

EconoLodge and Ricky's All Day Grill Brooks, Alberta



Project:	Renovate existing 58 unit motel and restaurant
Loan Amount:	\$1,500,000 in phases based on completion
Security:	First Mortgage
Rate to Investor:	11.0% per annum, paid monthly
Term:	26 months
Loan/Value Ratio:	37.5% based on budgeted costs to complete
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

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Proposed Loan:	First Mortgage loan of \$1,500,000 in phases. \$850,000 initial advance to postpone existing first mortgage and provide funds for renovation. Balance to be advanced in draws to fund balance of remodelling costs.
Investment Summary:	<p>The subject property (Callaghan's Inn) consists of a 58 unit motel and an 8,000 s.f. restaurant constructed in 1978 on a 1.78 acre parcel of commercial land located on the main roadway entering the City of Brooks.</p> <p>The property was purchased in November of 2009 by the borrower. Since then renovations have been undertaken to the 58 motel units, two at a time, to retain existing cash flow. Ten have been completed to date. The restaurant has been completely gutted with construction underway per their new Ricky's All Day Grill franchise agreement.</p> <p>Approximately \$1 million of the mortgage funds will be utilized to speed up the renovation process (it is currently being completed from cash flow) residual funds are to reduce existing mortgage debt to the previous owner. The previous owner will remain with a second mortgage of \$500,000.</p> <p>Additional security has been provided by way of corporate guarantees of associated construction company that is completing the renovations and associated company that will be leasing the Ricky's restaurant.</p>
Property Value:	An AACI appraisal was completed one year ago, providing a fair market value of \$2.8 million un-renovated and an as completed value of \$4.0 million. A new appraisal is being undertaken to confirm values.
Loan to Value:	<ul style="list-style-type: none"> • 37.5% based on work in progress plus budgeted construction costs, plus additional security (\$1,500,000 / \$4,000,000). • 30% with the initial advance (\$850,000 / \$2,800,000).
Zoning:	C2 - Commercial
Legal Description:	Plan 4440GV, Lot G
Borrower:	1488388 Alberta Ltd.
Security:	First Mortgage Personal & Corporate Guarantees of borrowing company and two additional supporting companies, Lender Title Insurance, General Security Agreement, Specific Assignment of Leases & Rents
Interest Rate:	11.0% 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 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