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CKM SKYLINE HOLDINGS

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Investment Prospectus

April 15th 2009

Intent: Raise \$5 Million US

*Proceeds: Purchase US Real Estate at
considerable discount to market value*

Investment Prospectus

April 30th 2009

CKM Skyline Holdings LLP

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Forward Looking Statements: This prospectus and the documents incorporated herein contain forward looking statements and other expressions which are predictions of future events and trends. Reliance should not be placed on forward-looking statements because they involve known and unknown risks, uncertainties and other factors, which may cause the actual results to differ materially from the anticipated future results expressed or implied by such forward-looking statements. Expected returns are not a guarantee of future returns and prospective investors must be cognizant of this fact in making their investment decision in the business identified in this prospectus.

Executive Summary

We intend to raise US\$5 million from a small group of private investors to form a limited liability partnership for the purpose of purchasing real estate owned (REO) from US financial institutions.

These properties have been successfully acquired by the banks through the foreclosure process and are packaged as REO on the banks' balance sheets. Since these financial institutions are not in the property management business, these REO packages can be purchased at discounts of between 50-70% of current 2009 market value.

This discount is available under the premise of bulk purchase, typically with a minimum package size of 20 properties or more. As is the case with any bulk purchase or liquidation sale, the more capital brought to the bargaining table, the greater the bargaining power and hence the lower the purchase price.

Our business plan is to capitalize on this opportunity by negotiating favorable purchase prices with 50% discounts to market value, to then rent the purchased properties for five years, and sell them into a corrected market earning a capital gain on the sale.

We have two strategies for investment, one or both of which will be followed based on market dynamics during the management of the business. Each strategy has a five year investment horizon.

Strategy A:

We utilize the \$5 million US to purchase two REO packages, one with 20 homes in California, and the second with 20 homes in Idaho. The properties are repaired, rented for a five year period and then sold.

Our expected pre-tax yearly internal rate of return for this strategy is **14.2%** (five year investment horizon)

Strategy B:

We utilize the \$5 million US to purchase two REO packages, one with 20 homes in California, and the second with 20 homes in Idaho. The properties are repaired and rented, however 10 homes in California and 10 homes in Idaho are immediately resold. The proceeds of the sale are used to purchase a third REO package consisting of 10 homes in California and 10 homes in Idaho. All properties are then rented for the remainder of the five year period and then sold.

Our expected pre-tax yearly internal rate of return for this strategy is **20.6%** (five year investment horizon)

We will review the success of the above strategies during the first year of operation, and should our business model prove profitable, we may consider a second financing to increase the number of partners. This will provide further capital to utilize towards the purchase of additional REO packages.

As is well known, the real estate market in the US has been hit extremely hard over the last two years, with a national average decline over two years of 29.1% since it peaked during the second quarter of 2006. California has experienced among the highest declines in the nation, with annualized average price declines of -20% to the fourth quarter of 2008 year on year. Idaho, although negative, has not been hit as hard showing annualized declines of -2.6% to the fourth quarter of 2008 year on year. The average price of a home in California is now \$250,000 and in Idaho \$202,000.

Based on PIM's market risk index, we anticipate further market declines in the California real estate market during 2009 and 2010 of -10% and -5% respectively. Concurrently, we anticipate Idaho market declines of -5% & 0% respectively. (source: PMI – Economic & Real Estate Trends Winter 2009)

Our business model supports these price declines, since the core basis of our return is derived from the fact that we can purchase the properties at 50-70% discounts to current market value. In this respect we build immediate equity at the time of purchase, and in fact would only balance the equity with invested capital in the case of a further 50% decline in market value. Given the precipitous declines that have occurred already, we do not expect that a further 50% is likely, especially with the considerable government intervention that is now stimulating the economy. It is not possible to wait for a bottom in the market, since by that time the banks would have already sold the non-performing properties, and the significant discounts to market value will not be available.

We anticipate rental rate revenue in the state of California at \$2,000 per property monthly, and in the state of Idaho at \$600 per property monthly. Expectations of vacancy in both areas are 10%, which is a reasonable assumption based on our market

research. Overall our business model does not rely significantly on rental income for generating return since the basis of the majority of our return is the capital gain from the sale of the properties.

Through our proposal of pooled capital, a small group of individual investors can work together towards the goal of successfully profiting on the opportunities created by the poor lending activities of US financial institutions over the last four years. Together we can reduce individual financial risk exposure since the \$5 million required is sourced from a group of investors rather than just one. The negotiation of the property packages, the repair, the rental management, the subsequent sale, and the overall management of the business will all be completed by a skilled group of three professionals. These professionals will always be directly available for discussion with all partners at all times.

Business Model

During 2004 and 2005 home prices across the country were rallying, buyers were over-paying ask prices and sale volumes were brisk. New home starts boomed in response to the market conditions, and everybody appeared to be making money. As a result of nearly unrestricted lending policies, home owners could continually refinance their homes to meet their growing liabilities; in fact it was almost as if the banks would lend anybody money provided they owned a house. Property owners were experiencing positive real rates of return since the property values were appreciating faster than the interest rates they were paying, so in fact they were getting paid to borrow.

Unfortunately, by mid 2006, when home prices peaked, home owners suddenly found that they could no longer refinance to support growing debts. Suddenly, positive real rates of return became negative, and home owners started to have trouble meeting the payments on their giant mortgages. The “credit crunch” began, and the entire US and global financial system crashed. Although US home prices are only a piece of the current global financial mess, it is the piece upon which our business plan focuses.

With the rapidly worsening credit conditions and an extremely quick instance of recession, home loan delinquency rates have increased nationally to 7.29% as of the third quarter of 2008. Seriously delinquent loans nationally are at 5.17% for the same period and the national rate of foreclosure has jumped to 1.07%. As a result, US financial institutions are burdened with home loan defaults, short sales and foreclosures.

In the event of a foreclosure, the bank usually holds an auction to attempt to sell the property at or as close to loan value as possible. Properties that are not sold by auction become Bank Real Estate Owned (REO) and are recorded as such on the bank’s financial statements. This is not a scenario that the bank favors, since these assets do not generate income and are a tax on the bank’s lending business.

This is where our business model comes into play. Through the managerial resources of our team, we have the ability to efficiently repair and manage the rental of a package of 40 properties fairly easily. Therefore we can generate income on these properties where the bank is incapable. Furthermore, because the bank is willing to bulk sell the properties at a 50% discount to current market value in an attempt to recoup some of its losses, we can also generate capital gains income through the sale of the properties when the market recovers.

We are currently considering two investment strategies:

Strategy A:

The \$5 million of raised capital is used to purchase two REO packages. One of 20 properties in California, and a second of 20 properties in Idaho. The properties are repaired, and then rented for a period of five years to allow the property market to stabilize and property values to increase. The properties are sold at the end of year five, thus recouping our initial investment and a capital gain on the sale.

Strategy B:

The \$5 million of raised capital is used to similarly purchase two REO packages, each of 20 properties distributed evenly between California and Idaho. However, after repair of the properties, 10 are immediately sold in each market generating a capital gain due to the initial purchasing discount. A capital gain would be generated on the sale due to the discount to market value gained through the bulk buying parameter of the REO package.

The sale proceeds would then be used to purchase a third REO package of 20 properties, with 10 in Idaho and 10 in California. These properties are added to the in place 20 property rental pool and all properties are rented for the remainder of the five year investment. All properties are sold at the end of year five, thus recouping our initial investment and a capital gain on the sale.

We will decide which strategy to follow depending on market conditions as the business proceeds, however it is likely that we will use some mixture of both strategies. Logically, considering we can purchase the properties at 50% discounts to market value the sensible thing to do is to immediately resell them. However, the market is currently in decline due to the recession, and supply-side heavy due to the number of foreclosures and short sales that are occurring. As a result it simply may not be possible to quickly resell the purchased properties so we therefore will generate rental income while the market settles down and stabilizes. This rental income will offset property costs such as maintenance, taxes, and rental overhead, and thus even though rental income is not a profit driver, it still will enhance our return.

Business Operation

The business will commence operation with the negotiation of the first two REO packages, the first in Idaho and the second in California. The package for Idaho has already been prepared and presented to Robert Carroll. The package for Southern California is currently being prepared and will be ready by mid April 2009.

A staple property investment criterion will be agreed upon in the corporate business plan; but it is expected this investment criteria will be as follows:

The property must be purchased at a minimum discount of 50% of market value at the time of purchase., It will feature 2-4 bedrooms and yield an expected rental income in the range of \$1,800 to \$2,500 for California properties, \$500 - \$1,200 for Idaho properties. Properties will be in good condition with a maximum repair liability to get to rentable state of \$7,500.

Robert Carroll will review each property in Idaho and select the properties from the package that meet the company's investment criteria. He will then negotiate a price for the selected properties forming the REO package and receive commitment from the bank or title company for the price for the package. This package and price will then be submitted to the board for approval of purchase, and upon approval the properties will be acquired.

Richard Carroll will review each property in California and complete the same process.

Once the properties have been acquired and title changed to CKM Skyline Holdings LLP, work will immediately commence to get the acquired properties to rentable condition. This work will be coordinated by Richard and Robert depending on the location of the property, and will be completed via subcontract to local trades. A full time contractor may be hired in each area if this proves to be more cost effective.

Euro Capital Services LLC, a private Boise Idaho company owned by Robert and Richard Carroll, will be subcontracted to manage the rental of the properties. This will include the screening of tenant applicants, negotiation of lease contracts, collection of rents, ongoing property repairs, and general tenant management. CKM Skyline will pay Euro Capital Services a 10% gross rental management fee via monthly invoice from Euro Capital to CKM Skyline to cover for expenses including advertising, rent commitment, management, and minor repairs. Major repairs should they be required will be paid separately directly by CKM Skyline. Euro Capital Services will thus be an agent for CKM Skyline, however all rental contracts will be made directly between the tenant and CKM Skyline Holdings LLP, and all rents will be cleared directly through the bank account of CKM Skyline Holdings LLP and not Euro Capital Services LLC. Property taxes will be paid quarterly by CKM Skyline Holdings.

As identified in strategy A and B, properties will be maintained and rented (unfurnished) for a period between one to five years. Individual properties will be sold at anytime that a significant capital gain can be realized.

CKM Skyline Holdings will aim to make cash disbursements to partners every six months through profits generated from rental income and capital gains from the sale of properties at a profit.

Projected Returns on Investment & Sensitivity Analysis

Basis of Return

The basis of our investment returns are derived from the fact that the properties can be purchased at between 50% - 70% discounts from current 2009 market value.

Since our business plan is to raise only \$5 million US in a small pooled partnership, it is unlikely we will be able to negotiate a discount of 70% to market value, since we would need a significantly higher amount of capital to bargain with.

We are confident however, that with \$5 million US we will be able to negotiate at least 50% discounts to market value on two \$2.5 million REO package purchases. We are currently in discussions with First Horizon Home Loan Corp as they have presented an REO package to us for Caldwell and Boise Idaho. This package size is 60 homes of which we can select the properties that we are interested in. The bank's agent has verbally advised that the bank would consider any reasonable offer, and that these packages right now are selling at between 50 to 30 cents on the market dollar.

In this regard we have calculated our typical expected return assuming we purchase the properties at a 50% discount to market value. Sensitivity analysis has also been completed with more bearish and more bullish scenarios, presented below.

Market Parameters

We have analyzed the property markets in California and Idaho in depth, and concluded that it is likely that property values will continue to decline through 2009 with a bottom expected in 2010. Overall, the Idaho market has been less negatively affected than the California market, with less declines in market value. Furthermore, it is expected that Idaho will recover sooner than California, as a bottom in real estate prices may already be in place in that market. Market research supporting our forecasts are presented in the appendix to this prospectus.

Based on our analysis we have used the following market data points in the calculation of expected return :

Market Parameters Used:	2009	2010	2011	2012	2013	
California Market Parameters:						
Current Market Value	\$250,000					
Purchase price (50% discount to market)	\$125,000					
Expected Property Value Appreciation	-10.00%	-5.00%	1.00%	4.00%	4.00%	
Expected Rental Income at purchase	\$2,000					
Expected Rental Income Appreciation	-3.00%	-2.00%	2.00%	2.00%	2.00%	
Vacancy Rate	10.00%	10.00%	10.00%	10.00%	10.00%	
Idaho Market Parameters:						
Current Market Value	\$202,768					
Purchase price (50% discount to market)	\$101,384					
Expected Property Value Appreciation	-5.00%	0.00%	2.00%	3.00%	3.00%	
Expected Rental Income at purchase	\$600					
Expected Rental Income Appreciation	-2.00%	-1.00%	2.00%	2.00%	2.00%	
Vacancy Rate	10.00%	10.00%	10.00%	10.00%	10.00%	

Projected Return on Investment

We have determined projected returns for our two strategies using the above expected market parameters as follows:

Strategy A: likely yearly pretax internal rate of return of **14.2%** and a total 5 year non-discounted return of **85.9%**

Strategy B: likely yearly pretax internal rate of return of **20.6%** and a total 5 year non-discounted return of **112.7%**

Our cash flows and expected return calculation sheets for each strategy are presented as follows:

CKM Skyline Holdings LLP						
Cash Flow Forecast & Expected Return - Strategy A						
Market Values		Strategy A: Purchase 20 properties in California, 20 properties in Idaho. Rent all properties until year 5 and then sell all 40 properties at the end of year five. Phase 1 capital only.				
California Home Value	\$250,000					
Idaho Home Value	\$202,768					
Investment Provision						
Number of homes purchased California	20					
Number of homes purchase Idaho	20					
Purchase price discount to market	50%					
Property Purchase price	\$4,527,680					
Title Agency Commission (3%)	\$135,830					
Legal fees (\$1,000 per house)	\$40,000					
Property transfer tax California (1.5%)	\$37,500					
Property transfer tax Idaho (0.0%)	50					
Upfront repairs (\$7,500 per house)	\$300,000					
Total Cash Requirement	\$5,041,010					
		*12 month periods				
	Start	2009	2010	2011	2012	2013
California Property Appreciation Rate		-10.00%	-5.00%	1.00%	4.00%	4.00%
California Rental Appreciation Rate		-2.00%	-1.00%	2.00%	2.00%	2.00%
Idaho Property Appreciation Rate		-5.00%	0.00%	2.00%	3.00%	3.00%
Idaho Rental Appreciation Rate		-2.00%	-1.00%	2.00%	2.00%	2.00%
Vacancy Rate		10.00%	10.00%	10.00%	10.00%	10.00%
Number of California Properties Rented		20	20	20	20	20 halfyear
Number of California Properties Sold		0	0	0	0	20
Number of Idaho Properties Rented		20	20	20	20	20 halfyear
Number of Idaho Properties Sold		0	0	0	0	20
California Property Value	\$250,000	225,000	213,750	215,888	224,523	233,504
California Rental Rate	2000	1,960	1,940	1,979	2,019	2,059
Idaho Property Value	\$202,768	192,630	192,630	196,482	202,377	208,448
Idaho Rental Rate	600	588	582	594	606	618
Cash Flow Items:						
Revenue						
Rental Income						
	California	470,400	465,696	475,010	484,510	247,100
	Idaho	141,120	139,709	142,503	145,353	74,130
Sale Proceeds						
	California	0	0	0	0	4,670,078
	Idaho	0	0	0	0	4,168,959
Total Cash Generating Activities		611,520	605,405	617,513	629,863	9,160,268
Direct Operating Costs & Overhead						
Vacancies (10%)		61,152	60,540	61,751	62,986	32,123
Rental Management (10%)		48,922	48,432	49,401	50,389	25,698
Property Maintenance (3.0% of rents)		18,346	18,162	18,525	18,896	9,637
Insurance (\$1,200 per house increase 2%/yr)		48,000	48,960	49,939	50,938	25,978
California Property Tax (1% of market value)		45,000	42,750	43,178	44,905	23,350
Idaho Property Tax (1.31% of market value)		50,469	50,469	51,478	53,023	27,307
Realtor Commissions (6%)		0	0	0	0	530,342
Total Direct Operating Costs		271,888	269,314	274,273	281,137	674,436
General Overhead Costs						
Book Keeper (increase at 2% / yr)		40,000	40,800	41,616	42,448	43,297
Legal & Accounting (increase at 2% / yr)		10,000	10,200	10,404	10,612	10,824
Head Office rent (increase at 2% / yr)		12,000	12,240	12,485	12,734	12,989
Telephones & General Overhead (+ 2% / yr)		20,000	20,400	20,808	21,224	21,649
Total General Overhead Costs		82,000	83,640	85,313	87,019	88,759
Total Direct & Overhead Costs		353,888	352,954	359,586	368,156	763,195
Net Cashflow Before Taxes	-\$5,041,010	\$257,632	\$252,451	\$257,927	\$261,708	\$8,397,072
Pretax yearly Internal Rate of Return:	14.34%					
Non-discounted total 5 year return	87.00%					

CKM Skyline Holdings LLP						
Cash Flow Forecast & Expected Return - Strategy B						
Market Values						
California Home Value	\$250,000					
Idaho Home Value	\$202,768					
Investment Provision						
	<i>1st & 2nd REO package</i>	<i>3rd REO package</i>				
Number of homes purchased California	20	10				
Number of homes purchase Idaho	20	10				
Purchase price discount to market	50%	50%				
Property Purchase price	\$4,527,680	\$2,088,148				
Title Agency Commission (3%)	\$135,830	\$62,644				
Legal fees (\$1,000 per house)	\$40,000	\$20,000				
Property transfer tax California (1.5%)	\$37,500	\$16,875				
Property transfer tax Idaho (0.0%)	\$0	\$0				
Upfront repairs (\$7,500 per house)	\$300,000	\$150,000				
Total Cash Requirement	\$5,041,010	\$2,337,667				
			<i>*12 month periods</i>			
			<i>sell 20 in 2009 and purchase 20 in third REO</i>			<i>Sell all in last half of year</i>
	Start	2009	2010	2011	2012	2013
California Property Appreciation Rate		-10.00%	-5.00%	1.00%	4.00%	4.00%
California Rental Appreciation Rate		-2.00%	-1.00%	2.00%	2.00%	2.00%
Idaho Property Appreciation Rate		-5.00%	0.00%	2.00%	3.00%	3.00%
Idaho Rental Appreciation Rate		-2.00%	-1.00%	2.00%	2.00%	2.00%
Vacancy Rate		10.00%	10.00%	10.00%	10.00%	10.00%
Number of California Properties Rented		10	20	20	20	20 half year
Number of California Properties Sold		10	0	0	0	20
Number of Idaho Properties Rented		10	20	20	20	20 half year
Number of Idaho Properties Sold		10	0	0	0	20
California Property Value	\$250,000	225,000	213,750	215,888	224,523	233,504
California Rental Rate	2000	1,960	1,940	1,979	2,019	2,059
Idaho Property Value	\$202,768	192,630	192,630	196,482	202,377	208,448
Idaho Rental Rate	600	588	582	594	606	618
Cash Flow Items:						
Revenue						
Rental Income						
	California	235,200	465,696	475,010	484,510	247,100
	Idaho	70,560	139,709	142,503	145,353	74,130
Sale Proceeds						
	California	2,250,000	0	0	0	4,670,078
	Idaho	1,926,296	0	0	0	4,168,959
Total Cash Generating Activities		4,482,056	605,405	617,513	629,863	9,160,268
Direct Operating Costs & Overhead						
Vacancies (10%)						
		30,576	60,540	61,751	62,986	32,123
Rental Management (10%)						
		30,576	60,540	61,751	62,986	32,123
Property Maintenance (3.0% of rents)						
		9,173	18,162	18,525	18,896	9,637
Insurance (\$1,200 per house increase 2%/yr)						
		48,000	48,960	49,939	50,938	25,978
California Property Tax (1% of market value)						
		45,000	42,750	43,178	44,905	23,350
Idaho Property Tax (1.31% of market value)						
		50,469	50,469	51,478	53,023	27,307
Realtor Commissions (6%)						
		250,578	0	0	0	530,342
Total Direct Operating Costs		464,372	281,422	286,623	293,734	680,861
General Overhead Costs						
Book Keeper (increase at 2% / yr)						
		40,000	40,800	41,616	42,448	43,297
Legal & Accounting (increase at 2% / yr)						
		10,000	10,200	10,404	10,612	10,824
Head Office Rent (increase at 2% / yr)						
		12,000	12,240	12,485	12,734	12,989
Telephones & General Overhead (+2% / yr)						
		20,000	20,400	20,808	21,224	21,649
Total General Overhead Costs		82,000	83,640	85,313	87,019	88,759
Total Direct & Overhead Costs		546,372	365,062	371,936	380,753	769,620
Net Cashflow Before Taxes	-\$5,041,010	\$1,598,017	\$240,343	\$245,577	\$249,110	\$8,390,648
Pretax yearly Internal Rate of Return:	20.57%					
Non-discounted total 5 year return	112.73%					

Strategy B:
Purchase 20 properties in California and 20 properties in Idaho. Repair and then immediately resell 10 properties in California and 10 properties in Idaho and rent the remainder. Immediately purchase a third REO package of 20 homes and add them to rental pool. Sell all 40 properties at the end of year five. Phase 1 capital only.

Sensitivity Analysis of Returns

To better understand how our returns will be affected by varying market conditions, we have completed a comprehensive sensitivity analysis. In this analysis, we amended our forecasts to reflect two additional scenarios with one reflecting a more bullish scenario with a return to positive growth in property values sooner, as well as positive growth in rental rates. The other scenario reflects a more pessimistic view of the market going forward, with greater reductions in property values and further reductions in rental rates.

Together with our expected likely scenario, we have thus determined sensitivity across three distinct market forecasts. These scenarios are presented in the following table:

Sensitivity Analysis Scenarios		2009	2010	2011	2012	2013
"Likely scenario" has the following inputs:						
California Property Appreciation Rate		-10.00%	-5.00%	1.00%	4.00%	4.00%
California Rental Appreciation Rate		-2.00%	-1.00%	2.00%	2.00%	2.00%
Idaho Property Appreciation Rate		-5.00%	0.00%	2.00%	3.00%	3.00%
Idaho Rental Appreciation Rate		-2.00%	-1.00%	2.00%	2.00%	2.00%
Vacancy Rate		10.00%	10.00%	10.00%	10.00%	10.00%
"Bearish scenario" has the following inputs:						
California Property Appreciation Rate		-15.00%	-10.00%	-5.00%	2.00%	5.00%
California Rental Appreciation Rate		-4.00%	-2.00%	0.00%	2.00%	2.00%
Idaho Property Appreciation Rate		-7.50%	-3.00%	0.00%	3.00%	3.00%
Idaho Rental Appreciation Rate		-3.00%	-2.00%	0.00%	2.00%	2.00%
Vacancy Rate		10.00%	10.00%	10.00%	10.00%	10.00%
"Bullish scenario" has the following inputs:						
California Property Appreciation Rate		-5.00%	0.00%	4.00%	4.00%	4.00%
California Rental Appreciation Rate		0.00%	1.00%	2.00%	2.00%	2.00%
Idaho Property Appreciation Rate		0.00%	2.00%	3.00%	4.00%	4.00%
Idaho Rental Appreciation Rate		0.00%	1.00%	3.00%	3.00%	3.00%
Vacancy Rate		10.00%	10.00%	10.00%	10.00%	10.00%

Our analysis forecasted the following annual internal rates of returns across a five year investment horizon, based on the above inputs, and varying some of the input parameters:

Annual Internal Rate of Return matrix over five year investment

	Purchase discount to 70%	Purchase discount to 50%	Purchase discount 50% & vacancy increases to 40%	Purchase discount to 30%	Purchase discount to 10%	Purchase discount to 10% & vacancy increase to 40%
Strategy A						
Bearish Scenario	23.05%	11.30%	8.44%	4.07%	-1.07%	-3.05%
Likely Scenario	26.17%	14.15%	11.31%	6.74%	1.48%	-0.48%
Bullish Scenario	29.09%	16.80%	13.96%	9.23%	3.85%	1.89%
Strategy B						
Bearish Scenario	41.84%	17.39%	14.63%	5.55%	-1.91%	-3.65%
Likely Scenario	46.00%	20.57%	17.83%	8.33%	0.64%	-1.09%
Bullish Scenario	50.35%	23.68%	20.93%	10.96%	3.00%	1.29%

Our analysis found that due to the immediate equity created through purchasing the properties at considerable discounts to market value, the majority of our return is determined through capital gains and we are thus not overly dependent on rental income. In this respect the forecasts portray that our downside risk is quite low. For example, a worst case scenario with a

bearish market, a vacancy rental rate of 40%, and only obtaining a 10% discount to market value at the time of purchase returned a yearly internal rate of return of -3.65%.

For the same reasons, our upside is very promising. Assuming a bullish market, with a 70% discount to market value on the purchase and a vacancy rate of 10% we forecast a yearly internal rate of return of 50.35%. Considering that this is a real estate model, rather than a higher risk equity or derivative model, year on year returns of this magnitude would be exceptional.

Our average pretax yearly internal rate of return across all scenarios returned a value of 12.59%.

After Tax Considerations

It is difficult to determine the after tax return since it depends upon the individual partner's tax jurisdiction and situation. However, we have determined that the limited liability partnership model provides the best after tax return since profits flow through to the partner, without first being taxed at the corporate level. In this respect, the after tax return is approximately 10% higher in the case of a limited liability partnership model versus a corporation with shareholders.

Rental income and capital gains taxation are withheld in the United States at approximately 35% irrelevant as to the entity that holds the assets. The partner would then be taxed on the disbursements of the partnership, with an adjustment made for these US taxes withheld. We anticipate that a typical Canadian investor would face 43% total tax provision on the investment after US and Canadian tax adjustments have been levied.

All prospective investors are urged to seek their own tax advice as these after tax figures are only generalizations.

Corporate Structure

We intend to keep the pooled partnership amongst a small number of investors, so that all partners can be well informed about the operations of the business and can influence the strategy and growth of the business if desired. We also would like to structure the partnership so all investors know who they are invested with, again supportive of a small capital pool with a small and extremely cost effective management structure.

With these objectives in mind, it is proposed a Canadian limited liability partnership be created, with the name CKM Skyline Holdings LLP. In the typical case each partner would contribute an equal portion of the \$5 million of investment capital. In the event of differing amounts of investment however, the members agreement will be drafted such that the profits are distributed according to weightings of the financial capital provided by each partner. Funds will be held in trust by Lawson Lundell LLP law firm, while the partnership completes the following typical business commencement activities:

1) Voting and appointment of management partners. It is proposed managers of the partnership be appointed as follows:

- Executive Director: to be held by the investor with the most stock
- Vice Executive Director: to be held by the investor with the second most stock
- Purchasing Director (California): Richard Carroll
- Purchasing Director (Idaho): Robert Carroll
- Financial Director: Clifford Young
- Three additional partners to be appointed to the management committee.

2) Agreement and ratification of a members agreement, and partnership business plan.

Upon the successful completion of the business commencement activities, Lawson Lundell LLP will be notified in writing that the partnership has successfully completed its pooled funds investment provision and that the business is agreed by partners to proceed. Lawson Lundell will then release the funds held in trust and the business will commence operations.

Should the business commencement activities not be completed successfully then the in trust funds will be returned less legal fees and the partnership will dissolve.

Managing Partners

The following individuals will be key to the success of the business:

Executive Director – To be appointed

Duties:

Oversee the business as a whole to ensure that the business is meeting the directives as set forth by the partners under the partnership business plan.

Remuneration: non paid

Vice Executive Director– To be appointed

Duties:

Support the Executive Director in ensuring the directives of the business are being met to the satisfaction of the partners.

Remuneration: non paid

Financial Director – Clifford Young

Duties:

- i. Coordinate the initial financial capitalization of the partnership.
- ii. Manage the day to day financial operation of the enterprise including the collection of receivables, payment of liabilities, and management of banking relationships.
- iii. Oversee the preparation of financial statements and financial reports to be provided quarterly to partners.

Remuneration: Provision as partner with weighting of 5% in lieu of any salary

Purchasing Director (California): Richard Carroll

Duties:

- i. Coordinate the initial financial capitalization of the partnership.
- ii. Manage the negotiation for the purchase of REO packages in the state of California
- iii. Manage the initial repair of purchased properties in California
- iv. Manage the subsequent ongoing leasing of purchased properties in California
 - a. Rental management will occur through a subcontract to Euro Capital Services LLC, an Idaho registered company owned by Robert Carroll.

Remuneration: Provision as partner with weighting of 5% in lieu of any salary. Rental management will be for a fee based on market rates.

Purchasing Director (Idaho): Robert Carroll

Duties:

- i. Coordinate the initial financial capitalization of the partnership
- ii. Manage the negotiation for the purchase of REO packages in the state of Idaho
- iii. Manage the initial repair of purchased properties in Idaho
- iv. Manage the subsequent ongoing leasing of purchased properties in California
 - a. Rental management will occur through a subcontract to Euro Capital Services LLC, an Idaho registered company owned by Robert Carroll.

Remuneration: Provision as partner with weighting of 5% in lieu of any salary. Rental management will be for a fee based on market rates.

Agents and Brokers: Various

Duties:

- i. Raise financial capital for the partnership to complete stages 1 and 2 of corporate structure.

Remuneration: 3% finder's fee paid on sourced capital for the partnership.

Book Keeper: To be appointed

Duties:

- i. Work under the supervision of the Financial Director to maintain the accounting of the partnership.

Remuneration: \$40,000 CAD per year.

Experience of Directors

We bring a wealth of real estate experience to the success of this enterprise, as each director has worked in either the real estate and/or investment field for over 20 years creating a combined experience of over 70 years in this business. We have extensive experience in the two markets we are targeting, and are physically in situ in each of these markets so that the business will operate proactively with a focus on exceeding the company's profit targets.

We personally know the key individuals at the banks and title companies who have the authority to negotiate the REO packages, and due to our personal relationships can negotiate REO packages to include the best properties at the lowest prices.

Richard Carroll

Mr. Carroll has been working in the real estate industry for over 40 years, with a focus on mortgage sales and marketing of mortgage products. He is a licensed real estate mortgage loan officer in the state of California. He has studied real estate markets, real estate law, appraisal techniques, mortgage financing, and property management.

He has over 45 years experience in corporate development and managing corporate sales, with a focus on developing, training, and supervising sales organizations and individuals. Industries range from real estate, mortgages, time shares, small companies, oil/gas development and telemarketing.

Mr. Carroll managed a time share company in central California for many years which had yearly income in excess of \$40 million dollars. In this role he supervised 6 managers and managed and trained a 100 person strong sales force.

Mr. Carroll lives in the state of California, and is physically on site to manage the day to day operations of our activities there.

Robert Carroll

Mr. Carroll has been working in the real estate industry for over 10 years, with a focus on mortgage sales and loan funding.

In 2007 at Stonewater Mortgage he exceeded five million per month in funded loans through a proactive approach of building broker relationships.

As area sales manager at GreenPoint Mortgage he built branch volume of \$40 million a month in funded loans, and managed and trained five new account executives to build successful territories. He oversaw the management of 94 territories throughout Southern Idaho, building exceptional management experience and sales skills.

Mr. Carroll lives in the state of Idaho, and is physically on site to manage the day to day operations of our activities there.

Clifford Young

Mr. Young is the co-founder and CFO of Anatomic Iron Inc a structural steel detailing company with 55 employees and annual revenues in excess of \$3 million. He recently completed an international merger and acquisition with a European partner.

Prior to this he worked as an account manager at HSBC Bank for 6 years where he managed a \$60 million customer relationship. He exceeded his mortgage targets by \$10 million and \$16 million respectively in 2004 and 2005 and became a specialist in mortgage underwriting.

Mr. Young lives in Vancouver Canada, and is physically on site to manage the day to day operations of our activities there.

Market Research & Findings

In this section we will first look at what has occurred to date generally in the national US real estate market. This provides an overview of where the country is positioned, and provides a basis upon which to compare our two target markets of California and Idaho.

We will then present our detailed findings for our two business areas of California and Idaho. These findings report on the historical market data, the current market value, forecasted future values, and lastly the current rental market conditions.

Forecasted future values have been predicted using PMI's market risk index. This market risk index is an estimate of the probability that house prices in a metropolitan statistical area (msa) will be lower in two years than they are today. The risk index uses economic, housing, and mortgage market factors (including home price appreciation, employment, affordability, excess housing supply, interest rates, and foreclosure activity) to determine these probabilities. The risk index has yielded consistently accurate results over the past 20 years.

National Market – Historical to date

Overall prices have fallen nationally 29.1% since they peaked during the second quarter of 2006. Some areas have been harder hit than others, with Phoenix down 35% over the last year, Las Vegas 32.5%, San Francisco 32.4%, and Miami 29.4%. Less harder hit areas were Dallas at a loss of 4.9%, Denver down 5.1% and Cleveland down 5.2%.

Prices have not stopped falling yet, as indicated by the S&P Case-Shiller city index falling again 2.8% in January 2009 from December 2008. Overall this index is down 19% from January 2008 and house prices nationally are averaging around late 2003 levels with a medium home price nationally at \$180,000.

Foreclosures and short sales have increased supply on the market, and a significant global recession has placed further downward pressure on volume and prices. Further compounding the problem is the ongoing tight credit conditions whereby prospective purchasers are having difficulty obtaining financing.

Housing starts declined during 2008 by 33% to a total of 904,000 units which is the lowest level of construction starts since they were first tracked in 1959. This decrease in the supply of new homes to the market should help to stabilize home prices in 2010. Opposing this however is that nationally, there is a current oversupply of vacant homes as at the fourth quarter of 2008 with a total of 18.99 million units which is up 6.8% from a year earlier.

Overall it is expected that nationally there will be a slight pick up in sales volumes of 2% during 2009 and 9% in 2010 as these foreclosed homes are cleared off the market, and the economy begins to pick up again. In terms of market values downward pressure is certainly not over, but it is decreasing. It is anticipated that further declines will continue for another 12 months as prices stabilize and government fiscal intervention begins to take effect.

The following graphs provide a fairly clear representation of how the market has performed over the past few years:



Figure 1.
As can be seen the market sale volume has significantly decreased over the last three years in both new and existing home sales. Market activity should begin to pick up in late 2009 as the economy picks up and consumers become more confident in making big ticket purchases.



Figure 2.
Here the national home price has reduced in both new and existing sales from the peak period during 2006. We expect further declines through 2009 with a bottom during early 2010 and then a return to stable growth through 2011 and onwards.

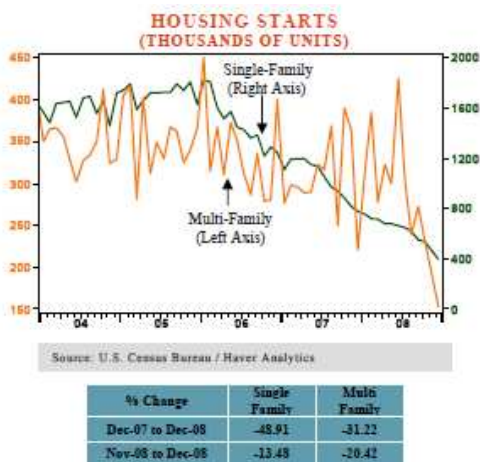


Figure 3.
The massive drop in new home construction is well portrayed since the peak in late 2005. Multi family home starts have reduced extensively since late December 2007 to near zero. This reduction in new homes on the market should help to stabilize future home prices.

California

Historical to date

Overall California has been hit harder than most other areas in the United States and is near par with Arizona, Nevada, and Florida in leading the nation in house price declines and foreclosure rates.

The state as a whole had 236,231 homes foreclosed upon in 2008 which represented 2.8% of the states housing stock of 8.5 million house and condos. Statewide notices of default, which represent the first step of the foreclosure process consisted of 75,230 notices or 1.0% of the states housing stock.

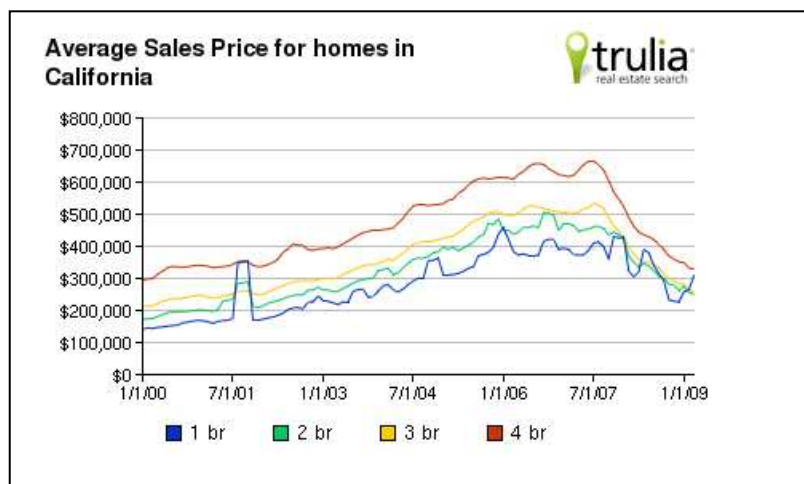
Annualized price depreciation in Southern California averages out at a 28.82% annual decline to the third quarter of 2008 and 20.4% decline to the fourth quarter of 2008.

Individual metropolitan areas vary in price declines over the past year. The following table outlines the price declines in specific metropolitan statistical areas annualized as at the 4th quarter and 3rd quarter of 2008:

Annualized Property Price Depreciation for Metropolitan Statistical Areas in California		
	4th Qtr 08	3rd Qtr 08
Average for State of California	-20.40%	-28.82%
Bakersfield	-29.35%	-29.95%
Fresno	-22.02%	-29.24%
Los Angeles / Long Beach / Glendale	-16.46%	-26.20%
Oakland / Fremont / Hayward	-22.86%	-29.28%
Oxnard / Thousand Oaks / Ventura	-12.58%	-17.19%
Riverside / San Bernardino / Ontario	-29.65%	-29.61%
Sacramento / Arden / Arcade / Roseville	-15.31%	-28.49%
San Diego / Carlsbad / San Marcos	-14.97%	-24.27%
San Francisco / San Mateo / Redwood City	-20.17%	-17.67%
San Jose / Sunnyvale / Santa Clara	-22.61%	-19.74%
Santa Ana / Anaheim / Irvine	-12.95%	-14.03%
Stockton	-30.04%	-29.68%

Loan Performance HPI / U.S. Census Bureau/ Moody's
Economy.com/ Home Analytics/trulia.com

As can be seen in the following chart the market value of homes in California have been substantially reduced since the peak in mid 2006:



Current Market Values

Median home prices in southern California vary a great deal depending on house size and metropolitan area but the current median price for a two bedroom home in the state is \$250,000. (source MDA dataquick) Current listing and sales information is presented in the following table:

Current Listings and Sale Prices in Statistical Areas in California		
	Median Sales Price	Average Listing Price
	Dec '08 - Feb '09	Dec '08 - Feb '09
Bakersfield	\$130,350	\$237,419
Fresno	\$137,039	\$257,732
Los Angeles / Long Beach / Glendale	\$298,157	\$1,174,569
Oakland / Fremont / Hayward	\$195,000	\$483,313
Oxnard / Thousand Oaks / Ventura	\$265,000	\$608,294
Riverside / San Bernardino / Ontario	\$110,000	\$175,289
Sacramento / Arden / Arcade / Roseville	\$133,700	\$263,271
San Diego / Carlsbad / San Marcos	\$632,678	\$270,000
San Francisco / San Mateo / Redwood City	\$600,000	\$1,299,788
San Jose / Sunnyvale / Santa Clara	\$372,892	\$530,330
Santa Ana / Anaheim / Irvine	\$240,000	\$290,736
Stockton	\$125,000	\$202,207

Loan Performance HPI / U.S. Census Bureau / Moody's Economy.com / Home Analytics / Trulia.com

Forecast of Market Values

The PMI U.S. Market risk index places almost all of Southern California in a high risk category for price declines in the coming two year period. Many of the area's have a 95% or higher percentage chance of further price declines. The following table presents the risk scores for all Southern California areas:

PMI U.S. Market Risk Index	
	3rd Quarter 2008
Bakersfield	98.10%
Fresno	92.90%
Los Angeles / Long Beach / Glendale	99.80%
Oakland / Fremont / Hayward	68.20%
Oxnard / Thousand Oaks / Ventura	95.50%
Riverside / San Bernardino / Ontario	99.90%
Sacramento / Arden / Arcade / Roseville	95.00%
San Diego / Carlsbad / San Marcos	95.70%
San Francisco / San Mateo / Redwood City	19.50%
San Jose / Sunnyvale / Santa Clara	30.90%
Santa Ana / Anaheim / Irvine	98.30%
Stockton	98.10%

source: PMI Economic & Real Estate Trends - Winter 2009

As can be seen, due to recessionary economic conditions, with unemployment at 11.2% as of March 2009, and the model inputs of home price appreciation, affordability, housing supply, and foreclosure activity all negative, it is almost guaranteed that home prices will be lower in the next two years in the California market. Overall price declines are estimated at most to decline another 10 to 15%.

The banks selling these foreclosed properties are aware of this however, which is precisely why the discounts of 50-70% to current market value are available.

Current Rental Market Conditions

As can be expected the rental market in Southern California varies substantially with rental rates varying based on city, location within the city, house size, finishing and market conditions.

For example, the average rental rate as at March 2009 for a three bedroom home in Los Angeles is \$3,457 per month averaged across a current listing board of 259 properties. San Francisco however is a little more pricey with a three bedroom home currently worth \$3,984 per month, averaged across 92 listings.

By averaging the rate across 11 cities in Southern California, for all properties, an average rate of \$2,313 is determined, based upon a total of 2,782 listings.

Since the properties that we are targeting for purchase in Southern California are in the 2 – 3 bedroom range, we have used a monthly rental rate of \$2,000 per month. This fits the data, as the average rate across a 2 bedroom, and a 3+ bedroom is \$2,226 per month. Furthermore, this value is below the average for all listings of \$2,313 thus we are using a more conservative rate.

This data is portrayed in the following table:

Location	Average	1 Bed	2 Beds	3+ Beds
Los Angeles	\$2,828	\$1,410	\$2,525	\$3,457
# of listings	500	65	163	259
Fresno	\$1,210	\$682	\$953	\$1,303
# of listings	168	7	31	128
Long Beach	\$1,902	\$1,045	\$1,716	\$2,337
# of listings	127	24	34	67
Sacramento	\$1,242	\$643	\$1,016	\$1,352
# of listings	721	33	162	522
San Diego	\$2,246	\$1,295	\$1,722	\$2,614
# of listings	498	45	138	310
San Jose	\$2,349	\$1,395	\$1,839	\$2,521
# of listings	252	11	37	196
Fremont	\$2,190	\$1,331	\$0	\$2,253
# of listings	54	3	0	49
Santa Clara	\$2,498	\$1,450	\$1,681	\$2,829
# of listings	25	1	6	18
San Francisco	\$3,129	\$2,267	\$3,100	\$3,984
# of listings	258	73	81	92
Anaheim	\$2,539		\$1,661	\$2,602
# of listings	91	0	4	85
Santa Barbara	\$3,314	\$1,482	\$3,212	\$4,293
# of listings	88	16	25	42
Average of All Areas	\$2,313	\$1,300	\$1,766	\$2,686
Total # of listings	2,782	278	681	1,768

source: rentbits.com

In support of the rental market is that the credit crisis has resulted in a high level of foreclosures, whereby prior homeowners have now become renters. Secondly, tight credit conditions are making it difficult for prospective homeowners to obtain financing for home purchases. On the other hand however there is an increasing supply of homes on the rental market due to these same foreclosures. Lastly, due to economic conditions it is expected that some households are doubling up during these difficult times and moving in with friends or relatives thus decreasing demand.

Overall we anticipate that rental rates will continue trending negatively for the remainder of 2009 due to the economic recession and slow down in all sectors of the economy.

Research completed by the U.S. Census Bureau, Housing and Household Economic Statistics division as of quarter four 2008 showed rental vacancy rates in California at 6.8%. California’s occupancy rates is the 9th lowest in America and continues to show strength even in current difficult market conditions. The vacancy rate in California has not fluctuated up or down by more than a percentage point over the last three years showing ongoing stability.

Idaho

Historical to date

Idaho's overall economy is weaker than it was a year ago, and the rate of contraction of the housing market has increased during 2008. Unemployment rates are rising and the rate as of February 2009 was 6.8%. This is the highest it has been in 21 years with 51,000 people out of work. The trend in unemployment is increasing as unemployment in February 2008 was 3.9% and January 09 at 6.6%. Furthermore, February marked the 18th straight month that unemployment has risen in Idaho. The state is however consistently below the national rate of 8.1% as of February 2009. (Source: Idaho department of labor)

Volume of existing home sales in the state have declined by 17.2% annualized to the third quarter 2008. This was quite the opposite to California and the majority of the Western US region which experienced a 14.8% increase in sales volume. Restrictive lending standards of the banks, as well as rising unemployment, and the recessionary market environment has made it more difficult for homebuyers to qualify for loans.

The percentage of homes that are commenced foreclosure proceedings in the state in the third quarter of 2008 was 0.77% which compares with a national average of 1.07%. The delinquency rate on all loans in Idaho was 4.83%, which is below the national average of 7.29%. Seriously delinquent loans totaled 2.76% in the third quarter which compared with national average at 5.17%. The subprime loan market, as expected has a greater incidence of delinquency with 16.43% of subprime loans past due, and 13.15% seriously delinquent. This compares with respective national averages of 20.47% and 19.56%.

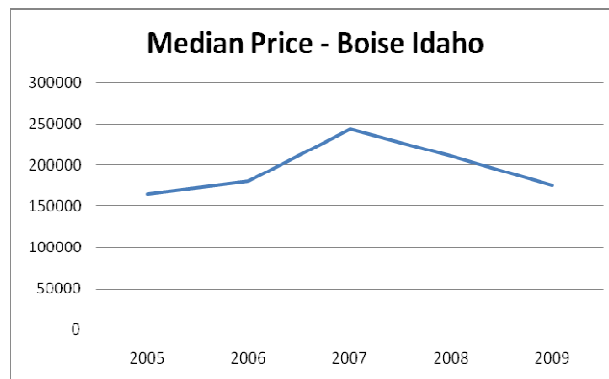
Home prices as a whole have not reduced as much in Idaho as they have in the rest of the country, especially in contrast to the majority of the Western US region. Annualized as of the fourth quarter 2008 home prices in the state have depreciated -2.61% compared to the national average of -10.89%.

The annualized price depreciation to fourth quarter 2008 was -4.19% and to third quarter 2008 was -11.00%. (source: PMI) Overall, price value declines have not been as pronounced as in the rest of the country, as can be seen by a review of annualized price depreciation values in various MSA's in Idaho:

Annualized Property Price Depreciation for Metropolitan Statistical Areas in Idaho		
	4th Qtr 08	3rd Qtr 08
Boise City - Nampa	-5.84%	-5.99%
Coeur d'Alene	-3.41%	-4.45%
Idaho Falls	-1.41%	-0.62%
Lewiston	0.26%	4.00%
Logan	1.94%	4.58%
Pocatello	0.11%	1.30%

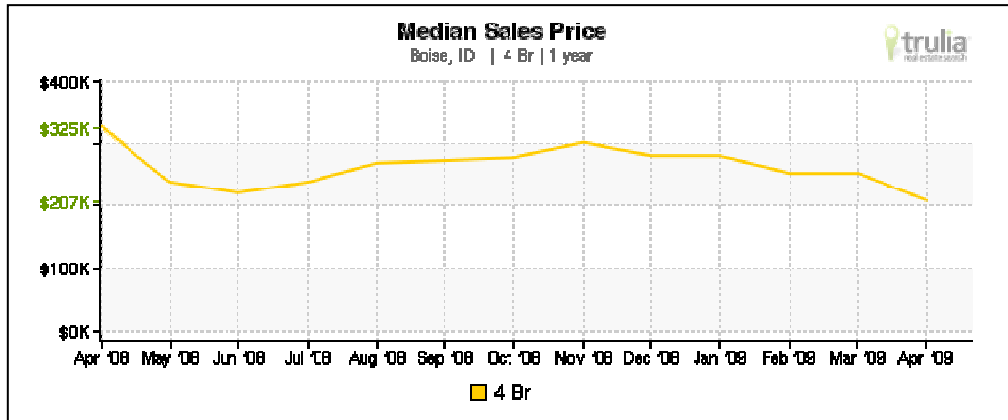
Loan Performance HPI / U.S. Census Bureau/ Moody's
Economy.com/ Hove Analytics/trulia.com

Five year trends for the state of Idaho have been typical for the US market, although not as pronounced in either direction as can be seen in the below median price graph:



Current Market Values

The current median detached home sale price in Boise City Idaho in February 2009 is \$209,900. (source www.homepricetrend.com, www.trulia.com)



Forecasted Market Values

Analysis of PMI’s market risk index predicts that Idaho will fair much better in the coming two year period than California. There is high risk of price reduction in the next two years in the MSA’s of Boise City and Coeur d’Alene however other areas in the state have much lower risk.

A noticeable trend is that the risk value has significantly increased in the last quarter of 2008 due to the rapid deterioration of the US economy with an increase in unemployment, and a decrease in consumer spending and economic activity. The risk data is presented in the following table:

PMI U.S. Market Risk Index Measures - Idaho		
	4th Qtr 08	3rd Qtr 08
Boise City - Nampa	88.80%	49.80%
Coeur d'Alene	92.70%	65.50%
Idaho Falls	12.10%	3.60%
Lewiston	60.20%	25.10%
Logan	12.50%	4.00%
Pocatello	32.20%	10.80%

source: PMI U.S. Market Risk Index

These data portray that the Idaho market will also decline in the coming year however not as much as the California market.

Current Rental Market Conditions

Similarly, the rental rates in Idaho also vary across the state depending on location and property size. In Boise, the largest market in Idaho, the average rent for a 3 bedroom property is currently \$950 averaged across 110 listings. In Nampa, the rate is a little less at \$826 averaged across 41 listings.

The average rate across the five largest areas and for all sized homes is \$660 averaged across 290 listings.

Since our targeted property purchases are 2 and 3 bedroom homes we have used a base rental rate of \$600 as this is marginally lower than the average rate of \$640 for 2 and 3+ bedroom homes averaged across 250 listings.

Current rental market conditions are presented in the following table:

Location	Average	1 Bed	2 Beds	3+ Beds
Boise	\$895	\$495	\$600	\$950
<i># of listings</i>	167	12	43	110
Idaho Falls	\$941	\$0	\$600	\$1,112
<i># of listings</i>	3	0	1	2
Twin Falls	\$669	\$571	\$721	\$832
<i># of listings</i>	16	5	8	2
Caldwell	\$735		\$548	\$779
<i># of listings</i>	16	0	3	13
Coeur d'Alene	\$652	\$588	\$689	\$839
<i># of listings</i>	34	10	15	5
Nampa	\$730	\$370	\$470	\$826
<i># of listings</i>	54	6	7	41
Average of All Areas	\$660	\$337	\$518	\$763
Total # of listings	290	33	77	173

source: rentbits.com

Rental rates in Idaho have declined over the past year as typically 3 bedroom homes were renting for around \$1,200 per month a year ago. (source: Boise Property Management)

We anticipate that the rental rates will remain relatively flat for the remainder of 2009 as Idaho has not been hit as hard as California in terms of property value declines and foreclosure rates. Furthermore, the economic conditions are more favorable in the state with less unemployment. Vacancy rates are marginally higher than California however, but population growth is on the rise due to an increase in business in the state as companies are moving to the lower cost structure that Idaho provides.

Research completed for the fourth quarter of 2008 by the U.S. Census Bureau, Housing and Household Economic Statistics division show rental vacancy rates in Idaho at 9.5%. This is below the national average of 9.9% and has been dropping steadily since quarter 1 of 2008.

Benefits of Investment

1) Management

Our streamlined team bring experience and efficiency to the operation. We will source and pool investors, negotiate and manage the purchase of property packages, repair, rent, manage, maintain and resell the properties. This will be a full-time job for two or three people, depending on the number of properties. We have well-developed relationships with the lenders and title companies. We can pick and choose the best properties in the best markets, because we are physically on location and know the markets well.

2) Performance

We have key individuals in place to coordinate and direct the investment capital raised, as well as to repair the properties and quickly rent them or resell them. We anticipate zero downtime once this partnership is capitalized, which is extremely important as it is anticipated that the current 50 – 70% discounts to market value will have evaporated by late 2009.

3) Pooled Capital

These deep discounts are only available through bulk purchase REO packages consisting of 20 or more properties. Thus an individual investor has to risk at least \$2.5 million himself to do it alone. With our proposal risk is greatly mitigated since an investor can place only as much capital as he or she is comfortable with, but still benefit from this opportunity.

4) Flexibility & Liquidity

The pooled capital partnership structure provides liquidity. If an investor wants to withdraw invested funds, they can simply sell to a new partner. This is far superior to investing significantly more capital by oneself and purchasing a property in full since the property must be sold in order to recoup the investment.

Risks

1) Recession

The US economy is currently in very poor shape. Unemployment is on the rise, rising to 9.3% in California, and 8.1% in Idaho as at February 2009. The credit crisis is far from over, and banks are still holding on to capital. This makes the approval of mortgage financing difficult, thus providing further downward pressure on home prices.

2) Housing prices

Are expected to continue falling in 2009 and early 2010, thus decreasing the capital gains on any prospective sales. Volume is increasing, but the continuing supply side pressure of short sales and foreclosed properties coming on the market will continue to hamper real estate property value corrections.

3) Housing supply

US financial institutions are selling these REO packages quickly, in multi-million dollar packages. Therefore, we are not the only prospecting real estate investors, and we will be competing with these other companies and individuals both in the re-sale or rental of the acquired properties.

Summary & Contact Details

Overall our business model is very simple, and age old; Buy low, and sell high.

We are cognizant of the fact that real estate prices will likely decline further in the coming years, but the banks must act now to get rid of these non-performing properties. As a result, right now we can purchase the properties for less than we can later, even though the market is forecasting further declines. Now is the time to buy low.

We have the management in place to outperform on our business plan. We have the contacts in our target markets, with well developed personal relationships that we will leverage to obtain the best properties at the best prices. We are physically on location in each market, and can directly manage the purchase, rental, and sale of all of the partnership's properties.

Let's get to work.

For further information on investment in this opportunity please contact:

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