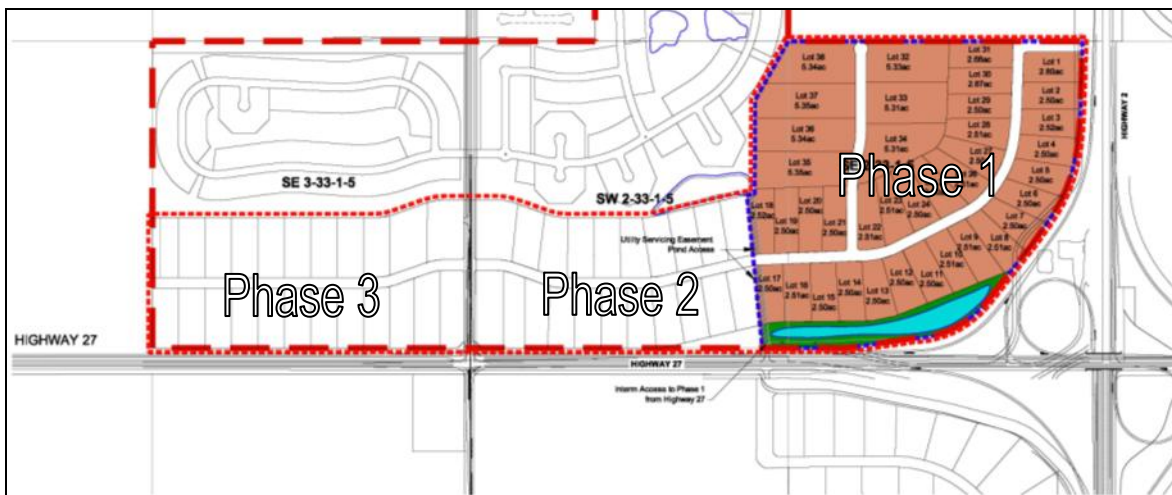


Sale

NETOOK CROSSING NORTH BUSINESS PARK OLDS, AB



Olds, Alberta, Canada has a population of 7,500 people and is a major service centre and regional market for over 40,000 people in Mountain view County. The central location along the bustling Highway 2 corridor and proximity to major centres, all contribute to the continued growth and economic stability of Olds.

- Located on the outskirts of the Town of Olds, along the Calgary - Edmonton corridor of Hwy 2 at the intersection of Hwy 27, 1 hr North of Calgary
- This 116 acre site is beyond the town limits of Olds and is in the jurisdiction of Mountain View Country
- 37 Highway Commercial and Light Industrial lots are available in Phase 1, ranging from 2.50 acres to 5.35 acres
- Site Services include: paved roads, storm drainage, street lighting and landscaping
- Individual Lot Services include: water, sewer, power, gas, high speed internet and telephone

Mike Blayney 403-301-7730

Herb Styles 403-875-3491

Target Realty Corp. #134, 6170 - 12th Street SE, Calgary AB T2H 2X2 Tel. 253-3060 Fax 253-3221

www.target-realty.com

Olds Population & Statistics

Alberta's population passed the 3 million mark and 3,290,350 persons were enumerated in the 2006 Census. The number of Albertans increased by 10.6% between 2001 and 2006, double the national growth rate (+5.4%). During the same period, Alberta's share of Canada's total population topped 10% for the first time.

Federal Census	2006	2001	1996
Olds	7,248	6,607	5,815
Mountain View County	12,391	12,134	11,255

Olds 2006 Federal Census Highlights

Population	7,248
Population Growth Rate:	+9.7%
Total # Private Dwellings:	3,190
Private Dwellings Growth Rate:	+17.9%
Population Density/km ²	656.1

Mountain View County 2006 Federal Census Highlights

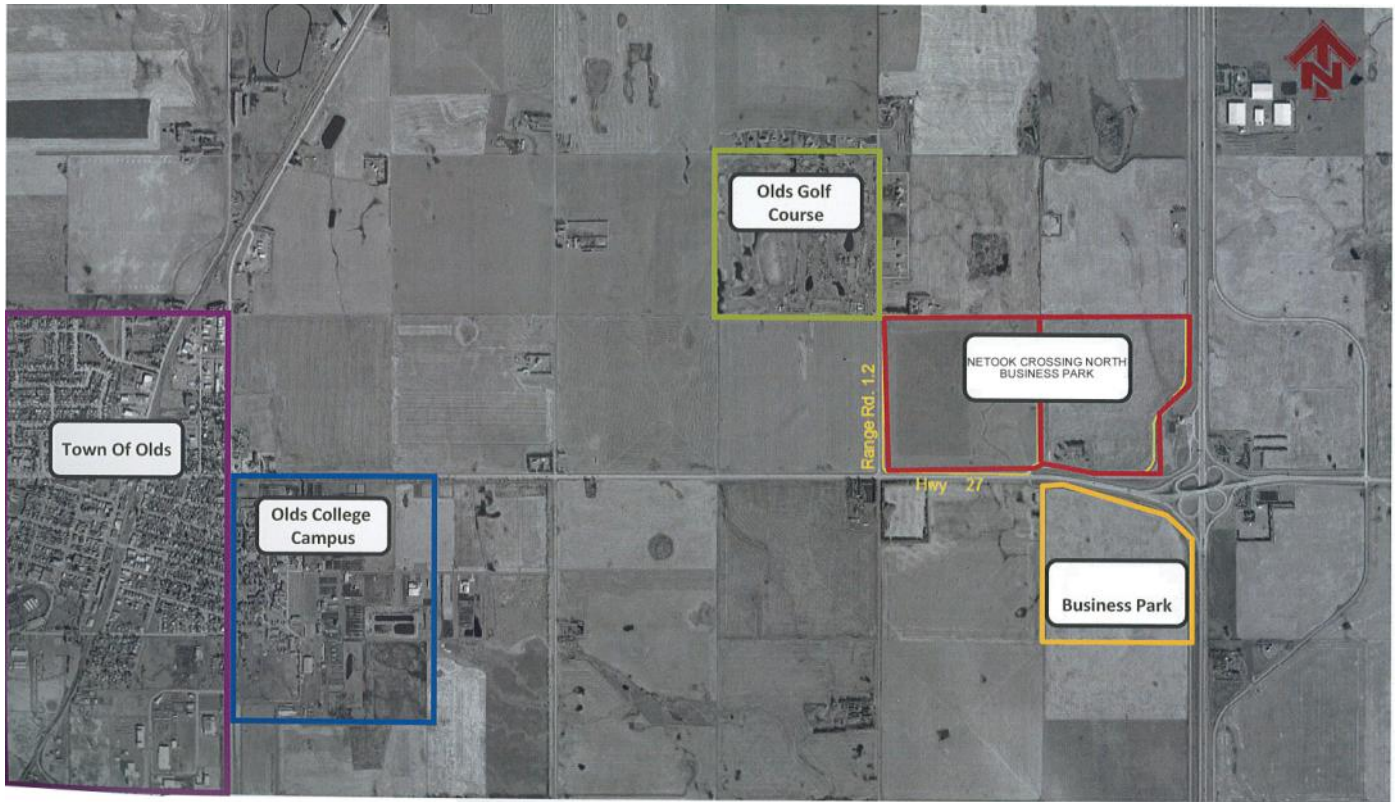
Population	12,391
Population Growth Rate:	+2.2%
Total # Private Dwellings:	5,136
Private Dwellings Growth Rate:	+6.0%
Population Density/km ²	3.3

The Town of Olds located 61 km (38 mi) south of Red Deer, is a major service centre and regional market for over 40,000 people in Mountainview County, in south-central Alberta. Olds is located strategic for travel and commerce.

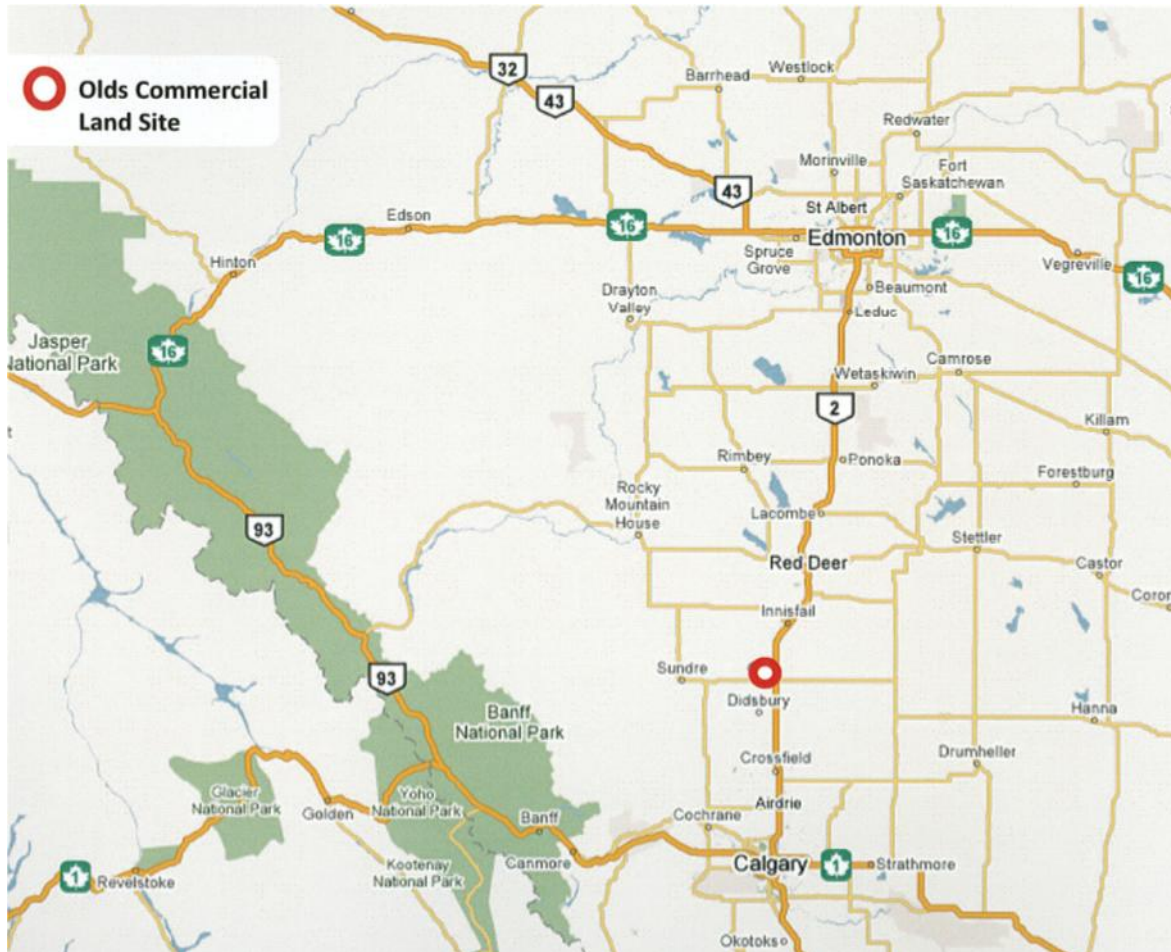
Olds has all the amenities associated with a big city, and along with Olds College, the community is prosperous with a commitment to growth and the maintenance of a quality lifestyle.

Olds is rapidly expanding, with a Wal-Mart and Canadian Tire having just arrived, as well as an expanded College and High School on the current Olds College campus.

AERIAL PHOTO INCLUDING ADJACENT USES



REGIONAL MAP



NETOOK CROSSING BUSINESS PARK

* Prices subject to change without notice

LOT PRICE SCHEDULE - APRIL 2010				
Lot #	Area	Zoning*	\$/Acre	Lot Price
1	2.80	HC	\$355,000.00	\$994,000.00
2	2.50	HC	\$355,000.00	\$887,500.00
3	2.52	HC	\$355,000.00	\$894,600.00
4	2.50	HC	\$355,000.00	\$887,500.00
5	2.50	HC	\$355,000.00	\$887,500.00
6	2.50	HC	\$355,000.00	\$887,500.00
7	2.50	HC	\$355,000.00	\$887,500.00
8	2.81	HC	\$355,000.00	\$997,550.00
9	2.51	HC	\$355,000.00	\$891,050.00
10	2.51	HC	\$325,000.00	\$815,750.00
11	2.50	HC	\$325,000.00	\$812,500.00
12	2.50	HC	\$325,000.00	\$812,500.00
13	2.50	HC	\$325,000.00	\$812,500.00
14	2.50	HC	\$325,000.00	\$812,500.00
15	2.50	HC	\$325,000.00	\$812,500.00
16	2.51	HC	\$345,000.00	\$865,950.00
17	2.50	HC	\$345,000.00	\$862,500.00
18	2.52	LI	\$245,000.00	\$617,400.00
19	2.50	LI	\$245,000.00	\$612,500.00
20	2.50	LI	\$245,000.00	\$612,500.00
21	2.50	LI	\$275,000.00	\$687,500.00
22	2.51	LI	\$275,000.00	\$690,250.00
23	2.51	LI	\$245,000.00	\$614,950.00
24	2.50	LI	\$245,000.00	\$612,500.00
25	2.50	LI	\$250,000.00	\$625,000.00
26	2.51	LI	\$260,000.00	\$652,600.00
27	2.50	LI	\$275,000.00	\$687,500.00
28	2.51	LI	\$275,000.00	\$690,250.00
29	2.50	LI	\$275,000.00	\$687,500.00
30	2.87	LI	\$275,000.00	\$789,250.00
31	2.88	LI	\$275,000.00	\$792,000.00
32	5.33	LI	\$195,000.00	\$1,039,350.00
33	5.31	LI	\$195,000.00	\$1,035,450.00
34	5.31	LI	\$195,000.00	\$1,035,450.00
35	5.35	LI	\$195,000.00	\$1,043,250.00
36	5.34	LI	\$195,000.00	\$1,041,300.00
37	5.35	LI	\$195,000.00	\$1,043,250.00
38	5.34	LI	\$195,000.00	\$1,041,300.00

* HC - Highway Commercial; LI - Light Industrial



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Commercial Real Estate Services

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