

ESTATE FOR SALE

With development potential on approximately 800 acres of pristine Canadian wilderness just 30 minutes from Canada's historic capital city, Ottawa

RARE OPPORTUNITY IN CANADA
- PRIME DEVELOPMENT OR
EXCEPTIONAL PRIVATE ESTATE



MONTIK
PLANNING AND DEVELOPMENT

Breathtaking Natural Beauty plus Exceptional Development Potential

Located on over 3,000,000 square metres or approximately 800 acres, **Lac McGregor Estate** offers miles of private, cut, walking and biking trails, a private lake, and panoramic views of the Ottawa area. Whether you are looking for your own private paradise to enjoy the exceptional Canadian outdoor landscapes or a strong, secure investment in Canada's thriving, stable and secure real estate market, Lac McGregor Estate offers exceptional potential and security for investors looking for a safe place to park their money... and their friends and family need look no further than Lac McGregor Estates.

This property would make an exceptional private oasis close to the trade and diplomatic heart of Canada, Ottawa, or a secure investment for a developer looking to create 5 acre lots for their own community in Canada's pristine wilderness.

Lac McGregor Estate Investment Opportunity

Approximately 800 acres with 50 lots already approved, and many more possible, only 30 minutes away from Ottawa.

LOCATION: Deauville Estate, Chemin Suave.

LOT AREA: Approximately 3,000,000 sq metres or 800 acres, plus 14 1 acre lots already severed.

ZONING: RA and DC.

SERVICES: Unserviced. Septic and well.

- ▶ 14 Lots available in Phase 1.
- ▶ 36 Lots approved for Phase 2 and Phase 3.
- ▶ Approximately 50, 5 acre lots (20,000 sq m+ per lot) in Phase 4 and Phase 5.

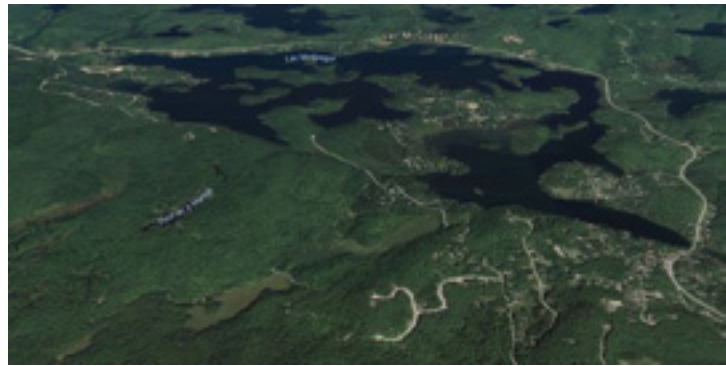
Ideal For Syndication

A rare Canadian Real Estate opportunity - choose from a multitude of idyllic locations to build your family's dream home, or syndicate to create a safe haven for friends, family and your money.

A panoramic view of your private lake? A wooded hillside overlooking hundreds of acres of preserved woodlands? Perhaps a dockside retreat for ethereal mornings on the lake?

Don't miss out on a chance to own a piece of Canada, half an hour from an international airport, offering investors an opportunity to invest their money, both away from the market, and yet close to Canada's capital city.

Private Estate

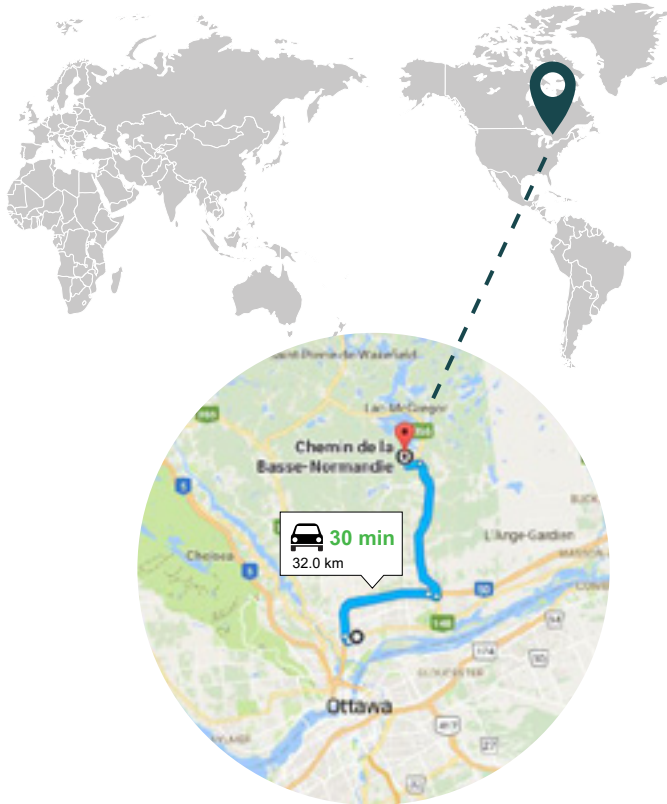


Exceptional Property for private estate on approximately 800 acres overlooking Lac McGregor.



Property boundaries and trails

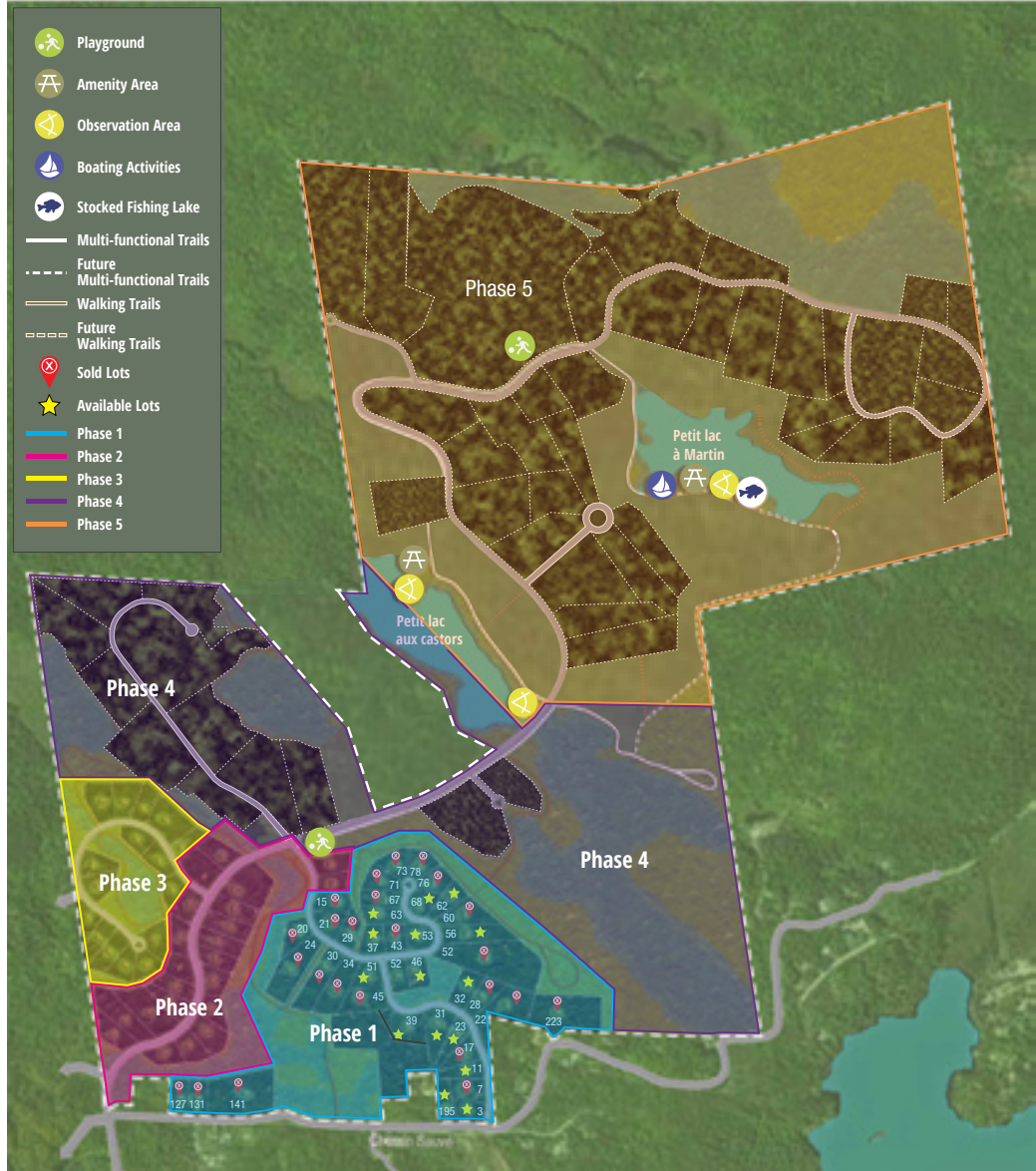
Area for Sale, including Private Lac Martin, and private bike and hiking trails throughout the property.



Private Lake, Petit Lac Martin



Or... An Excellent Development Opportunity



Concept for Development

Phases 1, 2, 3 Approved. Phases 4 & 5 Permitted 5 Acre Lots

- ▶ Zoned for residential development.
- ▶ Perfect for syndication.
- ▶ 30 Minutes from downtown Ottawa.
- ▶ 5 Acre lots severance permitted.
- ▶ Private lake and bike trails on property.
- ▶ Approximately 800 acres of land or 3,000,000 sq m+.
- ▶ Prime development opportunity with 50 approved lots.
- ▶ Zoning permits 5 acre lots severed. Approximately 50 sites suitable for 5 acre additional lots permitted in the zoning.

Development Phases

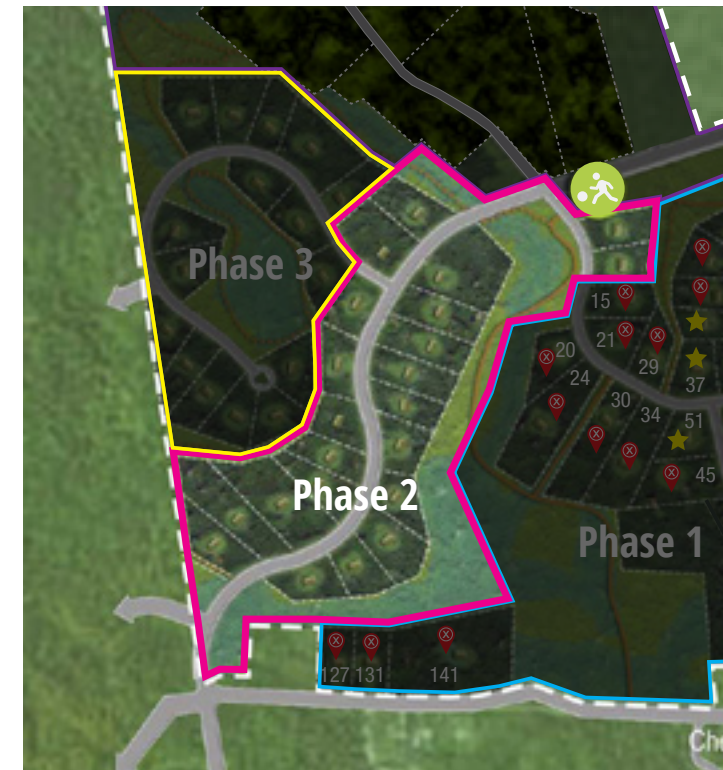


Phase 1

60% SOLD 14 LOTS READY TO BUILD

Phase 1 is over 60% sold out with 1 acre lots selling for \$60,000 - \$75,000 per lot.

With only 14 of the original 40 lots available, this proven development ensures your investment and offers income potential through the sale of approved lots.



Phase 2

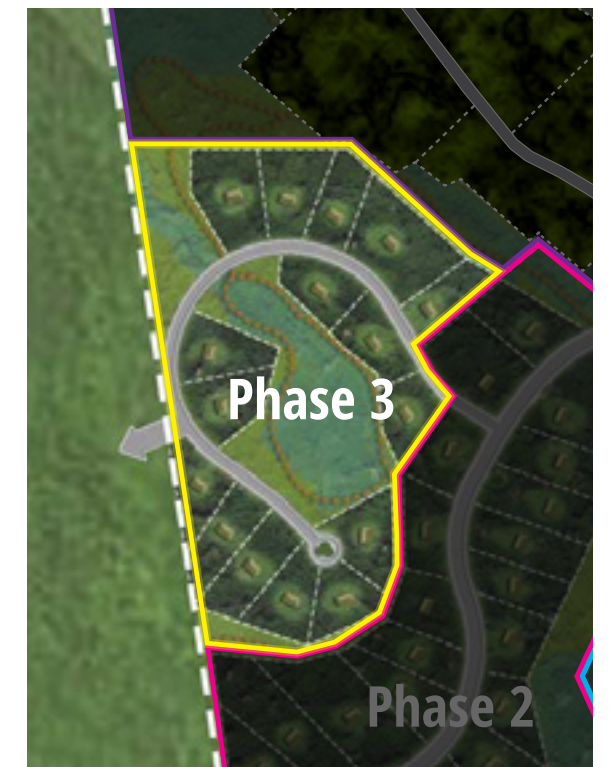
APPROVED FOR DEVELOPMENT

Recently approved, Phase 2 adds 20 lots to the existing 14 remaining for sale from Phase 1.

Phase 3

APPROVED FOR DEVELOPMENT

Once 50% of Phase 2 is sold, Phase 3 offers an additional 16 lots, bringing the total number of available acre lots for sale to 50, with 26 lots in Phase 1 sold proving the viability of sales should the investor be looking for syndication.



Development Phases



Phase 4

With approved zoning allowing severance into 5 acre lots, Phase 4 offers an opportunity to create estates in Canada on secluded woodland lots, offering privacy and Canadian grandeur on 20,000 square metre lots ready to be severed and sold to create your own private estate.



Phase 5

Phase 5 is situated on 450 acres and offers an exceptional property for a private estate, while still ensuring liquidity for your investment, with property severances into 5 acre lots permitted*

** SUBJECT TO MUNICIPAL APPROVALS. Upon completion of roads and a plan of subdivision to satisfy the municipality.*



Privacy

Allowing an investor to create a world class private estate, or, one day sever for syndication or development. At less than \$15,000/acre this Canadian landscape could be yours.



Area Potential

Neighbouring developments have sold for as much as \$90,000/acre. With 50, 1 acre lots approved for sale, your investment is protected by severable properties ready for sale.



Build a Community

50, 1 Acre lots already approved, plus many more 5 acre lots permitted in the zoning.

View from property

The Quebec Immigrant Investor Program

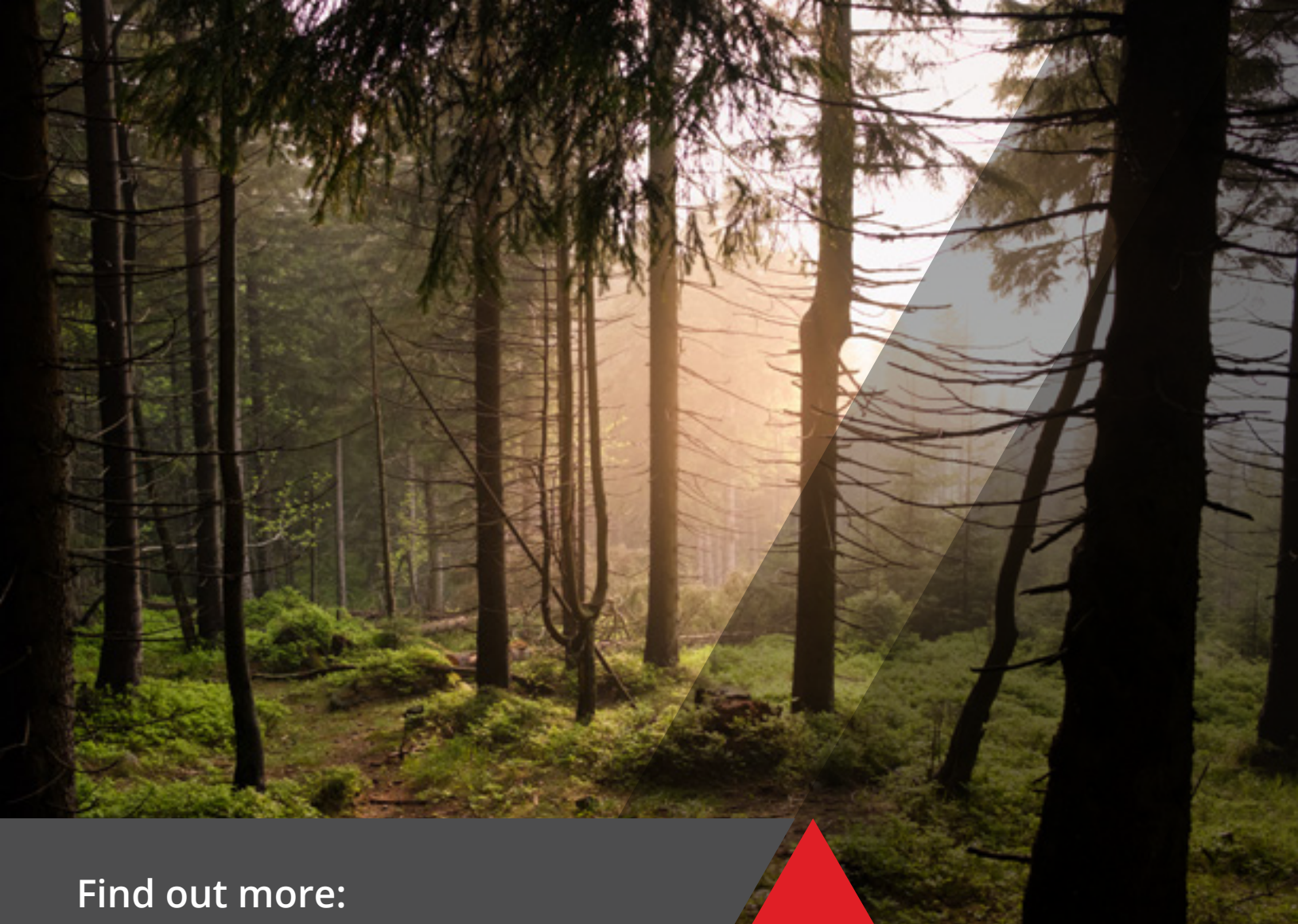
Many countries have immigration schemes that are specially designed to attract high-net-worth individuals, who will contribute substantially to the local economy.

One of the best investment immigration schemes in Canada is the **Quebec Immigrant Investor Program (QIIP)**, which is open to, among others, Hong Kong citizens wishing to establish a presence in the country.

The Quebec Immigrant Investor Program is currently the only investment immigration program that does not require applicants to establish a business in Canada.

For more information: www.montik.ca/immigration

Cut trail on property



Find out more:

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