

INVESTMENT OVERVIEW

THE NEW RETIREMENT COMMUNITY, **BLUE HERON GARDEN VILLAGE** PROJECT, IS AN INVESTMENT OPPORTUNITY THAT PROVIDES AN ATTRACTIVE RETURN OF INVESTMENT FOR THE DEVELOPMENT OF 24 SEMI-DETACHED UNITS IN BARRHEAD, AB.

EXTENSIVE MARKET RESEARCH, CONDUCTED BY AN INDEPENDENT AGENCY, HAS IDENTIFIED HIGH DEMAND WITH LITTLE AVAILABLE SUPPLY. MAJOR MARKET DRIVERS IDENTIFIED OPTIMAL UNIT CONSTRUCTION PARAMETERS, SITE DENSITY AND CONSTRUCTION COSTS. THE 2 ACRE SITE IS OWNED BY THE PROJECT COMPANY.

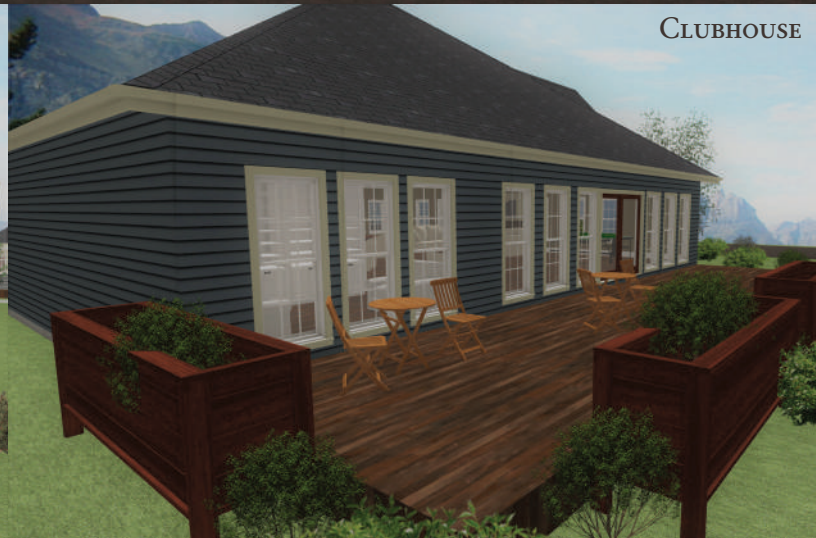
AS UNITS SELL, THE PROJECT COMPANY REPAYS LOANS TO ITS LENDERS AND DISTRIBUTES PROFITS TO ITS EQUITY INVESTORS. THE PROJECTED ABSORPTION PERIOD IS 4 YEARS.

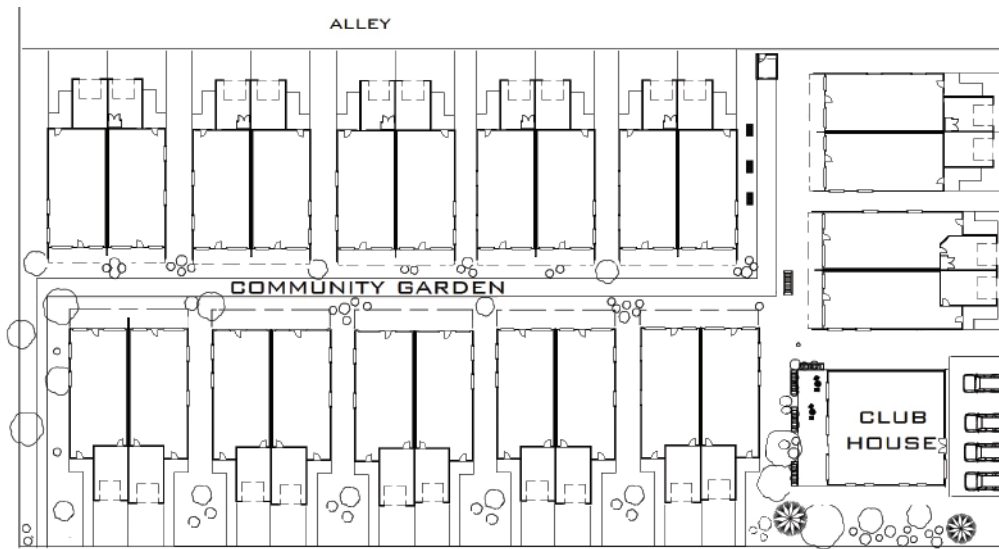


EACH SEMI-DETACHED UNIT HAS LOTS OF OPTIONS



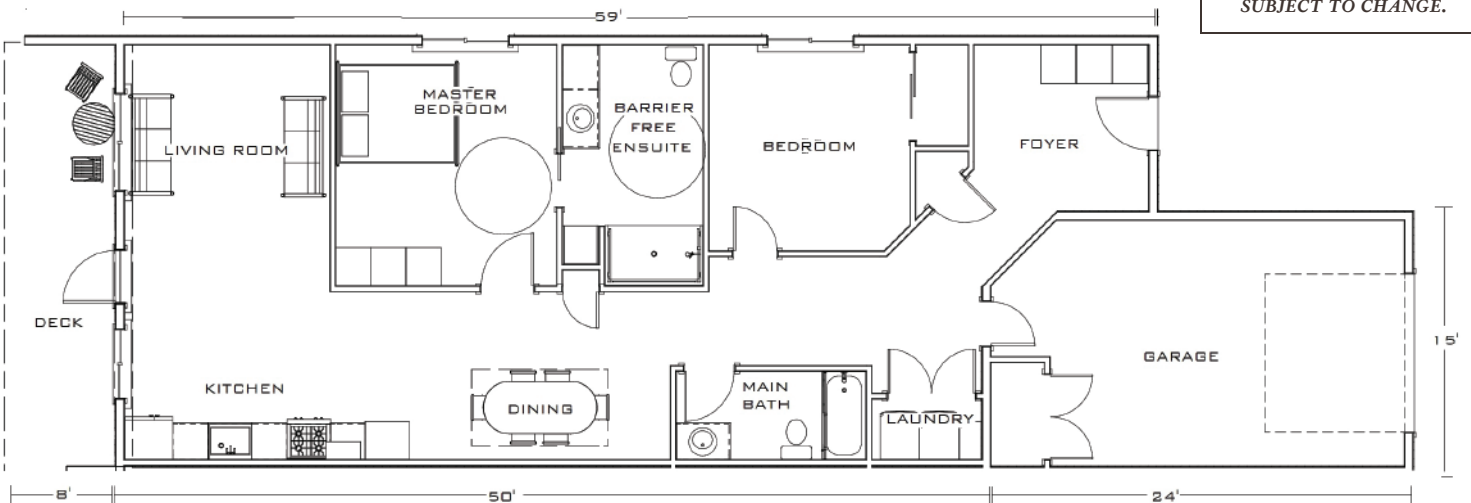
CLUBHOUSE





46 STREET
24-SEMI-DETACHED UNITS

FINAL DRAWINGS
SUBJECT TO CHANGE.



BLUE HERON HOME SPECIFICATIONS

- 1,100 SQUARE FEET (APPROX.) OF LIVING SPACE ON THE MAIN LEVEL
- 2 BEDROOMS AND 2 FULL BATHROOMS (ENSUITE INCLUDED)
- 8 FT. STANDARD CEILINGS, WITH OPTIONAL 9 FT. UPGRADES
- BARRIER-FREE (WHEEL CHAIR ACCESSIBLE)
- SINGLE ATTACHED GARAGES, WITH OPTIONAL DOUBLE ATTACHED GARAGE UPGRADES
- MANY OPTIONAL UPGRADES
- HOME WARRANTY

BLUE HERON COMMUNITY BENEFITS

- COMMUNITY CLUBHOUSE
- LANDSCAPING
- VISITOR PARKING
- COURTYARD PARK-LIKE SETTING
- CONDO SERVICES (GARBAGE, GRASS, SNOW)
- EXCLUSIVE ACCESS TO COMMUNITY PROGRAMMING & EVENTS

PHASED DEVELOPMENT

- | | |
|----------------------------------|------------------------|
| 1. FINALIZE SITE PLAN AND DESIGN | 4. PHASED CONSTRUCTION |
| 2. TEST BUDGET | 5. MARKETING & SALES |
| 3. PERMITS & WORKING DRAWINGS | |

INVESTOR OPPORTUNITY

THE PROJECT IS ACCEPTING INVESTOR EXPRESSION OF INTENT (EOI).

- I. UPON RECEIPT OF AN EOI AND A SIGNED NDA, A DETAILED PROPOSAL WILL BE PROVIDED.
 - A. DETAILED PROJECT PLANS
 - B. PROJECT MILESTONE SCHEDULE AND PERMITTING PROCESS
 - C. FINANCIAL PROFORMA WITH FORECASTED RETURNS
 - D. AMOUNT AND TYPE OF INVESTMENT; EQUITY SHAREHOLDER OWNERSHIP AND/OR DEBT LOAN AGREEMENT

INVESTMENT FINANCIAL PROFORMA

REVENUE		YEARS				TOTAL AMT
		1	2	3	4	
# UNITS SOLD		2	6	8	8	24
SELL PRICE EACH (AVG)		\$ 280,800				
\$/SF (1)	SF					
\$ 270.00	1,040	\$ 561,600	\$ 1,684,800	\$ 2,246,400	\$ 2,246,400	\$ 6,739,200
EXPENSES		YEARS				TOTAL AMT
		1	2	3	4	
# UNITS BUILT		2	6	8	8	24
LAND (OWNED BY PROJECTCO)		\$ 51,500	\$ 154,500	\$ 206,000	\$ 206,000	\$ 618,000
SITE DEVELOPMENT (2)		\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 300,000
CONSTRUCTION (3)						
SEMI-DETACHED UNITS	\$ 160.00	\$ 332,800	\$ 998,400	\$ 1,331,200	\$ 1,331,200	\$ 3,993,600
CLUBHOUSE	\$ 150.00	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000
PROJECT MANAGEMENT		\$ 20,833	\$ 62,500	\$ 83,333	\$ 83,333	\$ 250,000
ADMIN		\$ 12,500	\$ 37,500	\$ 50,000	\$ 50,000	\$ 150,000
FINANCING		\$ 37,460	\$ 62,460	\$ 41,210	\$ 41,210	\$ 182,340
TOTAL (4)		\$ 605,093	\$ 1,765,360	\$ 1,711,743	\$ 1,711,743	\$ 5,793,940
PROJECT MARGIN & ROI		YEARS				TOTAL AMT
		1	2	3	4	
# UNITS SOLD		2	6	8	8	24
REVENUE		\$ 561,600	\$ 1,684,800	\$ 2,246,400	\$ 2,246,400	\$ 6,739,200
EXPENSE		\$ 605,093	\$ 1,765,360	\$ 1,711,743	\$ 1,711,743	\$ 5,793,940
PROFIT						\$ 945,260
MARGIN		% OF REVENUE		% OF EXPENSES		
		14.0%		16.3%		
FINANCING (5)	7.5%	\$ 37,460	\$ 62,460	\$ 41,210	\$ 41,210	\$ 182,340
SHAREHOLDER EQUITY						\$ 141,789
INVESTMENT						\$ 524,467
RETURN ON INVESTMENT (ROI)		PROJECT		ANNUAL		
		61.8%		15.5%		

NOTES:

- (1) MARKET STUDY: SELL PRICE PER SQUARE FOOT
- (2) INCLUDES UTILITIES, SIDEWALKS, COURTYARD, ROADS
- (3) Yr 1: 2 UNITS, Yr 2: 6 UNITS + CLUBHOUSE; YRS 3 & 4: 8 UNITS EACH; TOTAL 24 UNITS + CLUBHOUSE
- (4) DETAILED ESTIMATES REQUIRED
- (5) EACH UNIT COMPLETION MORTGAGE

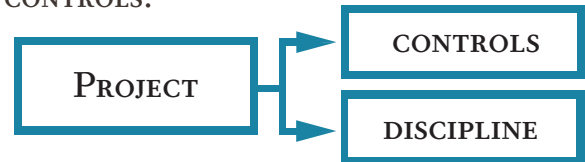
TOWN OF BARRHEAD - SUPPORT

“[THE] BLUE HERON GARDEN VILLAGE IS A UNIQUE RETIREMENT COMMUNITY DEVELOPMENT, MUCH NEEDED IN THE COMMUNITY OF BARRHEAD. DEMAND FOR QUALITY RETIREMENT LIVING IN THE COMMUNITY IS ALREADY HIGH WITH LIMITED SUPPLY .WITH THE CONTINUOUSLY GROWING ACTIVE SENIORS’ POPULATION, DEMAND WILL ONLY INCREASE. THE MARKET OPPORTUNITY IS EQUALLY MET BY THE AFFORDABILITY WITHIN BARRHEAD FOR A PROJECT OF THIS SCOPE. THE TOWN, DUE TO BOTH LOCATION AND COST OF LIVING, CONTINUES TO GROW IN POPULATION AND MARKET VALUE. IN SPEAKING WITH THE TOWN, THIS PROJECT CONFIDENTLY ALIGNS WITH THEIR PRO-GROWTH, PRO-INVESTMENT AND PROGRESSIVE APPROACH TO NEW DEVELOPMENT.” - TOWN OF BARRHEAD

URBAN SKY HAS MORE THAN 60 YEARS OF COMBINED SUCCESSFUL PROJECTS. WE ARE DRIVEN BY THE DESIRE TO BRING QUALITY, AFFORDABILITY AND MODERN DESIGN TO OUR CUSTOMERS.

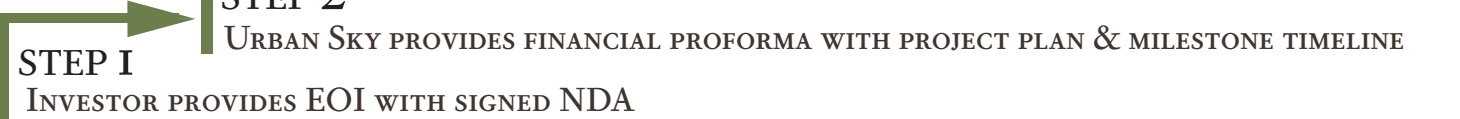


URBAN SKY’S INVESTORS BENEFIT FROM THE THOROUGH INVESTMENT PROCESS AND THE PROVEN, PROJECT MANAGEMENT STRUCTURE OF SCOPE, SCHEDULE AND BUDGET CONTROLS.



THE BLUE HERON GARDEN VILLAGE PROJECT CAN PLAY AN IMPORTANT ROLE IN AN INVESTORS PORTFOLIO.

NEXT STEPS



NOT AN OFFERING

ALL INFORMATION IN THIS DOCUMENT IS PROVIDED FOR INFORMATIONAL AND DISCUSSION PURPOSES ONLY. THIS IS NOT AND SHOULD NOT BE CONSTRUED AS AN OFFERING OF SECURITIES. SHOULD YOU AND THE PROJECT DECIDE TO PURSUE WORKING TOGETHER ON THE BLUE HERON GARDEN VILLAGE PROJECT, A FORMAL LEGAL AGREEMENT WILL BE PREPARED AND PRESENTED TO YOU.

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