



Global Newsletter/Special Edition August 2009

Dear Real Estate Enthusiast:

This Special Edition:

NEW INVESTMENT - CALGARY MEDICAL CAMPUS

COMOX BAY RESORT AND MARINA - FIRST CLOSING

Investment Opportunity

Global Real Estate Investments is pleased to report the introduction of an important and timely investment opportunity: investors can help support, and benefit from, Canada's most significant health care initiative.

Located just one kilometre west of Foothills Hospital, the Cambrian Medical Campus will be a collection of buildings dedicated to the efficient and effective delivery of health care. The Campus will be an integral member of a larger health services and education community which includes Children's Hospital, University of Calgary, and the various health care and educational institutions associated with Foothills Hospital (each located within walking distance).

The availability of such strategically positioned land for development in Calgary, and the vision of developers and health care professionals, has presented a unique opportunity to advance the delivery of services for the benefit all. While this integrated model is likely to be the envy of other communities, the unusual combination of attractive geography, economics and politics in Calgary will make such a development difficult (or impossible) to replicate elsewhere.

Local investors, by virtue of their sophistication, appetite and relative strength, are also a critical element for the success of the project. To date, the Cambrian Medical Campus has been financed by relatively few investors, but, as the project progresses, a larger number of investors (with smaller dollars) will have an opportunity to participate through the formation of the Cambrian Properties Trust. The Trust has been established to raise funds for the completion of the first and second building, shared amenities (such as parking), and some local infrastructure improvements. Subsequently, the Trust will proceed to raise additional working capital for the third and fourth buildings.

The first two buildings (which we toured recently) are nearing completion and are already nearly fully leased. Investors will participate in positive cash flow generated by these tenants (many of whom are very well paid health care professionals), as well as through principle repayment from refinancing. Cambrian Properties Trust will accept a minimum investment of \$5000, and is RRSP and TFSA eligible.

While the recession has provided an ideal environment for construction, the developers and investors will also benefit from the long term trends of an aging population. As the timely delivery of quality health care becomes an increasing challenge for Canada, innovations, such as Cambrian Medical Campus, will become increasingly necessary. A key benefit of the Campus - a geographic consolidation of services, funded privately - is expected to offer relief to the over-burdened public system.

Global Real Estate Investments is pleased to offer its support to Cambrian Medical Campus, and believe that considerable benefit will be realized by investors and the community in general.

For more information regarding Cambrian Medical Campus, please contact your Global Real Estate Investments associate.

Investment Update

Comox Bay Resort and Marina has surpassed the initial financing threshold and will be proceeding on an initial closing. There is still opportunity to participate in this project, and we encourage any interested parties to consider this for their portfolio. Current investors will soon receive additional communications and confirmations regarding their investment.

It is imperative that investors respond to these communications as instructed in a very timely manner.

Also, due to strong interest from high net worth investors, an additional category of bonds has been created for investments of \$250,000 or more.

For more information please contact me [Bill Westmacott](#).