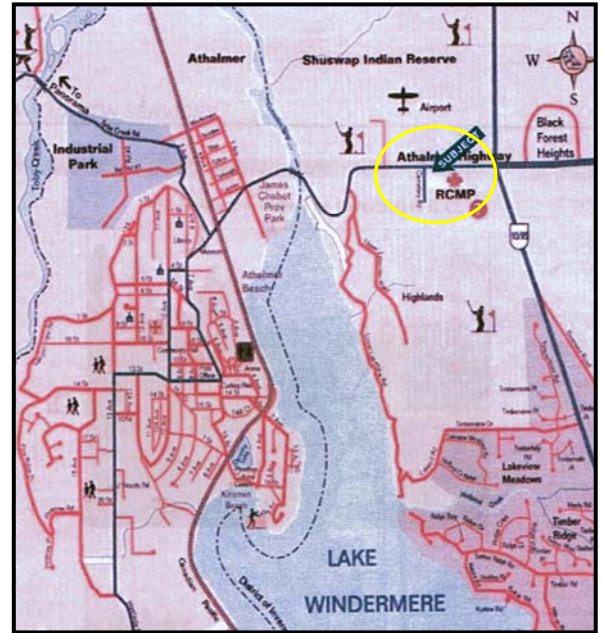


492 Lakeview Drive

Invermere, BC



Project:	Purchase financing for Borrower with excellent covenants
Loan Amount:	\$2,600,000
Security:	First Mortgage
Rate to Investor:	11.25% per annum, paid monthly
Term:	20 months
Loan/Value Ratio:	65%
Minimum Investment:	\$150,000 (Minimum of \$5,000 if invested through Axxess Mortgage Fund)

This information sheet is for informational purposes only. Under no circumstances is this term sheet to be considered as a public offering of the securities referred to herein. No Securities commission or regulatory authority has passed on the merits of the investment referred to in this summary, and any representation to the contrary is an offence. E&OE.



Axxess Capital

492 Lakeview Drive

Invermere, BC

Proposed Loan:	First Mortgage loan of \$2,600,000 to complete purchase of property.
Investment Summary:	<p>The subject property consists of 9.942 acres located on the south side of Athalmer Road also referred to as the Athalmer Highway. This is the main thoroughfare leading in and out of Invermere from Highway 93/95. The land directly north of this highway section is First Nation reserve land where development includes the airport, Home Hardware and other commercial/light industrial properties.</p> <p>The property consists of approximately 700' of highway frontage and 600' of frontage along Lakeview Drive. There is a 52' hydro transmission line right-of-way across the southern portion. Sewer and water is available along Lakeview Drive.</p> <p>Current improvements, consisting of a small office building and a large shop currently being used by a general contractor, are considered to be of no value.</p>
Property Value:	An appraisal dated November 16, 2009 by Jeff Konchak,, AACI, P.App. of Konchak Valuation Services of Invermere, BC set a market value of \$4,000,000 without improvements.
Loan to Value:	65% (\$2,600,000 / \$4,000,000)
Zoning:	C-3, Regional Commercial
Legal Description:	Lot 1, Plan 19111, DL 9561, LD 26, PID 016-715-390
Borrower:	Alberta corporation to be incorporated, with shares held by B. Knight and E. Lawson of Calgary
Security:	First Mortgage Third Party Personal & Corporate Guarantees, Second and Third Mortgage on Additional Properties, Specific Promissory Notes, Lender Title Insurance, General Security Agreement, Assignment of Borrower Corporation Shares, Specific Assignment of Leases & Rents.
Interest Rate:	11.25% per annum paid monthly

The information provided on this detail sheet is intended as a summary only. Although we believe this information to be correct, we do not warrant either its accuracy or completeness. Interested investors are advised to independently verify and review all details and documents prior to an investment being made. These include but are not limited to appraisals, credit reports, environmental assessments, engineering reports and surveys made available to investors at the offices of Access Capital Partners Inc. Principal and interest are not guaranteed. Although the investment is secured by a mortgage on specific properties, it carries the inherent risks associated with a mortgage. These include but are not limited to default by the Borrower, foreclosure, fluctuations in the real estate market, unfunded portions of the mortgage, expenditures made to secure the worth of the collateral and the general risks associated with a real estate investment. Administration fees may be applicable. It is requested that the property owners not be disturbed. E&OE