



INVESTMENT **83%** SOLD OUT- INVESTMENT CLOSING SOON!



EVEREST  
GROUP OF COMPANIES

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1. Everest Development Group is currently developing a 37-acre commercial/retail/industrial development (“**Acheson Commercial Corner**”) in the Acheson Business Park, just west of Edmonton
2. The site was purchased in 2008; full construction commenced in 2013, and the target completion date is late 2017.
3. The project is located in the Greater Edmonton Area, population of 1.2 Million; Agriculture, manufacturing, and service hub, transportation connection to points west and north
4. Capital raised to date is +/- \$12.5MM (private investment/UDI/exempt market); target is total \$15MM through a Limited Partnership offering, RRSP/TFSA eligible, cut-off March 2016

## Firm Profile

Founded: 2003

Global Offices: 5

[www.everestgroup.ca](http://www.everestgroup.ca)



## Principal Businesses



# History & Track Record



- 5 Hotel and Joint Venture Hotel Construction Projects
- 140 Apartment style condos built
- 540+ Units of Condominium Conversions

## Investor Track Record

Annualized Returns	12% - 38%
Investor Losses	\$0

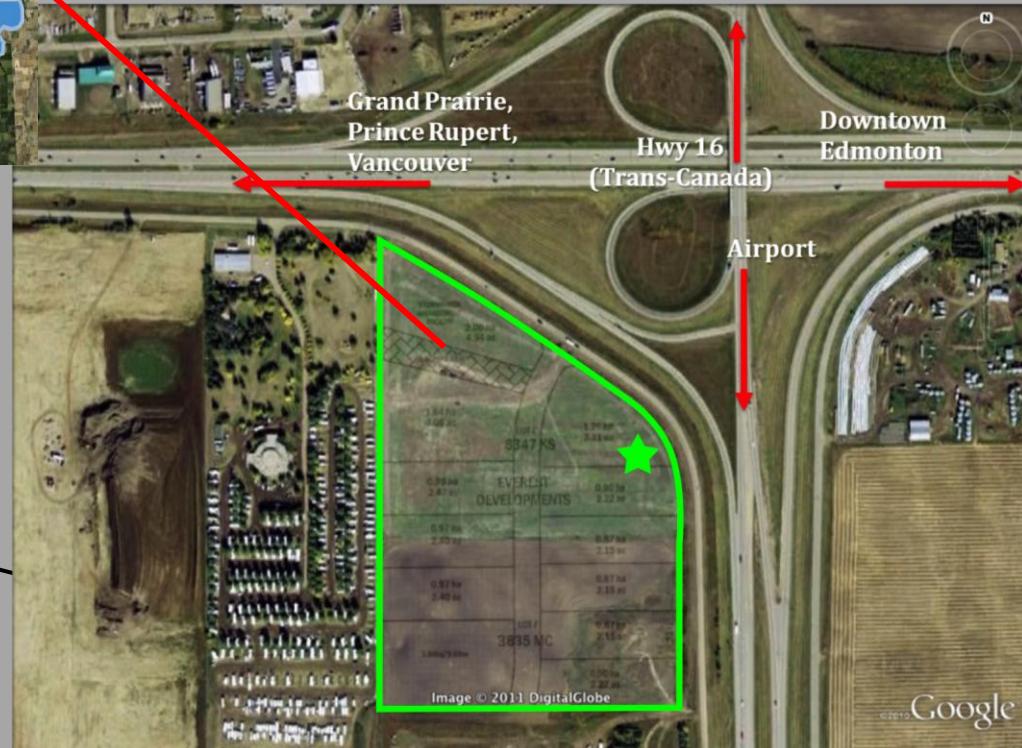
Full details at [everestgroup.ca/projects/completed-projects](http://everestgroup.ca/projects/completed-projects)



# Project Location: Acheson Business Park



The Acheson Business Park is located in Parkland County, five minutes west of Edmonton



Our site is located at the strategic intersection of Highways 16A and 60 – over 80,000 vehicles pass by every day (Source: Alberta Transportation)

Zoning Business Industrial (BI)

[www.investinparkland.com](http://www.investinparkland.com)

# Acheson Business Park

- Approx 12,400 Acres
- Second largest business park in Alberta
- Over 200 businesses with 10,000 workers
- Currently lacking appropriate restaurant facilities relative to size

## Major Acheson Businesses



# Acheson Commercial Corner: Site Overview

Highway 16A

Total Land = 37.31 Acres

Final development composition may be adjusted due to market demand.



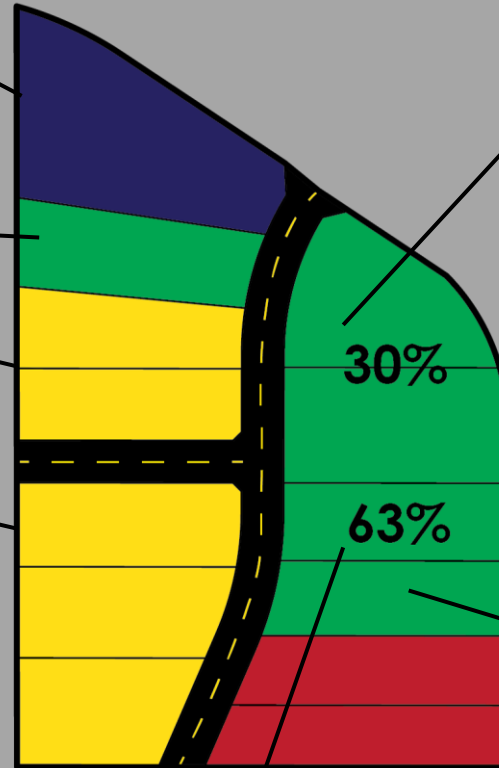
Stormwater Pond

140-Room  
Marriott Hotel

Indoor sports facility

## Service

- Car and truck wash
- Truck shop



## Retail

- Gas station
- Convenience Store
- Coffee Shop
- Restaurants
- Retail bays



Indoor  
Trampoline Park

4-Story Office  
Towers (2)

## Commercial Condos

- 2,000 - 2,500 sqft each
- 14ft bay doors

Highway 60

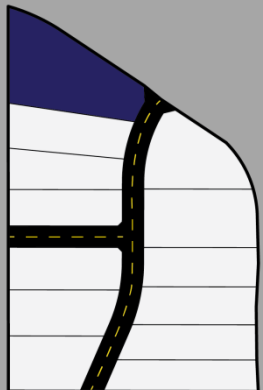
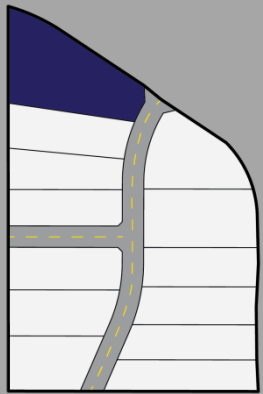
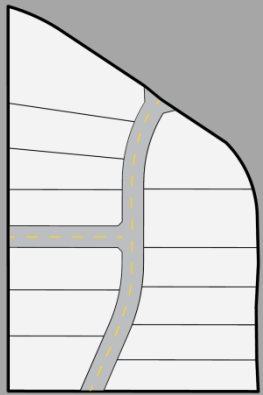
Controlled Intersection



**COMPLETE**

## Work Completed to Date

- Grading work on entire site
- 60,000m<sup>3</sup> of earth moved to date
- Stormwater Pond excavation
- Deep-earth servicing (storm water, sanitary)
- Site Road Paving
- North access road widening
- Gas, electricity

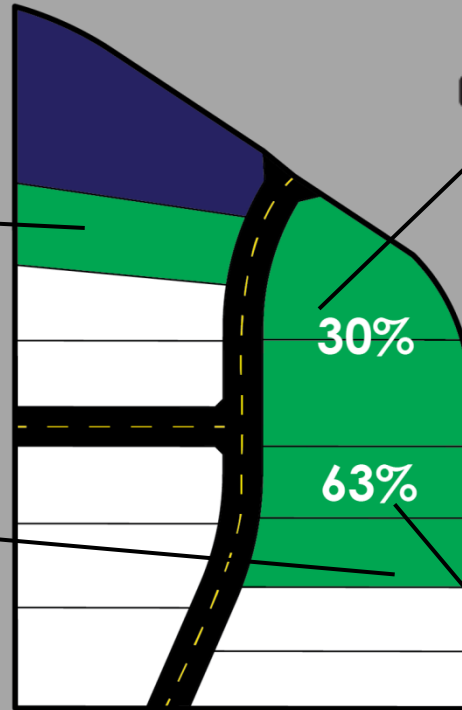


**COMPLETE**

**COMPLETE - 28%**

**Marriott**

**THE  
JUMP  
JOINT**



**Ricky's**  
ALL DAY GRILL

freshii

**ACHESON**  
LIQUOR & WINES

**SUBWAY**  
Think fresh. Eat fresh.™

**SIMON KING**  
DONAIR & PIZZA



**SPHINX**  
CONSTRUCTION LTD

**ARTIFEX**  
ALUMINUM & GLASS

**IN PROGRESS**

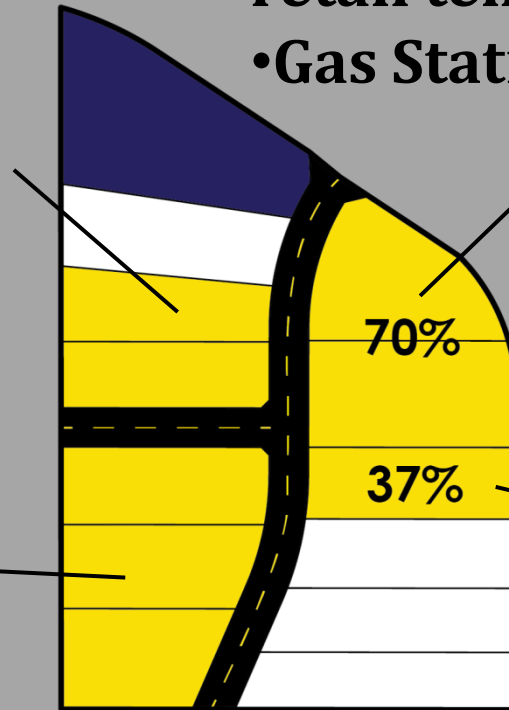
## IN PROGRESS – 56%

- Looking at indoor weight/pool facility adjacent to hotel
- Car & Truck Wash – Partner selected



- MOU signed with the Edmonton Minor Soccer Association for construction of 144,000sqft, 6-field facility

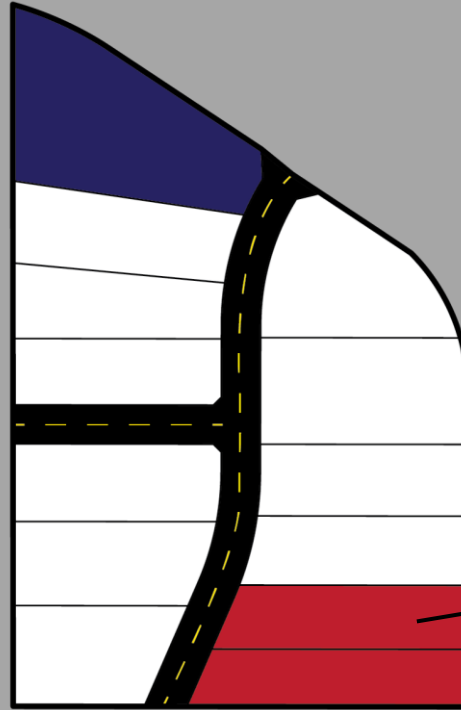
- Actively looking for Phase 2 retail tenants
- Gas Station – selecting partner



- Now pre-leasing 3/8 2,00 sq.ft. Light commercial bays – occupancy May 2016

**COMING SOON**

## FUTURE PHASE – 16%



- 4.5 Acres in Future Phases
- Tentative plans for additional business condos or a small office building
- Open to selling lots (premium pricing) if price is right



# Investment Summary

- **Investment is Limited Partnership – LP has title to property**
- **Current LTV is 45%**
- **Project over 25% completed**
- **Access to debt to finish project**
- **Multiple exit strategies with 2-3 years to exit**
- **Projected return 75% ROI**
- **RRSP, TFSA eligible**





Thank you