The MAGNOLIA

HOTEL & SUITES | VICTORIA BC

A GEM OF AN OPPORTUNITY IN HOTEL STRATA OWNERSHIP

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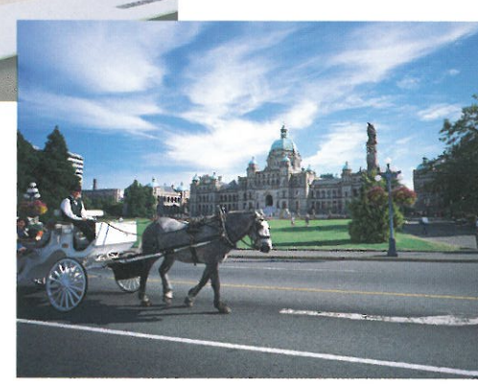
THE MAGNOLIA - JEWEL OF VICTORIA

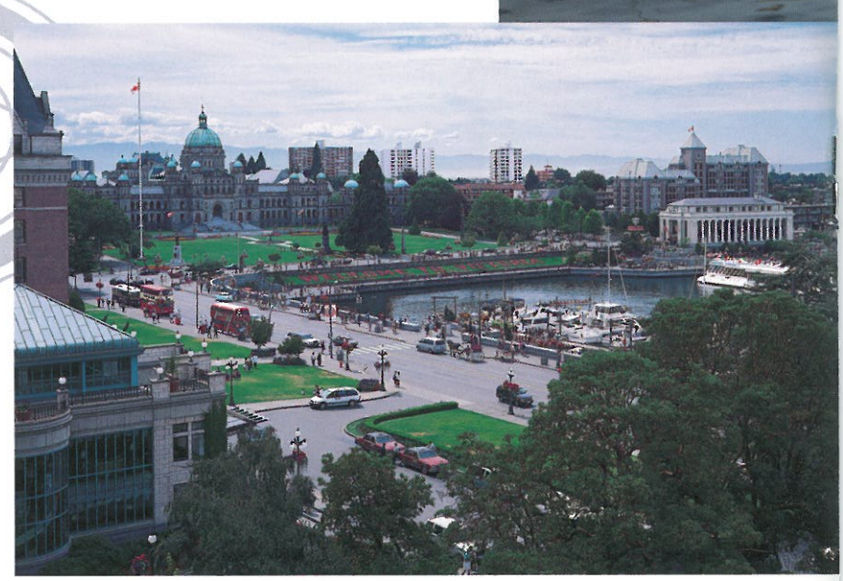


English charm and spectacular scenery, Victoria is a popular tourist destination.

Every once in a while a real estate opportunity shines through. The Magnolia Hotel and Suites is one such offering. Three million visitors to Victoria in 1996 demonstrated the need for more hotel accommodations. The Magnolia will rise in the heart of Victoria's vibrant tourist and business area and will have exciting water views of the harbour. Every detail of the Magnolia provides comfort and elegance to guests. It is a residence setting high standards for taste and style in both design and service defining the best Victoria has to offer. It will become the gem of Victoria.

The Magnolia will soon take its place as a premier hotel in Victoria's cherished harbour. It's just steps to the exciting waterfront activities, the Empress Hotel, the Parliament Buildings and downtown shopping. The Magnolia will be a professionally managed, income generating hotel condominium. There will be sixty-six luxurious suites. Owners and guests will enjoy amenities such as office and meeting facilities. The Magnolia will be a gem of an opportunity in Hotel Strata Ownership.

15%* PER ANNUM PROJECTED LEVERED RETURN ON INVESTMENT AVERAGED OVER FIRST 5 YEARS



Stunning panoramic view of Victoria's waterfront harbour.

*The rate of return is based on certain assumptions that may not apply to you. Actual results achieved may vary and the variation may be material. Any investor considering this investment should consult the completed audited financial projection set out in the [illegible] ty Inc. There are risks associated with this investment. This [illegible] isclosure Statement.

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THE MAGNOLIA IS JUST STEPS AWAY FROM THE WATERFRONT ACTIVITIES ON VICTORIA'S WORLD-CLASS HARBOUR

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MAGNOLIA DIAMOND VALUE CARD

Owners in The Magnolia will enjoy membership in the exclusive Magnolia Diamond Value Club. This unique VIP Diamond Value Club will provide such privileges and benefits as:

- Thirty days owner use of a suite in the hotel each year.
- Discounts in the restaurant located in the hotel.
- A twenty-five percent discount on room rates at more than thirty hotels in the United States and Canada including the Hotel Georgia in Vancouver.

THE INVESTMENT VALUE

The Magnolia is a gem of an opportunity in Hotel Strata Ownership. Atlific Hotel and Resorts, Canada's largest Canadian owned multi-branded hotel and resort management company, looks after and maintains your suite on your behalf. In addition to your owner use privileges, your suite will provide you with a smart and shining investment.

For *Business* or *Pleasure* experience VICTORIA's newest.

The MAGNOLIA

HOTEL & SUITES | VICTORIA BC

Distinctively different, corporate detailed, Victoria's new boutique hotel offers traditional elegance with the best in personal service.

Location

- Inner Harbour prime location
- Steps from Victoria Convention Centre, downtown shops, attractions & government offices
- Minutes from Harbour Air Seaplane, Victoria Clipper, Helijet Airways, Westcoast Air & Kenmore Air

Unique Rooms & Suites

- 66 elegantly furnished guestrooms
- Fully air-conditioned; many with fireplaces & wetbars
- Floor to ceiling windows
- Luxurious bathrooms with soaker tubs & separate showers

On-Site Facilities

- Victoria's newest restaurant, Capitol Steak House, serving breakfast, lunch & dinner
- Valet guest parking
- Room service
- Concierge services
- Adjacent recreation & health club facilities

In-room Amenities

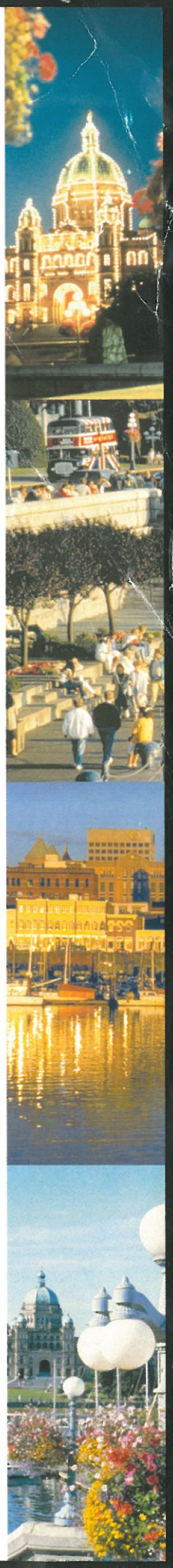
- Large work desks with dataports, multi-line speaker phones, voice mail & portable phones
- Nightly turndown service
- Colour cable television
- Alarm clocks and hairdryers
- Luxurious duvets, feather pillows & personal bathrobes

Executive board rooms & on-site sales / catering services available.

Toll Free: 1-877-624-6654

Ask for your complimentary DIAMOND CLUB ROOM UPGRADE
Corporate rates from $119.00 cdn/night, single/double occupancy

MAGNOLIA HOTEL & SUITES
623 COURTNEY STREET, VICTORIA, BC V8W 1B8
• PHONE: 250-381-0999 • FAX: 250-381-0988

Managed by atlific hotels & resorts

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