

# PR CURA

## INVEST IN THREE DOWNTOWN EDMONTON DEVELOPMENTS

50% Investor / 50% GSRI

\$22.8M EQUITY INVESTMENT



### BROWN BUILDING

COMMERCIAL

- Municipal Address: 10010 109 Street NW
- Daycare - Willowbrae Academy leased 10,000 sq ft
- Building Height: 2 storeys
- Building Size: 10,972 sq ft
- Site Area: 9,041 sqf
- City of Edmonton granting subdivision & development permit
- Neighbourhood: Wihkwêntôwin (Oliver)



### RAILTOWN Ltd.

RESIDENTIAL

- Municipal Address: 10921 Jasper Avenue NW
- Total # of Residential Suites: 75
- Building Height: 6 storeys
- Site Area: 15,604.28 sqf
- City of Edmonton finalizing development permit
- Neighbourhood: Wihkwêntôwin (Oliver)



### SEDONA

RESIDENTIAL

- Municipal Address: 10209 100 Ave NW
- Total # of Residential Suites: 208
- Building Height: 6 storeys
- Site Area: 2,816.746 sq.m
- Development Permit Approved
- Neighbourhood: Rossdale

**Sedona, Railtown Ltd. & Brown Building Proforma**

		Acquisition Price	Construction	Financing 70%	Equity	Investor 50%	GSRI 50%
Sedona	208 Suites	\$ 48,294,365.00	-\$	33,806,056.00	\$ 14,488,307.00	\$ 7,244,154.00	\$ 7,244,154.00
Railtown Ltd.	75 Suites	\$ 23,142,008.00	-\$	16,199,405.00	\$ 6,942,603.00	\$ 3,471,301.00	\$ 3,471,301.00
Brown Building	Daycare	\$ 5,390,000.00	-\$	4,000,000.00	\$ 1,390,000.00	\$ 695,000.00	\$ 695,000.00
					\$ 22,820,910.00	\$11,410,455.00 (A)	\$ 11,410,455.00

**Sell in 3 Years (net)**

	Net	Construction Costs	Distribution	Annual Compounding Interest		
Sedona	\$ 61,267,950.00	-\$ 33,806,056.00	\$ 27,461,895.00			
Railtown Ltd.	\$ 40,902,255.00	-\$ 16,199,405.00	\$ 24,702,850.00	Yr 1 Acc Interest	\$ 1,825,672.00	\$ 1,825,672.00
				End of Yr 1	\$ 13,236,128.00	\$ 13,236,128.00
Brown Building	\$ 2,659,508.00	-\$ 4,000,000.00	\$ 3,659,508.00	Yr 2 Acc Interest	\$ 2,117,780.00	\$ 2,117,780.00
				End of Yr 2	\$ 15,353,908.00	\$ 15,353,908.00
		Total=	\$ 55,824,253.00	Yr 3 Acc Interest	\$ 2,456,625.00	\$ 2,456,625.00
	Less 16% Compounding Interest		-\$ 35,621,066.00	Total Acc Interest	\$17,810,533.00 (B)	\$ 17,810,533.00
	Net Profit		\$ 20,203,187.00			
	Investor 30%		\$ 6,060,955.00 (C)			
	GSRI 70%		\$ 14,142,230.00			

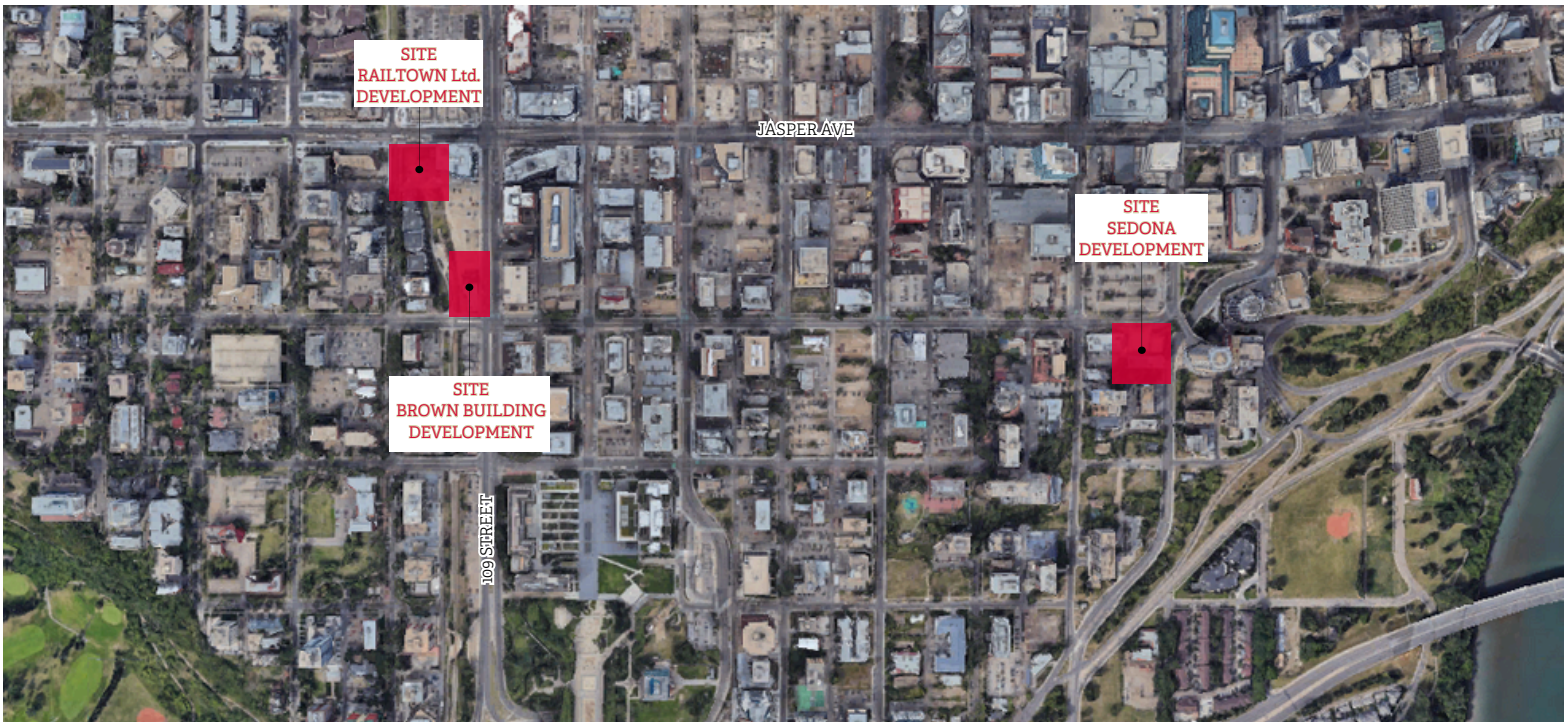
**Investor Returns**

Investor Initial Investment	-\$ 11,410,455.00 (A)
Interest Earned	\$ 17,810,533.00 (B)
Profit 30%	\$ 6,060,955.00 (C)
Investor Net Profit	\$ 12,461,033.00

**3 yrs = \$4,153,677.66 = 35% per year**

Note: Building cash flow is not included in the proforma.

Once interest at 16% is compounded and the principal is repaid by waterfall, the proceeds are distributed as follows: 30% Investor and 70% GSRI.



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