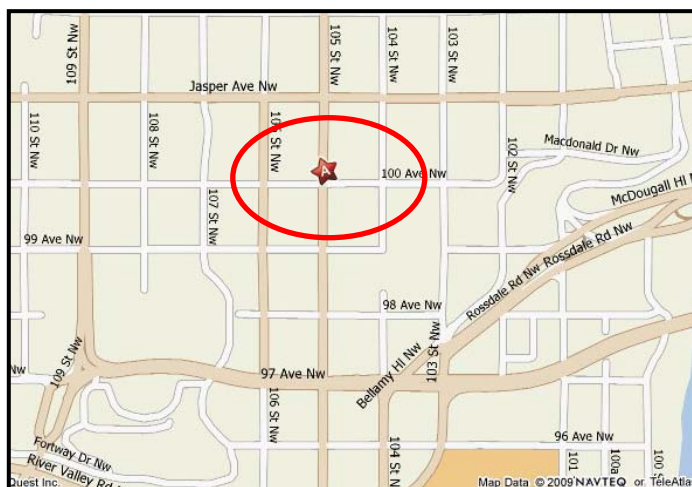


# BOND STREET BUILDING

10018 – 105<sup>TH</sup> Street, Edmonton, Alberta



<b>Project:</b>	Equity Takeout on Commercial Building
<b>Loan Amount:</b>	\$1,975,000.00
<b>Security:</b>	First Mortgage
<b>Rate to Investor:</b>	10.5% per annum, paid monthly
<b>Term:</b>	24 months
<b>Loan/Value Ratio:</b>	68.1%
<b>Minimum Investment:</b>	\$25,000 (Minimum of \$10,000 if invested through Axxess Mortgage Fund)

## REGISTERED PLAN 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.



Axxess Capital

# BOND STREET BUILDING

10018 – 105<sup>TH</sup> Street, Edmonton, Alberta

<b>Proposed Loan:</b>	<b>First Mortgage</b> loan of <b>\$1,975,000</b> equity takeout and to replace existing first mortgage advanced by Axxess Capital in September 2004
<b>Investment Summary:</b>	<p>The subject property is a two storey building commercial building in downtown Edmonton consisting of a restaurant/nightclub on the main and basement floors (10,000 square feet), with the second floor providing 5,000 square feet of office space which is currently occupied by Bond Street Properties Inc. (related company) through a related numbered company.</p> <p>The primary land uses in the neighbourhood are commercial in nature, with dense residential uses situated to the south of 100th Avenue. Significant retail and office developments are located along Jasper Avenue, 104th Avenue, 101st Street, and 100th Avenue. Institutional development including the Alberta Legislature, Alberta College, City Hall, the Law Courts, and Grant McEwan are all situated Downtown. City Centre mall, one of Western Canada's largest retail developments is also located Downtown on both sides of 101st Street and 102nd Avenue.</p> <p>The proceeds from this loan will be used in part to replace the existing first mortgage underwritten by Axxess Capital in 2004. In that time the Borrower has an excellent history with us.</p>
<b>Property Value:</b>	An appraisal setting a current market value of \$2,900,000 was completed on February 24 <sup>th</sup> , 2009 by Glen Cowan, B. Comm, AACI of Glen Cowan & Associates, Real Property Appraisals Ltd. of Edmonton.
<b>Loan to Value:</b>	<b>68.1%</b> (\$1,975,000 / \$2,900,000)
<b>Zoning:</b>	CMU – Commercial Mixed Use District
<b>Legal Description:</b>	Plan NB, Block 5, Lot 73
<b>Borrower:</b>	731841 Alberta Ltd. owned by Mo and Georgina Kiani of Edmonton.
<b>Security:</b>	First Mortgage Personal & Corporate Guarantees, Lender Title Insurance, General Security Agreement, Specific Assignment of Leases & Rents
<b>Interest Rate:</b>	10.5% 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 Axxess 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