Housing
- Single Detached
- Single Dwelling Attached to a Non-Residential Building
- Suite in Single Detached



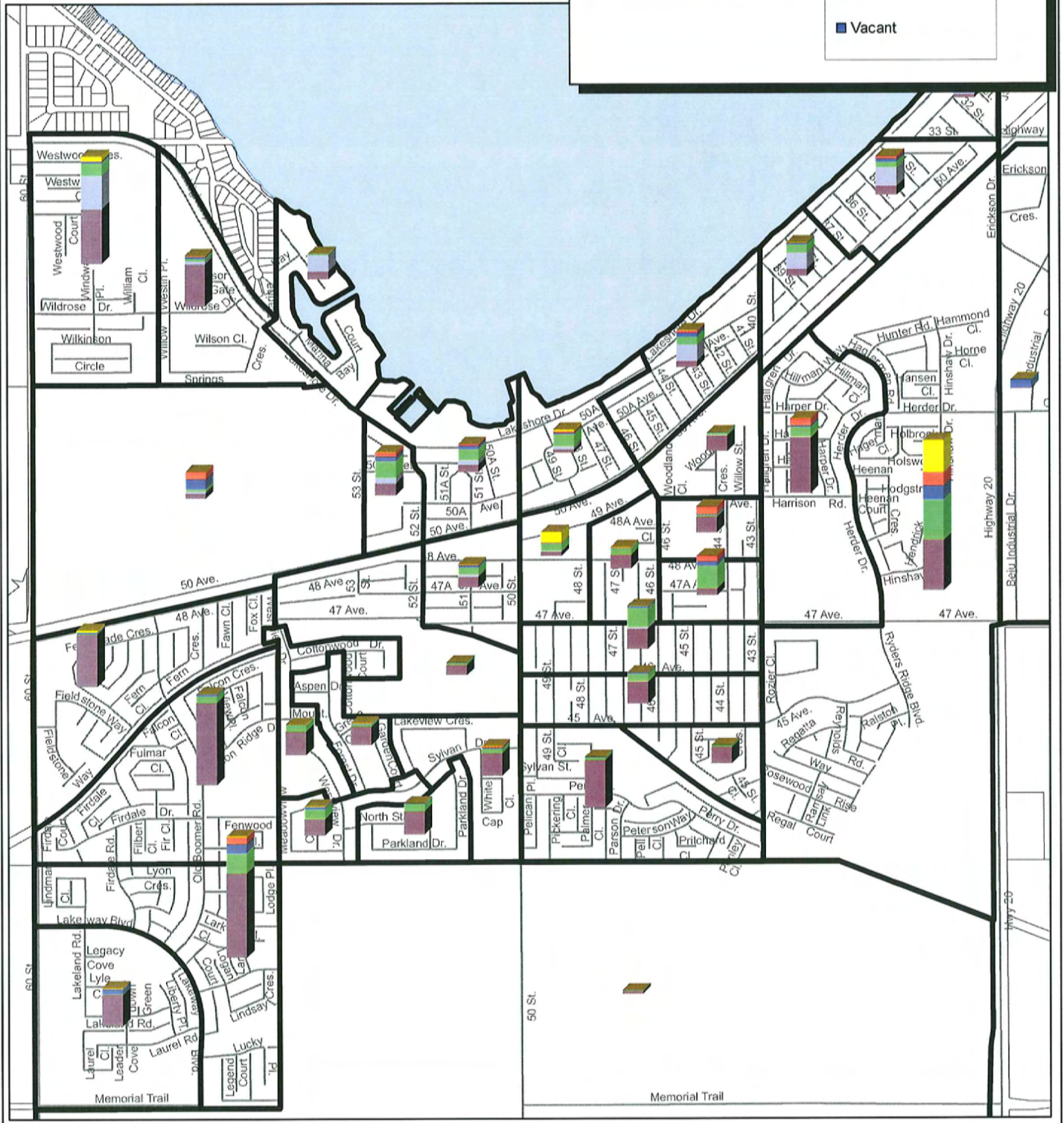
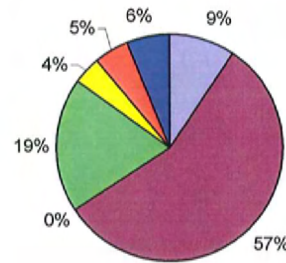
CENSUS 2008 - Dwelling Status

Map Legend

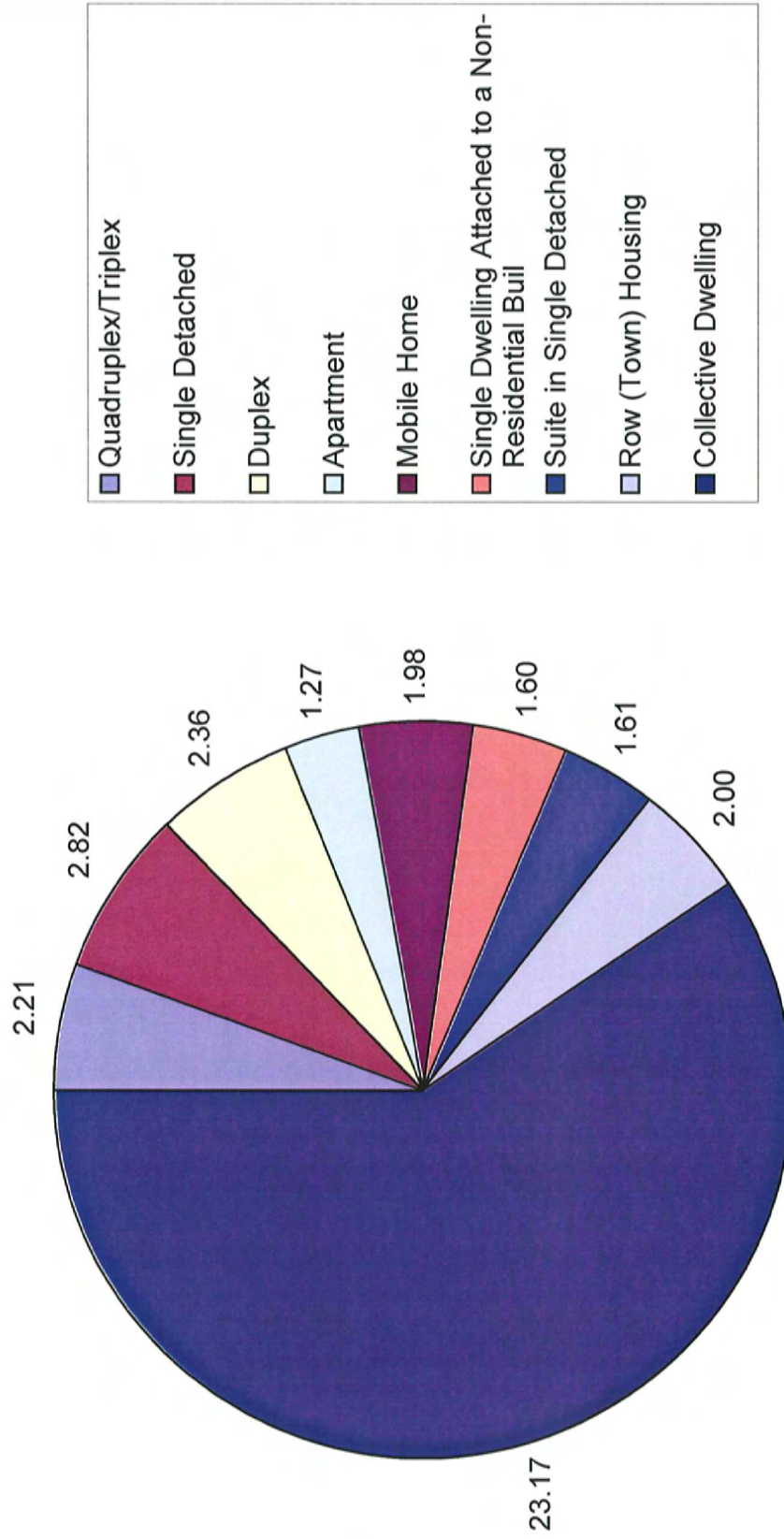


April 14, 2008

DWELLING STATUS



AVERAGE HOUSEHOLD SIZE



Blackfalds Alberta

July 2009 – Community Stats (ALL Property Types)

| <u>Community Name</u> | <u>Sales</u> | <u>AVG Sale \$</u> | <u>AVG DOM</u> |
|-----------------------|--------------|--------------------|----------------|
| Blackfalds | 19 | \$225,519 | 46 |

Innisfail Alberta

July 2009 – Community Stats (ALL Property Types)

| <u>Community Name</u> | <u>Sales</u> | <u>AVG Sale \$</u> | <u>AVG DOM</u> |
|-----------------------|--------------|--------------------|----------------|
| Central Innisfail | 3 | \$196,167 | 46 |
| Cottonwood | | | |
| Dodds Lake | 1 | \$395,000 | 77 |
| Downtown Innisfail | | | |
| Eastgate | 1 | \$257,500 | 26 |
| Hightway 2A | | | |
| Madison Park | 1 | \$266,000 | 125 |
| Napoleon Lake | 5 | \$322,480 | 79 |
| Southeast Innisfail | 2 | \$255,950 | 96 |
| Southwest Innisfail | 4 | \$276,750 | 64 |
| Upland Aspen | | | |
| Westpark Innisfail | 1 | \$273,000 | 97 |
| Westwood | | | |
| Hazelwood Estates | | | |
| Total | | \$280,356 | 76 |

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