

8800 Venture Avenue S.E. Calgary, Alberta



Construction of industrial bay identical to the one in the illustration to the left to be built at the location indicated above.

Project:	Finance construction of 12 Bay, 32,500 sq. ft. Industrial condominium located on 2.04 acres
Loan Amount:	\$2,000,000 in phases based on completion
Security:	Second Mortgage
Rate to Investor:	13.0% per annum, paid monthly
Term:	14 months
Loan/Value Ratio:	48% based on work in place
Minimum Investment:	\$150,000 (Minimum of \$5,000 if invested through Axxcess Mortgage Fund)
Non RRSP Eligible	

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.



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Proposed Loan:	Second Mortgage loan of \$2,000,000 in phases behind a \$900,000 first mortgage. \$800,000 initial advance to purchase the prefab building and settle a previous charge. Balance to be advanced in draws based on completed construction.
Investment Summary:	<p>The subject property consists of a 2.04 acre commercial lot located in a new industrial park located immediately south of Glenmore Trail and approximately 1 mile east of the new eastern ring road (Stoney Trail).</p> <p>The property was purchased in 2009 by the borrower and was part of a larger parcel that was subdivided in half. The borrowers constructed and sold a 12 bay condominium building that is an exact replica of the proposed building. All electrical, water and sewer services, a majority of pavement and the foundations are in place for the proposed building.</p> <p>Initial funds advanced are to partially payout an existing partner who will remain in third for \$350,000. This partner will not receive any repayments until all second mortgage advances have been repaid.</p> <p>Additional security has been provided by way of corporate guarantees of associated construction companies as well as second mortgages on the principal's personal residences and other properties of associated companies, including the Brooks Econolodge and Ricki's Diner which has approximately \$3 million of equity.</p>
Property Value:	An AACI appraisal was completed on January 24, 2011, providing a fair market value of \$5.2 million upon completion. An additional consulting engineers report has been provided to verify construction completed to date on the project. The combined bare lot value and monies spent to date place a hard cost value of \$1.4 million currently. Additionally, there is \$3 million equity in the Brooks property.
Loan to Value:	<ul style="list-style-type: none"> • 48% based on work in place plus budgeted construction costs, plus additional security: (\$2,000,000 + \$900,000 first + \$2,000,000 on secondary security / \$5,200,000 + \$5,000,000 secondary property equity). • 58% at initial advance based on lot value plus costs of improvements. (\$800,000 + \$900,000 first + \$2,000,000 on secondary security / \$1,400,000 + \$5,000,000 secondary property equity).
Zoning:	Direct Control – DC – 56
Legal Description:	Condominium Plan 0913109; Unit A
Borrower:	1391636 Alberta Ltd.
Security:	Second Mortgage; Additional Mortgage Security on Secondary Property; Personal & Corporate Guarantees of borrowing company and 2 additional supporting companies; Lender Title Insurance; General Security Agreement; Specific Assignment of Leases & Rents
Interest Rate:	13.0% 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 Advisors 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