



LEAGUE

IGW REIT

2

PART 2:

THE PORTFOLIO PROFILE



IGW REIT



Intergenerational Wealth™

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IMPORTANT NOTE:

The statements herein are based on information that we believe to be reliable at the time of publication, but we cannot represent that they are complete or accurate. This document is subject to revision without notice.

This document is for informational purposes only and shall not constitute an offer to sell or a solicitation to buy any securities.

Important and specific information about a particular investment will be set out in the applicable Offering Document. You should obtain and read the Offering Document before making your final investment decision.

Investments promoted by League are currently available to residents of Canada only. No offering will be presented except in accordance with governing securities laws.

CHAIRMAN'S INTRODUCTION:

Dear members and prospective members,

We at League are proud to introduce our high-yield asset pool: the *IGW REIT*.

In case you are wondering what “IGW” stands for, it’s *Intergenerational Wealth*[™]. This is something that we at League are intently focused on helping all our Member-Partners achieve for their families, and as a result, you’ll be reading more about IGW later in this overview.

The other important element we strive to create for our Members is diversity.

Just as with any investment, the diversity of assets in the IGW REIT pool is a major factor in its reliability. Since League’s aim is to foster sustainable Intergenerational wealth for every Member-Partner (including my partner Adam and me since we invest in this pool too), the diverse nature of the syndicate gives it the ability to withstand changing political, economic, and market conditions—and shore up the performance of an individual property should tenants unexpectedly move out or emergency repairs be required.

Every asset in this pool is chosen for its potential to increase its revenue and its capital value for as long as it is under League’s administration.

As a Member-Partner in the IGW REIT asset pool, you will share ownership with other like-minded members in a diverse group of high-performance investment properties. Moreover, you can depend upon your investment to produce satisfying returns for you and your family for as long as you own your units.

I invite you to read this document from cover to cover, (more than once is recommended), and then move toward achieving Intergenerational Wealth for your family by joining League by subscribing in the IGW REIT.

On behalf of everyone at League, we look forward to many years of association with you, both as friends and esteemed investment partners.

Best regards (and many happy returns),



Emanuel F. Arruda
Chairman & Co-Founder
League Assets Corp.



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ABOUT THIS DOCUMENT

Information About The IGW REIT Is Presented In Two Parts:

- **Part One — The Investment Overview:** Outlines the IGW REIT and how the investment works.
- **Part Two — The Portfolio Profile:** Provides an overview of each property acquired for the pool, and the projects we undertake to produce increases in revenue and value in each.

These documents can be downloaded from www.league.ca or hard copies requested by calling **1-877-772-8836**.

How To Get The Most From This Document

Know The Basics

Each Investment Overview and Portfolio Profile published by League assumes you already know the basics of real estate syndication—as described in *The Blue Book of Real Estate Syndication*[™].

Please refer to your Blue Book if you need a refresher on some of the principles of syndication. For your convenience, a copy can be downloaded from www.league.ca. Printed copies may also be requested by calling **1-877-772-8836**.

Be Sure To...

- Read each project summary at least twice-through. Some things will be more easily understood after you know the ending).
- Pencil notes in the margin and underline key passages.
- Prepare a list of questions.
- Call League and speak with one of League's Member Services Managers and have your list ready. If you have other questions later, feel free to call again.



Our Investment Offerings Are Founded Upon Three Principles:

We Believe In Keeping Everyone Informed

As per the 19th tenet of Our Credo:

We believe that informed Member-Partners can make their investment decisions quickly and independently when presented with all the necessary facts. To that end, we present our investment opportunities factually, plainly and free of conjecture. In this light, each Member-Partner can weigh for themselves the merits of each investment.

We Do Not Speculate

The figures represent the base profit to be distributed proportionately to Member-Partners beginning on the 21st of the month following the date of subscription. The returns stated are based on the current distribution amount per unit. The investment values and distribution totals can be reasonably expected to increase incrementally as our management and physical improvements are implemented.

League treats real estate as a business as well as an investment. Rather than operating as real estate “speculators”, ones who buy betting on upswings in the markets, we acquire properties that we can immediately improve and thus create appreciation. Assuming the market won’t do the work for us, we do it ourselves. Regardless of the state of the market, we only consider projects with unrealized value, as well as revenue.

The Information Provided Is Reliable

In accordance with Securities Commission regulations for every province (National Instrument 45-106), League’s founders and directors are prohibited from—and therefore *personally* liable for—knowingly making false statements, misrepresentations, or material omissions in our Offering Documents and related material. The statements are based on information we believe to be reliable at the time of publication. We believe our plans are sound and can be reasonably expected to be completed in the time frames stated. Full disclosure is provided in the Offering Documents in accordance with all Securities Commission regulations.

The Information Provided Is Complete

The Portfolio Profile—part two of this overview—outlines the key aspects of the subject properties, our plans to enhance their value, and the investment opportunity they afford. A thorough reading will provide a solid basis for understanding the investment and why you should expect to profit from your participation in it.

How to Subscribe

If you wish to subscribe to this Real Estate Investment Trust syndication, we request that you complete the “[Notice of Interest](#)” form at the end of this document. Once received, we will send you the Offering Documents for your review and any final questions you may have will be answered prior to subscribing. Only when you are completely satisfied, will we accept your subscription.

If you have internet access and a printer, you can also use our online subscription form generator at www.league.ca/subscribe/. With it, you can quickly produce customized forms that will save you time.



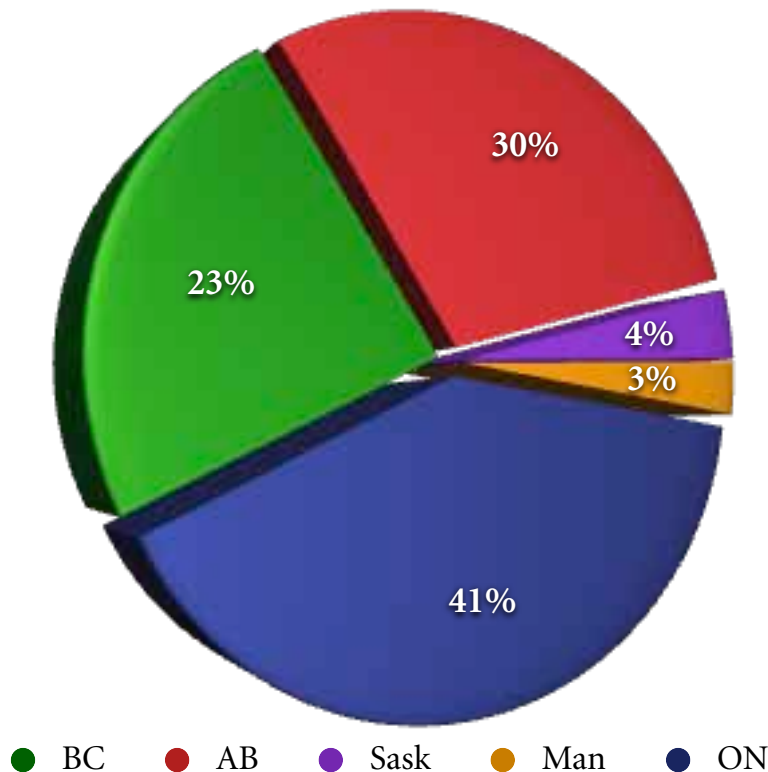
Part Two
IGW REIT: PROPERTY PROFILES



ASSET VALUE BY PROVINCE

British Columbia	Alberta	Saskatchewan	Manitoba	Ontario
\$27,505,000	\$35,480,000	\$4,300,000	\$3,275,000	\$48,095,000

Geographic Diversity



This chart represents the diversification across each province the IGW REIT holds assets in based on total property value.

Note: When you invest, you are investing in the IGW REIT which holds many properties—including all of the property listed in the following pages—so your investment is diversified across asset classes and geographical location. Acquisition summaries for these properties can be downloaded from www.league.ca/investments or hard copies requested by calling 1-877-772-8836.



SUMMARY OF IMPROVEMENTS

Planned Management Improvements

League's management team continuously implements various property, income, and value enhancement plans. The aim is to keep the properties well cared for, and to make sure the occupants know that they are respected and valued.

Beginning on the first day of acquisition, we will focus on the following areas:

- Establish new maintenance, janitorial and security standards to ensure a safe and pleasant environment for the business owners and their customers.
- Train onsite management staff to comply with League's performance and reporting practices.
- Strive for full occupancy and increased lease rates, while establishing a waiting list of tenants.

We screen all prospective occupants to ensure that stable tenants are chosen to reduce turn-over, and we judiciously raise rents to maximize profitability year after year. By judiciously increasing rents each year, we ensure that only the most desirable occupants replace outgoing tenants.

Planned Physical Improvements

The following improvements will be made to the buildings as needed:

- Renovate and re-demised space to attract new tenants at higher rates
- Paint, sign-age and landscaping will be improved
- Lighting and safety improvements
- Parking area maintenance and upgrades
- Heating and air conditioning upgrades to more modern and efficient technologies

We are confident that the income and value of this investment will be increased substantially within two and a half years.

Net Result: Added Value = Future Profit

This project is a good example of the type of opportunities that we look for because it has "all the right things wrong with it". The property meets our minimum yield requirements from the outset, offers the minimum first year upside, poses a low risk of capital loss, and thus is suitable in every way to take on as a League project.



INVESTING IN CANADA

The Canadian Economy

Canada is one of the world's wealthiest nations, with a high per-capita income, and is a member of the Organization for Economic Co-operation and Development (OECD) and Group of Eight. Canada is a mixed market, ranking lower than the U.S. but higher than most western European nations on the Heritage Foundation's index of economic freedom. Since the early 1990s, the Canadian economy has been growing rapidly with low unemployment and large government surpluses on the federal level. Today Canada closely resembles the U.S. in its market-oriented economic system, pattern of production, and high living standards. As of October 2007, Canada's national unemployment rate of 5.9% is its lowest in 33 years. Provincial unemployment rates vary from a low of 3.6% in Alberta to a high of 14.6% in Newfoundland and Labrador.

In the past century, the growth of the manufacturing, mining, and service sectors has transformed the nation from a largely rural economy into one primarily industrial and urban. As with other first world nations, the Canadian economy is dominated by the service industry, which employs about three quarters of Canadians. However, Canada is unusual among developed countries in the importance of the primary sector, with the logging and oil industries being two of Canada's most important.

Canada is one of the few developed nations that are net exporters of energy. Atlantic Canada has vast offshore deposits of natural gas and large oil and gas resources are centered in Alberta. The vast Athabasca Tar Sands give Canada the world's second largest reserves of oil behind Saudi Arabia. In Quebec, British Columbia, Newfoundland & Labrador, New Brunswick, Ontario and Manitoba, hydroelectric power is a cheap and clean source of renewable energy.


Canada is one of the world's most important suppliers of agricultural products, with the Canadian Prairies one of the most important suppliers of wheat, canola and other grains. Canada is the world's largest producer of zinc and uranium and a world leader in many other natural resources such as gold, nickel, aluminum, and lead; many towns in the northern part of the country, where agriculture is difficult, exist because of a nearby mine or source of timber. Canada also has a size-able manufacturing sector centered in southern Ontario and Quebec, with automobiles and aeronautics representing particularly important industries.

Economic integration with the United States has increased significantly since World War II. The Canada-United States Automotive Agreement in 1965 opened the borders to trade in the auto manufacturing industry. The Canada-United States Free Trade Agreement of 1988 eliminated tariffs between the two countries, while North American Free Trade Agreement expanded the free trade zone to include Mexico in the 1990s. Canadian nationalists continue to worry about their cultural autonomy as American television shows, movies and corporations are omnipresent.

Since 2001, Canada has successfully avoided economic recession and has maintained the best overall economic performance in the G8. Since the mid-1990s, Canada's federal government has posted annual budgetary surpluses and has steadily paid down the national debt.




ARBUTUS INDUSTRIAL PARK

Acquired: 09.01.2005	Conditions at the time of Acquisition
	<p>The Plan: Update space interior to increase lease rates. Improve exterior and signage. Replace existing short term leases with longer term triple net leases to improve net income and cash flow. Clean up tenant spaces and interior yard to increase the curb appeal.</p> <p>The Agenda: Install League's comprehensive Closed-Loop Management™ system. Establish new maintenance, janitorial and security standards to ensure a safe and pleasant environment for the business owners and their customers. We will train or re-train resident management staff as needed. Achieve these results through our planned physical improvements.</p>
Identification	Arbutus Industrial Park, Parksville, BC
Legal Address	Lot 2, Block 564, Nanoose District, Plan 33511
Civic Address	1485 Huntley Road, Parksville, BC
Site Size	2.21 acres
Location	The property is located fronting Industrial Way, Huntley Road and Island Highway. Parksville is located in the southern part of the Parksville/Qualicum area on the east coast of Vancouver Island on Highway 19, 37 km north of the City of Nanaimo.
Property Type	Mixed commercial/light industrial
Rentable Area	35,000 sq. ft.
Building Description & Age	The buildings are approximately 28 years old with updating and renovations completed over the years. The buildings are low-cost, average-quality and in average condition for an effective age of approximately 20 years and remaining economic life of 30 years.
Occupancy Upon Acquisition	89.40%
Roof	Built-up tar and gravel and/or torch-on membrane roof cover on rigid insulation over plywood deck on wood joists.
Heating/Cooling Equipment	Thermostatically-controlled electric baseboard heaters and suspended electric space heaters.
Condition & Location	Average quality and average condition.
Appraised Value	\$1,625,000
Purchase Price	\$1,605,000
Net Income	\$140,000
CAP Rate	8.70%




SUNDEL SQUARE

Acquired: 10.30.2005	Conditions at the time of Acquisition
	<p>The Plan: Prepare some concept plans for a mixed use higher density development.</p> <p>The Agenda: Install League’s comprehensive Closed-Loop Management™ system. Establish new maintenance, janitorial and security standards to ensure a safe and pleasant environment for the business owners and their customers. We will train or re-train resident management staff as needed. Achieve these results through our planned physical improvements.</p>
Identification	Sundale Square, Langley, BC
Legal Address	Lot 89, 90, District Lot 309, Group 2, New Westminster District Plan 41453/Lot 34, Parcel “C” Plan 41350 District Lot 309, Group 2, NWD Plan 26215
Civic Address	20202, 20216, 20218-20234 Fraser Highway, Langley
Site Size	2.92 acres
Location	The property is well located on the Fraser Highway.
Property Type	Commercial retail/office plaza; three two-storey commercial structures
Rentable Area	54,476 sq. ft.
Building Description & Age	Number 20218 is a two-storey building comprising of four ground floor units and two second floor office units.
Occupancy Upon Acquisition	97.50%
Roof	Flat roof consisting of built-tar and gravel on metal decks supported by steel trusses, beams and columns.
Heating/Cooling Equipment	Roof mounted HVAC
Condition & Location	The property is of average quality, well maintained commercial retail/office accommodation on a well laid out site with average exposure and accessibility.
Appraised Value	\$5,600,000
Purchase Price	\$4,850,000
Net Income	\$429,993
CAP Rate	7.75%




VINET'S VILLAGE

Acquired: 12.17.2005	Conditions at the time of Acquisition
	<p>The Plan: Update space interior to increase lease rates. Improve exterior and signage. Renovate the vacant space to allow releasing at a higher triple net base rate. Update leases with the medical clinic and the pharmacy to improve long term value.</p> <p>The Agenda: Install League's comprehensive Closed-Loop Management™ system. Establish new maintenance, janitorial and security standards to ensure a safe and pleasant environment for the business owners and their customers. We will train or re-train resident management staff as needed. Achieve these results through our planned physical improvements.</p>
Identification	Vinet's Village Mall, Vegreville, Alberta
Legal Address	Lot 10, Block 17, Plan 9221523, Lots 15 to 16, Block 10-Plan RN66, Lot 19, Block 24, Plan 1743P
Civic Address	4901-50th Avenue, Vegreville, Alberta
Site Size	64,390 sq. ft.
Location	The property is located in central Vegreville fronting Highway No. 16A (50th Avenue).
Property Type	Commercial Property
Rentable Area	62,905 sq. ft.
Building Description & Age	The buildings were built in 1974 & 1975.
Occupancy Upon Acquisition	97%
Roof	The roof has been well maintained.
Heating/Cooling Equipment	Roof-top heating units.
Condition & Location	The exterior improvements are in fair to good condition, and no major deferred repair work is noted.
Appraised Value	\$4,750,000
Purchase Price	\$4,020,000
Net Income	\$422,699
CAP Rate	9%




CAMROSE IGA GARDEN MARKET

Acquired: 03.20.2005	Conditions at the time of Acquisition
	<p>The Plan: Establish new maintenance, janitorial and security standards to ensure a safe and pleasant environment for the business owners and their customers. Train resident management staff to comply with League's performance and reporting practices.</p> <p>The Agenda: The space in the centre of the plaza will be renovated and re-demised for the new tenants. In-fill tenant spaces will be renovated to attract national tenants at higher rates. Paint, sign-age and landscaping will be improved across the site.</p>
Identification	Camrose IGA & Movie Gallery, Camrose, Alberta
Legal Address	Plan 9622166, Block 1, Lot 1 and Plan 9721066, Block 1, Lot 3A
Civic Address	4820-66 Street and 6608-48th Avenue, Camrose, Alberta
Site Size	3.81 Acres
Location	The site is located at the west end of the city fronting Highway No. 13 (48th Avenue).
Property Type	Two free-standing retail buildings.
Rentable Area	23,248 sq. ft.
Building Description & Age	The property has been developed with two freestanding buildings for the specific requirements of IGA and Movie Gallery. This building was built in 1996.
Occupancy Upon Acquisition	100%.
Roof	The roof is constructed of a series of open-web steel joists supporting a metal roof deck, covered with a rigid barrier of insulation, built up with a tar and gravel compound.
Heating/Cooling Equipment	Roof-mounted HVAC units, forced air furnaces and ceiling fans.
Condition & Location	The building was found to be good condition and upkeep. An adequate maintenance program is in place, which is consistent with the professional management team.
Appraised Value	\$5,800,000
Purchase Price	\$5,200,000
Net Income	\$429,000
CAP Rate	8.25%




KENSINGTON SHOPPING CENTRE

Acquired: 05.01.2006	Conditions at the time of Acquisition
	<p>The Plan: By making improvements, we will increase the value our occupants receive from running their businesses from these premises. This in turn justifies rent increases. Construct additional space to create room for one more large anchor tenants to draw additional traffic and generate greater volumes of business for the other tenants.</p> <p>The Agenda: We will upgrade vacant units to achieve higher rents from the next tenants. Starting with the most neglected, we will upgrade paint, flooring, light fixtures, ceiling tiles etc. Enhance the centre's visibility, improve the landscaping, improve the parking area, design and install an attractive and highly-visible pylon sign, and introduce marketing exposure to insure that there is a high level of interest for our tenants' services as well as any units available for occupancy.</p>
Identification	Kensington Centre
Legal Address	
Civic Address	12620-132 Avenue, Edmonton, Alberta
Site Size	6.61 acres
Location	Primary access to the site is provided from 127 Street to the west, 132 Avenue to the south, and 124 Street to the east.
Property Type	Retail strip development
Rentable Area	82,629 sq. ft.
Building Description & Age	The buildings are constructed of concrete block with brick veneer, stucco and aluminum siding façade. Built in phases between 1959 and 1976.
Occupancy Upon Acquisition	83%
Roof	The roof is flat and features a metal deck with a waterproof bonded covering. An 8-foot roof overhang with a corrugated metal exterior finish provides shelter for the concrete sidewalk in front of the retail bays. The roofs are in superb condition with high-quality torch on membrane and tin cladding.
Heating/Cooling Equipment	Heating and air-conditioning is provided via roof-mounted HVAC units. The rooftop HVAC units have been exceptionally well maintained and will only require twice yearly routine maintenance visits.
Condition & Location	Located in the Kensington Neighbourhood of Northwest Edmonton.
Appraised Value	\$6,900,000
Purchase Price	\$5,650,000
Net Income	\$483,160
CAP Rate	8.50%
Vacancy Rate on Acquisition	17%




THE LINDHOLM BUILDING

Acquired: 06.30.2006	Conditions at the time of Acquisition
	<p>The Plan: League has planned physical and management improvements for this property. After sale of the adjacent lot for development (already accomplished), we will continue with the facade upgrade and final leasing of any vacant space.</p> <p>The Agenda: Once the planned improvements are complete and the tenants have moved in, we will order a re-appraisal of the entire property and obtain brand new financing to extract the equity built-up since we purchased the property.</p>
Identification	The Lindholm Building
Legal Address	
Civic Address	734-736 Broughton St. Victoria BC
Site Size	7,227 sq. ft.
Location	<p>The property is situated in the economically stably city of Victoria, British Columbia. Victoria is experiencing significant growth due to the strong housing market and increase in tourist activity. Victoria is a city known across Canada for its beauty and high quality of life. With the small supply of available land due to its island characteristics, Victoria has strong long-term potential to continue its upward climb in the real estate market.</p>
Property Type	Downtown Retail / Commercial Office Building
Rentable Area	24,525 sq. ft.
Building Description & Age	The building is four storey downtown commercial office retail mix, built in phases starting in 1976.
Occupancy Upon Acquisition	92%
Roof	The roof is flat and features a wood deck. The roofs are in good condition with high quality torch on membrane and tin cladding.
Heating/Cooling Equipment	Heating and air-conditioning is provided via roof-mounted HVAC units. The rooftop HVAC units have been well maintained and will only require twice yearly routine maintenance visits.
Condition & Location	Constructed in 1976, the building has had exterior repainting over the past five to 10 years, but is now ready for a comprehensive restyling. Both the exterior and interior are in fair to good condition, and no major deferred repair work is noted. The property occupies a visible and well-accessed location. With the majority of nearby buildings being downtown offices, there are no external land uses that would have a negative impact on the property.
Appraised Value	\$3,500,000
Purchase Price	\$4,350,000
Net Income	\$300,000
CAP Rate	7% (Note: Since the adjacent parking lot was sold, the Lindholm Building produces greater than a 9%+ yield)




CHIMNEY SPRINGS APARTMENTS

Acquired: 08.01.2006	Conditions at the time of Acquisition
	<p>The Plan: The property is currently achieving its highest and best potential as an income producing investment rental property. However, if approval is received for turning the building into individually titled condominiums, there is significant potential for additional profit.</p> <p>The Agenda: League's comprehensive Closed-Loop Management™ system will be installed and made operational. We will establish and maintain new property maintenance, janitorial and security standards. We will reach and sustain near 100% occupancy rates and generate waiting lists of pre-qualified tenants. We will raise revenues through progressive rent increases.</p>
Identification	Chimney Springs Apartment Building
Legal Address	
Civic Address	4917 - 61st Ave. Vegreville Alberta
Site Size	Approximately 33,686
Location	Just five minutes away from the League-owned shopping centre, Vinet's Village
Property Type	Residential Apartment Building
Rentable Area	42 Rentable Units
Building Description & Age	The building is three-storey walk-up with a common entrance hallway, completed in 1980.
Occupancy Upon Acquisition	97.50%
Roof	The low-sloped roof has Duroid shingling. The condition is satisfactory but if the building is stratified it would need to be replaced before sales could occur.
Heating/Cooling Equipment	Heating and air-conditioning is provided via roof-mounted HVAC units. The units have been well maintained and will only require twice yearly routine maintenance.
Condition & Location	The building has had some exterior upgrading in the past year but is now ready for a full paint application and color change. Both the exterior and interior are in good condition with all the suites receiving new flooring, paint, kitchens and appliances six years ago. The building is in a favourable market position because there is little competition of the same quality.
Purchase Price	\$1,450,000
Net Income	\$140,000
CAP Rate	9.60%




MERIVALE BUSINESS PARK

Acquired: 08.26.2006	Conditions at the time of Acquisition
	<p>The Plan: The possibility for increased density exists on this site so expansion plans are being developed. The priority is to lease current vacancies.</p> <p>The Agenda: Comprehensive enhancements to the functionality and marketability of the structures are being planned, as well as improvements to the management of the property.</p>
Identification	Merivale Business Park, Ottawa, ON
Legal Address	Part of Lot 26, Concession 1, Rideau Front as in N302741 except Part 21 N437475 and Lot 6 Plan 402435 and Block A, Plan 402435, Nepean
Civic Address	1948/1950 Merivale Rd. Ottawa, Ontario
Site Size	140,388 sq. ft. or 3.22 acres
Location	The southwestern area of the City of Ottawa, formerly part of the City of Nepean.
Property Type	Mixed use commercial Office/Retail
Rentable Area	59,676 sq. ft.
Building Description & Age	The building is a one and two-storey commercial office/retail mix , built in phases between 1976-1977.
Occupancy Upon Acquisition	98%
Roof	The flat roof was recently re-finished with tar and gravel.
Heating/Cooling Equipment	Roof-mounted, gas-fired, HVAC Units
Condition & Location	The business park could be improved by changing the colour of the siding and exposed building block to increase its visibility. Both the exterior and interior are in fair to good condition, and no major deferred repair work is noted. The property has good access and the majority of surrounding area is retail or light industrial in nature.
Appraised Value	\$5,500,000
Purchase Price	\$5,500,000
Net Income	\$548,000
CAP Rate	10%




MARKET SQUARE

Acquired: 10.31.2006	Conditions at the time of Acquisition
	<p>The Plan: League is ready to implement its property, income, and value enhancement plans. The remaining space left by Safeway will be leased out to other smaller-format tenants to ensure the highest lease rate possible.</p> <p>The Agenda: Plans include comprehensive enhancements to the functionality and marketability of the physical structures, as well as improvements to management of the property.</p>
Identification	Market Square, Fort Saskatchewan, Alberta
Legal Address	Block X, Plan O, River Lot 11, Fort Saskatchewan Settlement
Civic Address	10404-99th Avenue, Fort Saskatchewan, Alberta
Site Size	260,400 sq. ft.
Location	The property is located in Fort Saskatchewan, which is situated adjacent to the northeast boundary of the city of Edmonton.
Property Type	Commercial Retail
Rentable Area	70,167 sq. ft.
Building Description & Age	The buildings are single storey retail in excellent condition, built in phases between 1989 and 1990.
Occupancy Upon Acquisition	At the time of acquisition, the building had a current vacancy percentage of 8.9% with three spaces empty and the main anchor tenant Safeway has “gone dark” with 36 months still left on their lease.
Roof	The roof is flat and has been well maintained since the building’s construction.
Heating/Cooling Equipment	Heating and air-conditioning is provided via roof-mounted HVAC units. The rooftop units have been well maintained and will only require twice yearly routine maintenance visits.
Condition & Location	Exterior and interior are both in fair to good condition, and no major deferred repair work is noted. The property occupies highly visible location with good access. The surrounding area is mainly retail or office space.
Appraised Value	\$5,900,000
Purchase Price	\$6,050,000
Net Income	\$802,000
CAP Rate	13.60%




ROSEWOOD TOWERS

Acquired: 03.20.2007	Conditions at the time of Acquisition
	<p>The Plan: League's comprehensive Closed-Loop Management™ system will be installed. Condominium conversion is the main focus for the long term value creation at this property.</p> <p>The Agenda: We will establish new maintenance, janitorial and security standards to ensure a safe and pleasant living environment for the residents. We will train or re-train resident management staff as needed to comply with League's performance and reporting practices and standards. We strive for full occupancy and maintain a waiting list of pre-qualified tenants.</p>
Identification	Rosewood Towers Apartments, Hamilton, Ontario
Legal Address	PT LT 4, CON 1 Barton, AS IN CD263653; Hamilton, ON
Civic Address	468 Ottawa Street North, Hamilton, Ontario
Site Size	3.42 acres
Location	Downtown Hamilton, Ontario.
Property Type	Four residential apartment buildings
Rentable Area	205 Rental apartment suites
Building Description & Age	All four buildings are in mediocre condition.
Occupancy Upon Acquisition	96.10%
Roof	The roof has been well maintained but will require replacement prior to sale of the units as condominiums — once the approval for conversion has been granted.
Heating/Cooling Equipment	Heating is provided by central boilers and hydronic radiant units inside the suites. Many components of the system have been upgraded so there will be little cost in maintaining this system.
Condition & Location	The exterior improvements are in fair to good condition, and no major deferred repair work is noted. Substantial upgrades to common areas and to the elevators will be required before the units can be sold. The property occupies a visible and well-accessed location.
Appraised Value	\$7,700,000
Purchase Price	\$7,575,000
Net Income	\$656,000
CAP Rate	8.60%




THE DURHAM PORTFOLIO


Acquired: 04.23.2007	Conditions at the time of Acquisition
	<p>The Plan: Improve the look of the facades and continue to lease out the vacant space.</p> <p>The Agenda: Install League's comprehensive Closed-Loop Management™ system. Establish new maintenance, janitorial and security standards to ensure a safe and pleasant environment for the business owners and their customers. We will train or re-train resident management staff as needed. Achieve these results through our planned physical improvements.</p>
Identification	Durham Portfolio, Toronto, ON
Legal Address	
Civic Address	Oshawa, 1916 Dundas St. East, Whitby, 843 King St. West, Oshawa, 1561 King St. East, Courtice.
Site Size	5.77 acres
Location	Located in the easterly part of the Toronto Region. Three of the properties are located along King Street while the fourth is situated along Bloor Street.
Property Type	Single level retail commercial shopping centre
Rentable Area	1916 Dundas 38,000 sq. ft., 843 King 26,131 sq.ft , 1561 King 13,062 sq.ft.
Building Description & Age	All four buildings are currently in mediocre condition, built in stages between 1975 and 1999.
Occupancy Upon Acquisition	95.30%
Roof	The roof has been well maintained.
Heating/Cooling Equipment	Roof-top heating units.
Condition & Location	The exterior improvements are in fair to good condition, and no major deferred repair work is noted.
Appraised Value	\$12,200,000 by Altus Helyar in Toronto
Purchase Price	\$11,000,000
Net Income	\$1,057,000
CAP Rate	9.60%



TYEE PLAZA


Acquired: 08.15.2007	Conditions at the time of Acquisition
	<p>The Plan: Establish new maintenance, janitorial and security standards to ensure a safe and pleasant environment for the business owners and their customers. Strive for full occupancy and increased lease rates, while maintaining a waiting list of tenants. We will achieve these results through our planned physical improvement.</p> <p>The Agenda: Purchase the property in July 2007 and immediately engage architects to complete drawings and apply to the city for building permits. Apply our Closed-Loop™ management system to reduce waste and maximize profits. Complete the initial upgrades, and upon the start of construction for the new Shoppers Drug Mart (already completed and open for business), begin the marketing process for new brand-name tenants. Start the design process for future high-density multi-use development to make use of the existing zoning.</p>
Identification	Tyee Plaza, Campbell River, Vancouver Island, BC
Legal Address	Lots A and B, District Lot 1558, Sayward District, Plan VIP13752 Lot 1, District Lot 1558, Sayward District, Plan 15730, Except Part in Plan VIP63981
Civic Address	1001 - 1325 Shoppers Row, Campbell River, BC
Site Size	10.54 Acres or 459,122 sq. ft.
Location	The subject is well located within the Downtown area of Campbell River, opposite the Quadra Island Ferry Terminal. Coupled with its exposure to Highway 19A, the commercial exposure of the property is excellent.
Property Type	Three-storey commercial mix, primarily retail with second floor office space over the southeast building.
Rentable Area	114,042 sq. ft. of commercial space, with 88,519 sq. ft. being used for retail.
Building Description & Age	The buildings are a mix of construction from concrete, building block and to steel stud with steel rafters. They are in sound structural condition but require some exterior updating and trim replacement. Buildings and upgrades completed between 1962 and 1998.
Occupancy Upon Acquisition	92.3%.
Roof	The roofs have been well maintained. They are a combination of torch on membrane and tar and gravel.
Heating/Cooling Equipment	Roof mounted HVAC and heat pump systems.
Condition & Location	The exterior improvements are in fair to good condition, and no major deferred repair work is noted.
Appraised Value	\$16,600,000 by Grover Elliot Appraisals, Vancouver, BC.
Purchase Price	\$13,930,000
Net Income	\$1,095,000

FORT SASKATCHEWAN INDUSTRIAL


Acquired: 07.25.2007	Conditions at the time of Acquisition
	<p>The Plan: Apply to the city to upgrade the density for the site with a re-designation of the zoning to allow for light service industrial development to be built. Look either to partner with another developer to complete the subdivision and the build out, or sell the project completely to an outside party.</p> <p>The Agenda: We will begin the planning process to subdivide this site into lots that will accommodate light industrial service warehousing tenants. The approval of the subdivision will allow us to sell off individual lots once serviced, or build and lease industrial space to oil and gas-field equipment service businesses. We may also decide to sell the property as one piece to another developer once the future potential has been realized. This parcel sits in the only section of land left undeveloped inside city limits on the north side of town near the new refineries that are being built. With its location comes good future prospects for increase in value.</p>
Identification	R.R. 220 & TWP 550, Fort Saskatchewan, Alberta
Legal Address	Plan 9522270, Block 1
Civic Address	Range Road 220 & Township Road 550, Fort Saskatchewan, Alberta
Site Size	58.05 acres
Location	Range Road 220 & Township Road 550, Fort Saskatchewan, Alberta
Property Type	Industrial reserve land
Rentable Area	17 Lots
Building Description & Age	N/A
Occupancy Upon Acquisition	N/A
Roof	N/A
Heating/Cooling Equipment	N/A
Condition & Location	The subject property involves 58.05 acres of unserviced urban reserve land located within the southeast boundary of the city of Fort Saskatchewan.
Appraised Value	\$895,000
Purchase Price	\$895,000
Net Income	N/A
CAP Rate	N/A



TIFFANY SUITES


Acquired: 07.25.2007	Conditions at the time of Acquisition
	<p>The Plan: Create plans to convert some of the lower value commercial space to residential apartments with ocean views.</p> <p>The Agenda: Establish new maintenance, janitorial and security standards, train resident management staff to comply with League's performance and reporting practices and standards, strive for full occupancy and increased lease rates, while maintaining a waiting list of pre-qualified tenants. We will achieve these results through our planned physical improvements.</p>
Identification	Tiffany Suites, Victoria, BC
Legal Address	Lot 1, Section 11, Esquimalt District, Plan 24331
Civic Address	901 Esquimalt Road, Victoria, BC
Site Size	17,900 sq. ft.
Location	Located in the Victoria suburb of Esquimalt
Property Type	Three-storey apartment building with retail commercial space fronting on the street.
Rentable Area	18 apartment suites and 10,000 sq. ft. of commercial space.
Building Description & Age	The building is in sound structural condition but requires some exterior updating and trim replacement. Built in 1970.
Occupancy Upon Acquisition	83%
Roof	The roof has been well maintained.
Heating/Cooling Equipment	Hydronic baseboard heating from a central hot water boiler.
Condition & Location	The exterior improvements are in fair to good condition, and no major deferred repair work is noted.
Appraised Value	\$2,900,000.00
Purchase Price	\$2,850,000.00
Net Income	\$483,160
CAP Rate	8.50%

STETTLER MALL

Acquired: 09.18.2007	Conditions at the time of Acquisition
	<p>The Plan: The interior section will be razed to create more store frontage on the highway side of the mall. By decreasing the amount of interior space, operating costs will be reduced and increased triple net rent achieved.</p> <p>The Agenda: Establish new maintenance, janitorial and security standards to ensure a safe and pleasant environment for the business owners and their customers. Train management staff to comply with League's performance and reporting practices. Strive for full occupancy and increased lease rates, while establishing a waiting list of tenants.</p>
Identification	Stettler Town Mall, Stettler AB.
Legal Address	Lot 8B, Block 3, Plan 0320755; Lot 1-2; Block 3, Plan 3175TR; Lot 15, Block 3, Plan 0720453
Civic Address	6600 - 50th Ave. Stettler, Alberta
Site Size	10.2 Acres or 452,879 sq. ft.
Location	The property is located on the main access route into town from the west. It is across the street from a new Wal-Mart and a recently built hotel.
Property Type	Single-storey partially enclosed retail mall.
Rentable Area	88,502 sq. ft. with \$13,205 currently vacant.
Building Description & Age	The buildings are a mix of construction from concrete, building block and to steel stud with steel rafters. They are structurally sound, but can benefit from some aesthetic updating and trim replacement. Construction and upgrades completed between 1979 and 2006
Occupancy Upon Acquisition	85%
Roof	The roofs have been maintained satisfactorily in most areas but require replacement in sections for which the vendor has agreed to pay. A hold back from closing has been taken to cover this item.
Heating/Cooling Equipment	Roof mounted HVAC and heat pump systems.
Condition & Location	The exterior improvements are in fair to good condition, and no major deferred repair work is noted.
Appraised Value	\$5,000,000 by Altus Helyar in Edmonton, Alberta.
Purchase Price	\$4,900,000
Net Income	\$416,500
CAP Rate	8.50%




WELLINGTON SUITES

Acquired: 09.18.2007	Conditions at the time of Acquisition
	<p>The Plan: League’s management team is ready to implement its property, income, and value enhancement plans. Our aim is to keep the properties well cared for, and to ensure our occupants know that they are respected and valued. we will apply for condo conversion status on this property to allow the sale of individual unit to existing occupants.</p> <p>The Agenda: Establish new maintenance, janitorial and security standards to ensure a safe and pleasant environment. Strive for full occupancy and increased lease rates, while maintaining a waiting list of tenants. The two-level units will be renovated and split into two single-level units for as many as is allowed based on the parking availability. Additional common area upgrades will be made in the open spaces outside along with the parking area of the property. Paint, sign-age and landscaping will be improved across the site.</p>
Identification	Wellington Suites, Hamilton ON
Legal Address	Lots 93-95, Part of lots 91,92, 114, 115, 116, 119, 120, Registered Plan 255, being part 1, Reference Plan 62R-2477, City of Hamilton-Wentworth, ON. PIN 17164-0078(R)
Civic Address	125 Wellington St. North, Hamilton ON
Site Size	1.75 acres or 77,700 sq. ft..
Location	The subject property is located near the downtown core.
Property Type	High-rise residential rental apartment
Rentable Area	Currently, there are 282 Suites. Seven are vacant.
Building Description & Age	The buildings are of concrete construction faced with stucco and smooth cement top coat. They are in sound structural condition and have had all of the balcony railings updated to a new modern style aluminum and glass combination and have been completely updated include the concrete in the underground package. Buildings and upgrades were completed between 1978 and 2006.
Occupancy Upon Acquisition	97%
Roof	The roofs have been maintained satisfactorily.
Heating/Cooling Equipment	Roof mounted HVAC and heat pump systems. The heating systems will be improved to reduce the ongoing operating costs.
Condition & Location	The exterior improvements are in excellent condition with the outside of the building being recently re-painted, and no major deferred repair work is noted.
Appraised Value	\$16,800,000
Purchase Price	\$17,100,000
Net Income	\$1,290,000
CAP Rate	7.54%




SEAWAY VILLAGE PLAZA

Acquired: 12.30.2007	Conditions at the time of Acquisition
	<p>The Plan: League's management team is ready to implement its property, income, and value enhancement plans. The aim is to keep the properties well cared for, and to make sure the occupants know that they are respected and valued.</p> <p>The Agenda: Establish new maintenance, janitorial and security standards to ensure a safe and pleasant environment for the business owners and their customers. Train resident management staff to comply with League's performance and reporting practices. The space in the centre of the plaza will be renovated and re-demised for the new tenants. In-fill tenant spaces will be renovated to attract national tenants at higher rates. Paint, sign-age and landscaping will be improved across the site.</p>
Identification	Seaway Village Plaza, Cornwall, ON
Legal Address	Concession 2, Part of Lot 13, Reference Plan 52R-3463, city of cornwall
Civic Address	700-720 14th St. West, Cornwall, Ontario
Site Size	Approximately 2.667 Acres or 116,167 sq. ft.
Location	The property is located along a well established highway commercial strip in Cornwall. The City of Cornwall is located along the St. Lawrence River approximately one hour west of Montreal and one hour southeast of Ottawa.
Property Type	Single storey commercial retail, including some restaurant space.
Rentable Area	The leasable area is 26,550 sq/ft and has a current vacancy of 3441 sq/ft..
Building Description & Age	The buildings are a mix of construction from concrete, building block and to steel stud with wood rafters. Buildings and upgrades completed after 1990 and 1995.
Occupancy Upon Acquisition	87.04%
Roof	The roofs have been well maintained. They are a combination of torch-on-membrane and tar and gravel.
Heating/Cooling Equipment	Roof mounted HVAC and heat pump systems.
Condition & Location	The exterior improvements are in good condition, and no major deferred repair work is noted.
Appraised Value	\$5,200,000 by Altus Helyar Appraisals, Ottawa, ON.
Purchase Price	\$5,150,000
Net Income	\$433,000
CAP Rate	8.40%




WESTLOCK SHOPPING CENTRE

Acquired: 10.31.2006	Conditions at the time of Acquisition
	<p>The Plan: The preliminary phases of League's comprehensive Closed-Loop Management™ system will be installed and made operational. The continual application of this program is expected to progressively increase net profits for distribution to all participating limited partners and raise the property's value substantially.</p> <p>The Agenda: We will establish and maintain new property maintenance, janitorial and security standards to ensure a safe and pleasant shopping environment that customers will enjoy and return to. We will train or re-train facility staff as needed to comply with League's performance and reporting practices and standards. We will reach and sustain near 100% occupancy rates and actively generate and maintain waiting lists of pre-qualified commercial tenants.</p>
Identification	Westlock Shopping Centre
Legal Address	Plan 5738HW, Lots A & B
Civic Address	10211-100 St. Westlock, Alberta
Site Size	255,300 sq. ft. or 5.75 acres
Location	The property is located at the corner of the two primary highways servicing Westlock — highways 18 and 44.
Property Type	Retail Strip Centre
Rentable Area	71,401 sq. ft.
Building Description & Age	The building is one retail strip/enclosed mix. Built in 1978, and two free-standing commercial retail units were built in 2005.
Occupancy Upon Acquisition	84.70%
Roof	The flat roof is covered with overlapping layers of tin which has a remaining economic life of 25 years.
Heating/Cooling Equipment	Heating and air-conditioning roof-mounted HVAC units. The units have been properly maintained and will only require twice yearly maintenance visits.
Condition & Location	The buildings were originally constructed in 1978. The parking lot was not properly finished and will need the parking dividers and a section of the asphalt re-paved. The middle of the building that separates the two entrances is in need of re-modeling and facade upgrade.
Appraised Value	\$3,900,000
Purchase Price	\$3,995,000
Net Income	\$403,000
CAP Rate	10%




CARLTON COURT

Acquired: 12.30.2007	Conditions at the time of Acquisition
	<p>The Plan: By attracting more nationally recognized tenants, increased value of the entire property will be reflected at future reevaluations. The goal is to improve the appearance and profitability of the plaza through selected tenant shifting and space improvements to make room for more national-brand tenants.</p> <p>The Agenda: Purchase the property in September 2007 and immediately engage leasing agents to prepare marketing packages to solicit offers for new tenants to come into the center.</p>
Identification	Carlton Court, Prince Albert, Saskatchewan.
Legal Address	Plan 75-PA-12497, Block 102, lots 1&2
Civic Address	2805-6th Ave. Prince Albert Saskatchewan
Site Size	2.7 acres or 117,445 sq. ft.
Location	The property is located in the southeastern quadrant of the City of Prince Albert at the intersection of two busy thoroughfares, 6th Ave. East and 28th St. East. The southeast corner of the property borders on the major community development including the Carlton High School and the Prince Albert Communiplex.
Property Type	Two storey commercial retail, including some second floor office space.
Rentable Area	The leasable area is 40,716 sq/ft and with a current vacancy of 990 sq. ft..
Building Description & Age	The buildings are a mix of construction from concrete, building block and to steel stud with steel rafters. The majority of the mall currently has room for some of the vacant space to be demised to allow further flexibility for leasing to new tenants. The Buildings and upgrades completed after 1979.
Occupancy Upon Acquisition	97%.
Roof	The roofs have been well maintained — combination of torch-on-membrane, tar & gravel
Heating/Cooling Equipment	Roof mounted HVAC and heat pump systems.
Condition & Location	The exterior improvements are in good condition, with no major deferred repair work.
Appraised Value	\$4,550,000 by Brundson Junor Johnson Appraisals Ltd.
Purchase Price	\$4,300,000
Net Income	\$364,000
CAP Rate	8.60%




BRANDON GIANT TIGER & McDONALD'S

Acquired: 04.18.2008	Conditions at the time of Acquisition
	<p>The Plan: League's comprehensive Closed-Loop Management™ system will be installed. This program is expected to increase net profits and raise the property's value substantially.</p> <p>The Agenda: Establish and maintain new property maintenance, janitorial and security standards to ensure a safe and pleasant shopping environment. We will train or re-train facility staff as needed to comply with League's performance and reporting practices and standards.</p>
Identification	Brandon Giant Tiger & McDonald's, Brandon, Manitoba
Legal Address	Parcel A, Plan 24415 BLTO Exc. Lots 17-22
Civic Address	2626 Victoria Avenue, Brandon, Manitoba
Site Size	2.70 Acres
Location	Located in the northwest sector of the city, fronting Victoria Avenue (one of the city's major arterial routes) and 26th Street. Victoria Avenue westbound provides direct linkage to the Trans Canada Highway.
Property Type	Commercial Retail
Rentable Area	1,900 sq. ft.
Building Description & Age	The site includes a free-standing Giant Tiger and will include a McDonald's Restaurant which is currently under construction. Originally constructed in 2005.
Occupancy Upon Acquisition	100%
Roof	Steel roof deck supported by open web steel joists on a beam and column system. The roof deck is insulated and improved with metal panels that slope from the front to the rear elevation.
Heating/Cooling Equipment	Rooftop HVAC System
Condition & Location	The buildings are in good condition with no apparent structural problems.
Appraised Value	\$3,175,000
Purchase Price	\$3,275,000
Net Income	\$238,036
CAP Rate	7.50%




DODSON PLAZA

Acquired: 05.01.2008	Conditions at the time of Acquisition
	<p>The Plan: League's comprehensive Closed-Loop Management™ system will be installed. Application of this program is expected to progressively increase net profits for distribution to limited partners and raise the property's value substantially.</p> <p>The Agenda: Establish new property maintenance, janitorial and security standards to ensure a safe and pleasant shopping environment that customers will enjoy and return to. We will train or re-train facility staff as needed to comply with League's performance and reporting practices and standards.</p>
Identification	Dodson Plaza, Drayton Valley, Alberta (45 mins outside of Edmonton)
Legal Address	Plan 7520585, Block 66, Lot 1
Civic Address	4341-50 Street, Drayton Valley, Alberta
Site Size	2.47 Hectares
Location	Central location in the middle of town, fronting 50th Street in the commercial district. Drayton Valley is a small town over an hour away from the closest metropolitan area and would be considered a secondary market.
Property Type	Commercial Retail
Rentable Area	75,528 sq. ft.
Building Description & Age	Single-level open shopping mall plus one freestanding gas station fronting 50th Street. Originally constructed in 1975.
Occupancy Upon Acquisition	94.47%
Roof	Flat bonded with tar and gravel exterior finish. Roof structure is corrugated metal supported by steel trusses.
Heating/Cooling Equipment	Rooftop HVAC System
Condition & Location	The buildings are in good condition with no apparent structural problems.
Appraised Value	\$8,000,000
Purchase Price	\$8,000,000
Net Income	\$692,823
CAP Rate	8.50%



THE EMPIRE BUILDING

Acquired: 03.06.2008	Conditions at the time of Acquisition
	<p>The Plan: League's comprehensive Closed-Loop Management™ system will be installed. This program is expected to increase net profits and raise the property's value substantially.</p> <p>The Agenda: Establish and maintain new property maintenance, janitorial and security standards to ensure a safe and pleasant shopping environment. We will train or re-train facility staff as needed to comply with League's performance and reporting practices and standards.</p>
Identification	4-Storey Office Building
Legal Address	Part Lots 37 & 38, Nathaniel Hughson Survey (unregistered), N/S King William Street between Hughson Street & John Street as in CD 189995; Hamilton
Civic Address	44 Hughson Street North, Hamilton
Site Size	74.12 feet x 96.04 feet and containing approximately 7,720 square feet of land
Location	The subject property is located in the central part of the former City of Hamilton which recently amalgamated with the surrounding smaller communities. The former City of Hamilton is located in Southern Ontario at the northwest corner of Lake Ontario.
Property Type	Commercial-Multi Tenant Office Building
Rentable Area	26,153 Square Feet (including a finished basement area of 2,500 square feet)
Building Description & Age	The subject property consists of two buildings, which are connected together. The older building is at the west side of the lot and has municipal addresses 40, 42 and 44 Hughson Street North. This is a three-storey building that covers approximately 3,300 square feet per floor. There is a basement below the front 2/3 of the building and a crawl space below the rear third of this building. The central basement area is connected to the basement at the adjacent building to the east. The adjacent building, which bears addresses 43 and 45 King William Street, is a four-storey structure with a full basement below. This building covers approximately 3,400 square feet per floor. The older, west building was reportedly built in 1890 and the east building was reportedly constructed in 1912.
Occupancy Upon Acquisition	64%
Roof	The building is covered by built-up asphalt and gravel membranes on three levels. The roof drainage is aluminum gutters and downspouts.
Heating/Cooling Equipment	The majority of the building is heated by a newer steam boiler. The building is air-conditioned by one package unit and four air-cooled split systems with interior air handlers.
Condition & Location	The overall condition and appeal of the building is considered to be average for the second and third floors and above average for the ground floor and basement. Minor deterioration was noted to various components within the building. Due to the ages of the structures, such findings are not considered unusual. The overall maintenance is considered satisfactory.
Appraised Value	\$1,750,000
Purchase Price	\$1,770,000
Net Income	\$139,562
CAP Rate	8%



SUMMARY OF DUE DILIGENCE PERFORMED

The following is a summary list of the typical due diligence review that is done on every property purchased by the REIT and what particular information is gathered from the check list item.

Check List	Information Obtained
Financial	
Third-Party Value Appraisal	Comparable sales report and discounted cash flow analysis to benchmark return on investment projections against.
Rent Role	Confirm tenancies in place and the future renewal deadlines
Seller's Financial Statements	Confirm operating costs and provide information for developing budgets
Financing	Commitment letter from the the first mortgage lender to confirm financing costs
Future Income Analysis	Projection of income generation to estimate contribution to distributions
Future Cost Budgeting	Review of construction costs to project the potential profit created by improvements.
Physical	
Environmental Report	Investigate the possibility of environmental contamination on the site.
On-Site Inspection	Review the neighborhood and direction of growth patterns in the community and the potential maintenance requirements or future upgrades.
Mechanical Review	Confirm the remaining life span of the heating, cooling and ventilation equipment.

League Assets Corp.
per:

Adam D. Gant
CEO & Co-Founder



SATISFY YOURSELF COMPLETELY

Speak With Us Personally

We thank you for taking the time to study this information.

If you still have questions, our Member Services Managers will be happy to speak with you on the telephone, or in person.

You are invited to call 1-877-772-8836 weekdays, between the hours of 8:30 am and 4:30 p.m. Pacific Standard Time. For the sake of efficiency, we ask that you have your list of questions prepared when calling.

Your inquiry is invited with the assurance that it will receive prompt and expert attention. Our team is ready to assist you in achieving your highest real estate investment goals.

Thank you.

Emanuel F. Arruda
Chairman & Co-Founder
League Assets Corp.

Adam D. Gant
CEO & Co-Founder
League Assets Corp.



Dear prospective Member-Partner,

If you wish to subscribe to this Real Estate Investment Trust syndication, we request that you complete and return the following “*Notice of Interest*” form.

Once received, we will send you the Offering Documents for your review and any final questions you may have will be answered prior to subscribing.

When you are completely satisfied, we will accept your subscription.

Thank you.



NOTICE:

**The next unit revaluation for the IGW REIT
will occur November 01, 2008.**

The deadline for subscriptions at the current unit value is October 29, 2008.

CURRENT UNIT VALUE AND AMOUNT DISTRIBUTED PER UNIT:

**The unit value and net distributable income for all new
subscriptions for the IGW REIT for the period
August 1st, 2008 to October 31st, 2008,
are as follows:**

**Current Unit Value
\$1.104 each**

**Distribution Amount Per Unit
10.05 cents per annum**



Received: _____
Logged: _____
Confirmed: _____
By: _____

NOTICE OF INTEREST

To reserve an interest in IGW REIT and receive your copy of the Offering Documents, please complete and return this form to the address below without delay. Upon receiving this form, we will send you the Offering Memorandum and, to save you time, a subscription form pre-completed with the information you supply below. All reservations are first-come, first-served based on the time and date notices are received at our office. League reserves the right to refuse any investment.

Name: _____ Referred By: _____

This League staff member helped me: _____

I am am not an accredited investor. (Ontario and Quebec residents only).

Not sure? See: <http://league.ca/pdf/aichecklist.pdf>

I am using RRSP non-RRSP funds for this investment.

Number of dollars (rounded to the nearest \$1,000) you wish to reserve for REIT Units: \$ _____

In what name(s) do you wish to subscribe?

Please print the legal name of the individual(s), Trust, or corporate entity that you wish to appear on the Partnership records. This information will be used to generate a customized subscription form ready for your approval. SIN number will be kept on record to generate your tax slip.

Print Name: _____ Print Name: _____

Title (If applicable): _____ Title (If applicable): _____

SIN/Business#: _____ SIN/Business#: _____

Date: _____ Date of Birth: _____ Date: _____ Date of Birth: _____

Address: (Including postal code) _____

Please circle your daytime phone number:

Telephone: Res: _____ Cell: _____

Bus: _____ Fax: _____

Email Address(es): _____

I have have not read the Blue Book and this Investment Summary completely.

I would like to speak personally with someone from League. Please contact me: _____

**Please fax this completed form to: 1 (866) 672-8836, or send to:
League Assets Corp., 217-2187 Oak Bay Ave, Victoria, BC V8R 1G1**



LEAGUE

league.ca