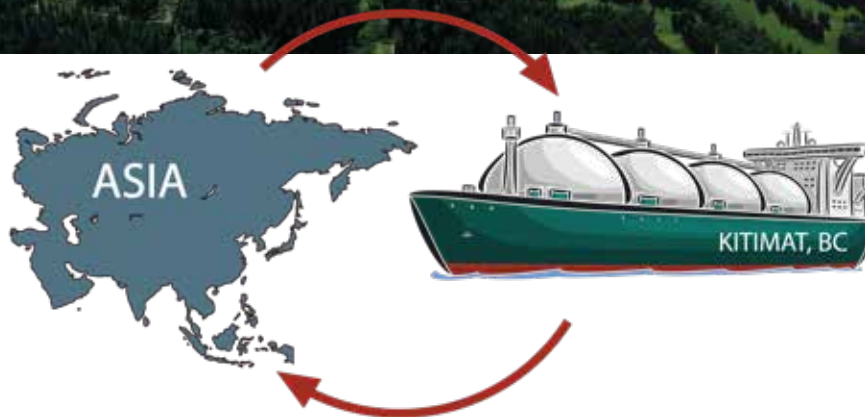


Welcome to Kitimat, British Columbia

Asia's Power Port for the 21st and 22nd Century



(604) 630-5741 | www.kitimatinvestments.com

Investment Summary

Location	Downtown Kitimat minutes from LNG Port 210 Dyke Road, Kitimat, BC
Land Area	13 acres - 70 lot subdivision (1-2bedroom)
Finance	Expected Completion - 2 years
Project Cost	\$18,841,000 (Including Debt)
Equity Raise	\$7,000,000
Project Financing and cost	\$11,841,000
Completed Value	\$29,390,000
Net Profit	\$7,904,000
Expected Completion	2 years
Annual ROI	29%*
Minimum Investment	\$20,000

This project is only available to Accredited Investors.

*This disclosure contains forward-looking information that is not complete. The forward-looking information are management's projections based on project planning and analysis using industry accepted assumptions and analysis techniques for the real estate and employment market - the project area in particular. While management believes its assumptions and analysis are valid and reasonable, actual results may vary from the forward-looking information and there are a number of inherent risk factors, such as variability in real estate pricing, prices for construction materials, and government policy that could delay or defer projects, all that could have a negative impact on the Issuer and could cause actual results to differ materially from the forward-looking information. The Issuer undertakes no responsibility to update its forward-looking information. The reader is directed to the Issuer's current offering documents for a more full consideration of the risks, assumptions and forward-looking information.

Investor Returns:

- 14% Annual Preferred Return PA (to the investors before the developer takes any profit).
- 80/20 profit split with developer for the next annualized 10% (where the investor gets 80% of the profits).
- 20% of the remaining profits

Yield = 29%* PA

Why Kitimat?

Site of Canada's Largest Private Investment Shares in Western Investor's Annual Spotlight on the Best Places to Buy Real Estate.

Western Canada's Top Investment Town!

- Asia's power plug for the 21st and 22nd Century!
- On October 1, 2018, LNG Canada made a final investment decision to proceed with construction of an LNG export facility in Kitimat, BC with a 40-year export license was granted by the National Energy Board in January 2016. LNG, a private consortium will spend \$40 Billion dollars and to date has spent \$1+ Billion.
- Approximately 7000 people are expected into Kitimat by 2021 and, if all projects come on stream the population could achieve 48,000 people.
- Kitimat is designed to hold 50,000 people. Current population is 8,300 leaving room for growth.
- Our project is a state-of-the-art 70 single family lot subdivision for owners and renters. For investors, homes are by far the best rental income as they give tenants privacy. We have accountable investor communications and audit systems in hand.
- Make 29%* ROI per year.

Investors Quick to Get into Town May Change Their Fortunes Forever!

Read the full article here: <https://www.westerninvestor.com/news/british-columbia/kitimat-terrace-top-list-of-2019-s-best-investment-towns-1.23479478>



The Development

Limited Partnership offering that creates a beautiful 70 lot subdivision for affordable modular homes in a desirable downtown community.

- Situated on a 13 acre riverfront site in BC's hottest real estate investment location for 2019/2020.
- Near Riverbrook Estates**, the biggest residential development in Kitimat ever!
- 70 single family homes built in phases to mitigate risk and meet demand.
- Providing affordable housing for an influx of workers creating a better lifestyle.

The Official Community Plan (OCP) is prepared and ready to go on this project.



**Designed and constructed by Kerkhoff Construction who for over 45 years has consistently been an industry leader; on the cutting edge of construction and project management.



Why Kitimat?

Canada's Top Investment Town

Media and researchers say that Kitimat is on the top of the list of 2019's best investment towns. Kitimat is the site of Canada's biggest private investment in LNG and is featured in the Western Investor annual spotlight on the best places to buy real estate.

Kitimat may be Canada's best investment play. This small northwest B.C. town appears prime for real estate investors as this giant project begins!

Western Investor
April 30, 2019

On October 1, 2018, LNG Canada commenced investing \$40 Billion into construction to create the first LNG export facility for Canada and the largest private sector investment in Canadian history.

Major Infrastructure Creates Employment

LNG Canada in B.C. is hiring mainly Canadian workers for \$40-billion mega project construction. Anticipating additional employment of some 4,500 direct and indirect jobs over the next five years. LNG Canada will rejuvenate the area's economy, and the export terminal will have high-paying jobs over the long term. Shell is the largest partner in the LNG Canada project, with a 40% stake. Kitimat will become the major energy port in Canada with some 10 large additional projects coming on stream.***

Workers & Families***

Total Possible Construction Workers

- Direct Jobs: 26,500
- Indirect support jobs: 7,950
- Plus Family members
- Total People: 48,230

***<https://www.kitimat.ca/en/business-and-development/current-major-projects.aspx#LNG-Canada>

Power Port to Asia for the next 150 years!

Profit Share Description: (Investors/Developer)

Return on \$100,000 Investment	
Invested Capital	\$ 100,000
Preferred Return	\$ 28,000
Profit Share (80/20 2 yrs. @ 10%)	\$ 20,000
Profit Share (20/80 2 yrs. @ 10%)	\$ 9,585
Investor Profit	\$ 57,585
Total Return	\$ 157,585
Annual ROI	29%*



Preferred Rates:
Investors get paid before
the developer

We Identified Risks and Defined Solutions



Maximizing Investor Returns

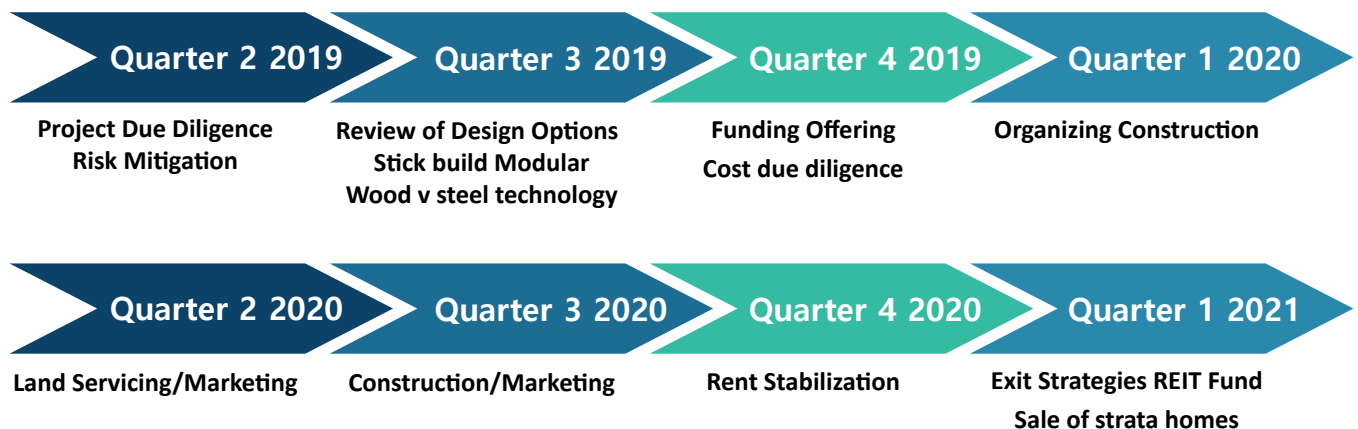
Approximately 30% of the homes in port communities have a rental component in them, being an investment property or an income assist for an owner. This project will be configured for the lifestyle needs of its renter/owners. Our one bed homes will provide for secure storage of single person's toys such as boats, ATVs, snowmobiles and motorcycles which cannot be found in condos or apartments.

We are adopting smart home technology so that owners and renters can maximize the use and rental income of the space. Our research shows that smart homes will generate approximately 15% more income than next door homes that do not have such technology! These homes will be the most affordable and desirable in Kitimat!

Designing Options

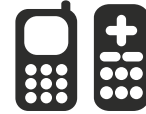
Creating flexible projects creates options for investors. This project consists of 70 individually titled homes in a brand new subdivision near the center of town. This allows the project to be sold to home buyers, renters or investors thus creating profits in many ways not just based on rental income.

Project History and Plan of Action



Smart Homes

Our research shows by utilizing smart home technologies rental incomes can be increased by up to 15% over the competition!



Modular Homes

By harnessing the power of engineered prefabrication, we can build faster and more efficiently than ever before. Canadian, USA and offshore manufacturing options allow us to take advantage of cost and time savings that modular construction offers. Finished structures look virtually the same as traditionally built homes, but engineered in the factory to precision. As foundation and site work take place, components of the homes will be built remotely and shipped to our location.

Cost Control

In small markets with few construction workers, when a boom occurs, prices grow exponentially. Our response is to construct modular homes and bring to market.

Cost Certainty:

By building in a temperature-controlled factory time delays (including poor weather conditions, accident damage and theft) are reduced or eliminated.

Superior Quality:

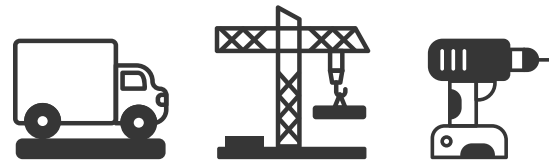
Each component goes through internal quality assurances and control processes. Making it right the first time, and every time.

Sustainability:

Modular processes cut down on waste and construction timelines, making for a smaller onsite footprint.

Stronger Structures:

Modular construction is built to withstand the transporting and craning that traditional onsite builds are not. They typically have longer lifetimes than traditional wood frame construction.

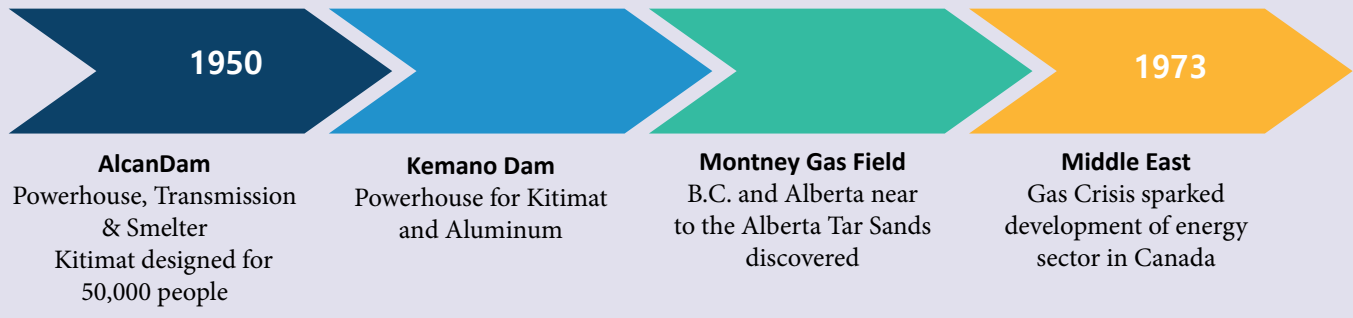


The Right Investment Decision!



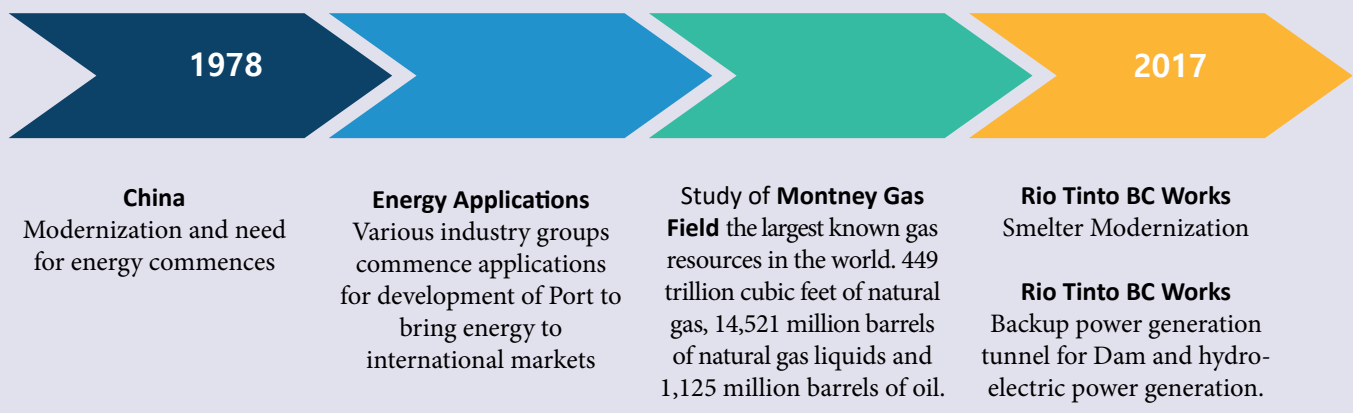
Project
completion
will be up to
50%
FASTER
than site-built
Construction

Kitimat Project and Employment History and Timeline



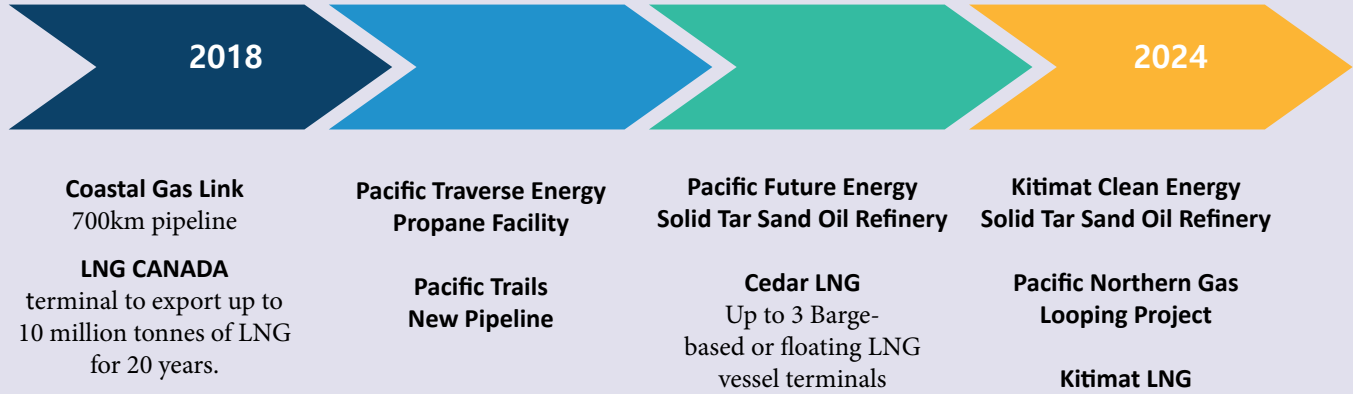
▼ Employment

35,000



▼ Employment

2,000

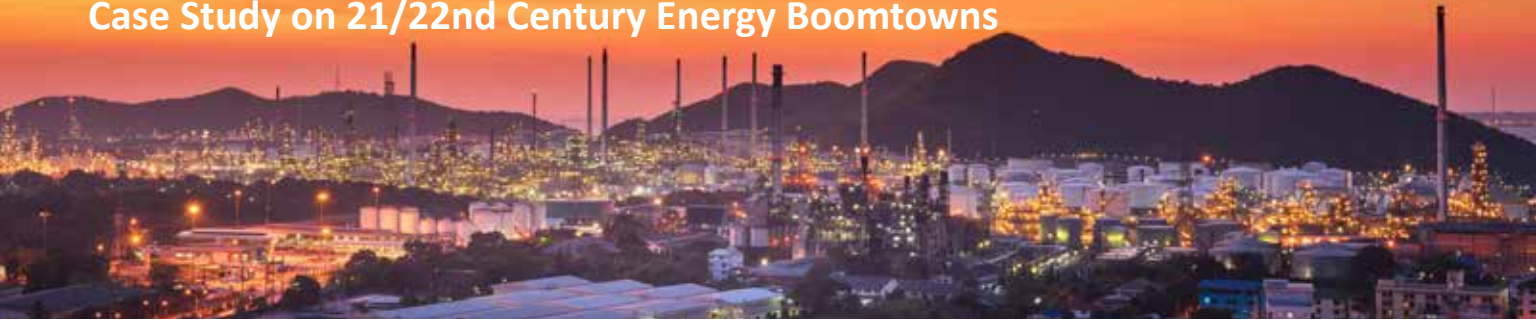


▼ Estimated Employment

6,500*	4,500*	5500*	10,000*
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Est. 26,500* energy jobs coming to Kitimat!

Case Study on 21/22nd Century Energy Boomtowns



Why Kitimat?

Kitimat is touted by many as a “boomtown” due to the explosive international growth and need for Liquefied natural gas (LNG). LNG is considered the green alternative to Oil. When LNG is cooled to a liquid state (-260° Fahrenheit) for shipping and storage, it is densified to 600 times its normal size which makes it possible to transport natural gas to Asia through Kitimat cost effectively.

This explosive growth of a town to service international energy concerns has happened once before.

In 1967, Suncor Energy (as it is known today) created the first tar sands plant and Fort McMurray’s growth soon took off. Then after the 1973 middle east oil crisis which triggered massive oil price increases more plants were opened (securing North American oil supplies) with the population of the town reaching 6,847 by 1971, 31,000 by 1981, a year after its incorporation as a city and as of 2016 reached some 66,000 people! Interestingly the City’s growth has increased through this time period notwithstanding the oil price collapse and adjustments of 1986 until 2003 and again in 2014. A sign of stability.

This 10 year graph shows the average price of a residential home in Fort McMurray with a high of \$650,000. Today, after a serve slump and the 2016 fire, that average price is \$388,500.

Boomtown Renting Pricing Structure

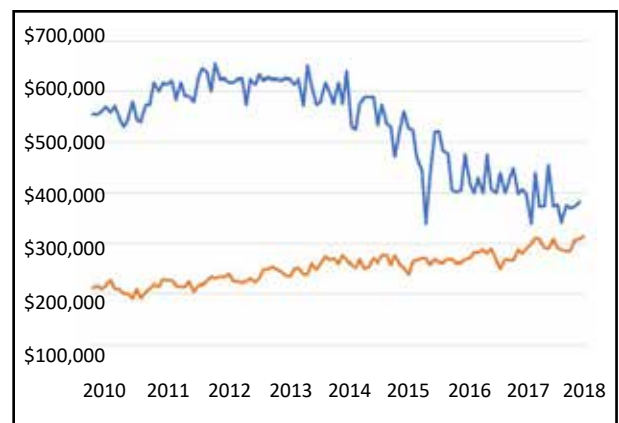
A boomtowns’ home pricing structure depends on rental income for investors and home ownership alternatives. As incentives to bring workers to town, large employers and relocation companies

develop and deploy price points to attract employees. This compensation package allows people to live comfortably and create financial security for themselves. Based on research of historical measures in Fort McMurray, rental rates for homes have ranged on average between \$2.50 and \$3.30 per square foot. Therefore, for example a 700 square foot one bedroom apartment could achieve a rent rate of \$2,000 per month giving homeowners a strong ongoing financial security.

Kitimat is in this same place.

A town of currently some 8,000 people is forecasted to double in the next year and,when all the projects noted herein occur, its population will be like Fort McMurray in its boom time. Current average residential house pricing in Kitimat is \$256,000-\$300,000. LNG is the new oil of the world and its location is and will be for this century Kitimat. With those demand drivers Kitimat house prices can equal those of Fort McMurray in its boom time. A significant upside opportunity!

Case Study of Values 2010 Forward
Kitimat North Coast & Ft McMurray



Kitimat Area

Ft McMurray



Media

Investors Quick to Get into Town May Change Their Fortunes Forever! Designed for success since 1956 to today!

- Driven at the cusp of Canadian development, Kitimat started as the most expensive project ever attempted by private industry.
- Boyer, David S. (September 1956). "Kitimat-Canada's Aluminum Titan"
- Its design created the platform to become the powerhouse of energy for the 21st and 22nd Century.
- National Geographic
- The LNG Canada project is the largest infrastructure investment in Canadian history, and is considered by many to be a game-changer for B.C.'s north.
- CBC News
- Residents say construction of the \$40-billion liquefied natural gas project will rejuvenate the area's economy.
- The Globe and Mail

GLOBAL NEWS

**WESTERN
INVESTOR**

Forbes
Asia

CBC NEWS

**BUSINESS
FINANCIAL POST**

Additional Media:

<https://www.westerninvestor.com/how-to-invest/kitimat-may-be-canada-s-best-investment-play-1.23807071>

<https://globalnews.ca/video/4511235/lng-project-set-to-transform-small-bc-community-of-kitimat>

<https://www.cbc.ca/news/canada/calgary/chevron-neb-kitimat-lng-licence-1.5084430>

Kitimat to Asia Ports

40-year export license was granted by the National Energy Board in January 2016.

LNG, a private consortium will spend \$40 Billion dollars and to date has spent \$1+Billion.



www.kitimatinvestments.com

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