

FORT ST. JOHN RETAIL INVESTMENT OPPORTUNITY

RETAIL “POWER-CENTRE” DEVELOPMENT

DRUG STORE

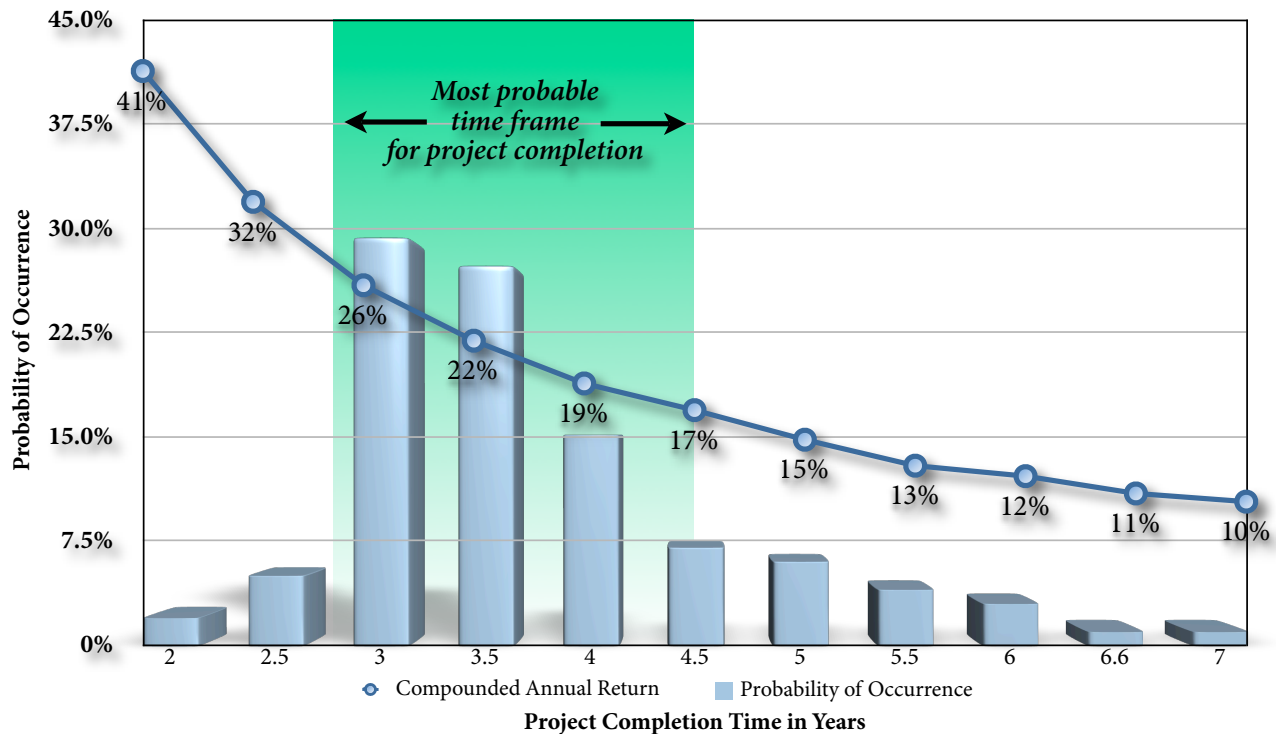


Who's Next??

Another “Ground-Floor” Investment Opportunity

Purchase agreements from a major drugstore chain, Canadian Tire are in hand for their new stores on our Fort St. John “Power-Centre” retail site. Negotiations with other major tenants are in progress. We are now moving forward to purchase the land, complete the pre-leasing, and begin construction of the project.

Analysis of Probability of Return on Investment



Asset Attributes:

Property Type	Power Center Retail Big-Box
Build-able Area	270,000 Sq. Ft.
Purchase Price	\$8,440,000

Current Condition:

Property Area	50 Acres
Appraised Value	\$9,000,000
# of Anchors Tenant Spaces	5

HOW PROFITS WILL BE MAXIMIZED FOR EVERY INVESTOR

- The centre is being designed to attract large volumes of customers and lead them past the stores of the smaller tenants. This foot traffic will increase the value of the space to the smaller tenants and therefore the lease rates that can be achieved.
- Upon completion of the servicing, the land under the large anchor tenants will be sold to realize an upfront profit. This lowers the amount of debt required to complete the construction, and thereby decreases the ongoing financing costs and further reduces investment risk.
- Our option on the adjacent land allows for additional development in the future.

FORT ST. JOHN RETAIL INVESTMENT OPPORTUNITY

**Defer taxes!
RRSP Eligible
No minimum
investment!**

18% + COMPOUNDED ANNUALLY R.O.I.

**Own a proportionate share!
of this Real Estate Development Project**

- All investors enjoy proportionate ownership of this new Power-Center development and its profit.
- Returns are targeted to exceed 18% compounded annually based on project completion within four years
- This property to be acquired offers *immediate upside potential.*
- Management interests are aligned with investors as their compensation is dependent upon increasing returns to investors.
- Completely passive investment
- Expertly managed
- Ethical Investment
- Secured by tangible assets

SUMMARY OF INVESTMENT RETURNS:

Below is an example of a \$100,000* investment in the FORT ST. JOHN RETAIL LP: *(There is no set minimum investment requirement)

Year	Rounded Value Increase	Total Return	Value of Ownership Stake
2008	\$18,000 (18%)	18%	\$18,000
2009	\$21,240 (18%)	39%	\$39,240
2010	\$25,063 (18%)	64%	\$64,303
2011	\$29,575 (18%)	93%	\$93,878
Results are based on a four-year development timeline.		<i>Subtotal</i>	\$93,878
		Original Capital Invested	\$100,000
		Grand Total	\$193,878

Note: No dividend or distribution to be paid during the course of this development. Performance figures are based on our best estimates. Neither League nor its directors or employees or any associate guarantee or make any representation as to the performance of the Funds, the maintenance or repayment of capital, the price at which Units may trade or any particular rate of return.

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