



19565 78th Avenue Surrey BC

2.49 Acres

Single Family Residence

6000 square feet

I beam construction

Indoor pool

Sauna

Appraisal \$1.525 Million

March 30 ,2010

Net development area is 1.97 acres,small creek in the back of the property.

Zoned RA 1 acre residential-within Clayton Neighbourhood Plan

Higher density urban and suburban with rezoning(single family,townhouse,and apartment building)

New Langley Events Center located 5 minutes away

Trans Canada Highway is located 10 minutes away

Willoughby in Langley is a rapidly expanding urban city with growth projections of 60,000 by 2025

Presently there are 15,000 living in the area.

House rental income would be \$2500-\$3,000 per month

Development and sewer is at 74th Avenue and 192nd street presently.

18927 84th Avenue Surrey BC

5 acres of raw land

Appraisal \$2.5Million

March 30 ,2010

Highest and best use is suburban single family residential within the South Port Kells Neighbourhood Concept Plan

Zoning-A1 which is general agricultural

10553 Scott Road 10549 Scott Road

12017 Tannery Road 12007 Tannery Road

Surrey BC

4 lots in assembly

Appraisal \$1.48M

March ,2010

.97 acre

Zoning IL-1 Light Impact Industrial Zone 1

Best ideal use is High Way Commercial zone, support by city

Three road frontages, Close to Fraser port, High volume of traffic

New established highway behind said site location,

Established L.O.I with Esso/Tim Hortons Canada

Across said site, Chevron has built a C – Station and car wash.

Need: 3.5 million to pay out existing lender.

Option 2: Need of \$700k as a second position in order to fulfill payout of first lender.

2.8 million Has been already been committed to said client.

Option 3: Need of Construction loan of 3 million to develop said site to build said project. (Tim Hortons/Esso).

We have full appraisals and LOI from Esso Canada.