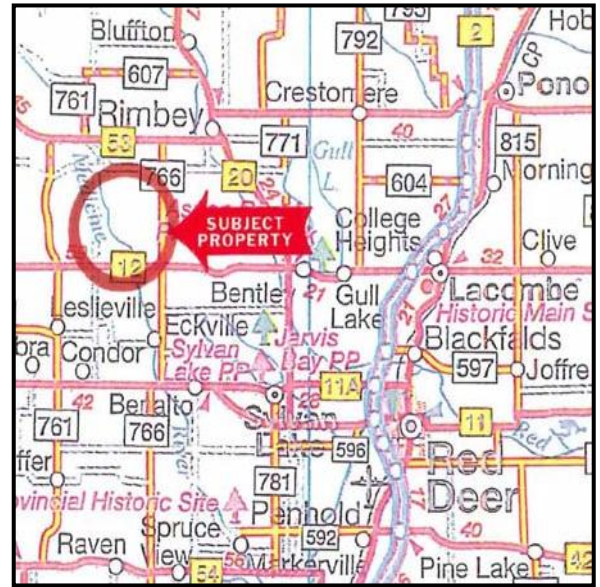


Western Front Resort RV Park

Meadow Lake, Alberta



Project:	Refinance existing first mortgage and balance to complete improvements
Loan Amount:	\$1,550,000
Security:	First Mortgage
Rate to Investor:	11% per annum, paid monthly
Term:	38 months
Loan/Value Ratio:	48% based on budgeted costs to complete
Minimum Investment:	\$150,000 (Minimum of \$5,000 if invested through Axxcess 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. Important information about the Axxcess Mortgage Fund is contained in the respective Offering Memorandum, which should be read carefully before investing. Please contact Axxcess Capital Advisors Inc. to receive a copy of this document. E&OE.



Axxcess Capital Advisors

Western Front Resort RV Park

Proposed Loan:	First Mortgage loan of \$1,550,000 to payout existing first mortgage and provide remaining funds for renovation.
Investment Summary:	<p>The subject property is a 154.65 acre RV park on Meadow Lake, west of Lacombe on Highway 12. It consists of a lake, RV lots and cabin lots on the east side of Meadow Lake. These lots are partially serviced, and the project is improved with 8 common washrooms/shower stalls, recreation hall and other outbuildings, decks, paths, fencing and landscaping.</p> <p>Phase 1 of the project will consist of 70 RV lots and 22 cabin lake front lots which will be sold to the general public.</p> <p>The Lacombe County Land Use Bylaw regulates the development and use of land in Lacombe County. The subject has operated as the “Western Front Family Resort and Campground” for many years. The subject is located in an agriculturally zoned area with approval in place Phase 1.</p> <p>Approximately \$1.3 million of the mortgage funds will be utilized to payout the existing first mortgage and the remaining funds will be for the renovations and improvements to existing buildings on property.</p> <p>Additional security has been provided by way of mortgages to be registered against 8 condominium units in Canmore, and a farm in the Beiseker area.</p>
Property Value:	An AACI appraisal was completed one year ago, providing a fair market value of \$3.5 million. A new appraisal is being undertaken to confirm values.
Loan to Value:	48% based on work in progress
Zoning:	Agricultural (A)
Legal Description:	NE 12-41-4W5M on 154.65 Acres, Plan 0611198
Borrower:	1020809 Alberta Ltd.
Security:	<p>First Mortgage, Personal & Corporate Guarantees of borrowing company Two additional properties, (8 condos, farm land) Lender Title Insurance, General Security Agreement, Specific Assignment of Leases & Rents</p>
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 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