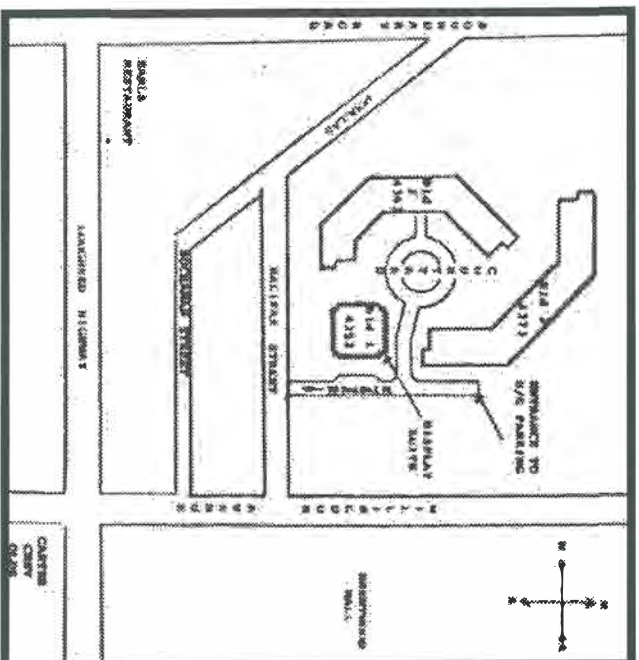


REAL ESTATE PROJECTS



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Les Twarog

Proven Results

M.L.S. Presidents Club - Top 1% of 10,000 Realtors

671-7000



RE/MAX

Central 433-2411
120 - 4603 Kingsway
Burnaby, B.C. V5H 4M4

878-0769

Alan Cook





Introduction

Burnaby is in the heart of the Greater Vancouver Regional District. With Vancouver to the west, Coquitlam to the east, and New Westminster to the southeast, it has developed into a prime residential and commercial area. Burnaby is linked to surrounding areas by major traffic arteries, bus routes and the rapid transit system.

The population of Burnaby has increased dramatically in the last decade. This growth has brought with it enormous housing opportunities unparalleled in West Coast history. There is now a growing demand for more and better accommodations. Because Vancouver property is developed to capacity, builders are looking south and east to the city's prime satellite communities such as Burnaby.



Building Description

Brent Gardens, developed in 1982, consists of 334 residential units in three buildings constructed on the perimeter of a private circular courtyard. This extensively landscaped courtyard, containing both a picturesque fountain and unique clock tower, provides a peaceful ambiance for Brent Gardens residents.

The first building, a prominent 24 storey concrete high-rise tower, contains 181 suites. The second and third buildings are of a 3 and 4 storey wood frame construction finished in stucco accented with stained cedar wood trim. These two low-rise buildings contain a combined total of 153 suites. All three buildings are serviced by elevators and common laundry facilities.

Residents of Brent Gardens enjoy the use of a wide variety of recreational facilities. The main floor of the high-rise tower features a furnished recreation room with fully equipped kitchen, pool-table, and shuffle board. This room accesses a private, spacious exterior patio. An outdoor tennis court completes the recreational facilities.

Parking is provided by way of a two-level underground parking facility which spans the entire complex. There are 497 parking stalls in total, accessed from two separate entrances.

A variety of suite designs are available. The high-rise building contains one bedroom and two bedroom suites ranging in size from approximately 759 to 1,105 square feet. The low-rise buildings contain studio, one bedroom and two bedroom suites ranging in size from approximately 486 to 934 square feet. All suites feature large balconies or, in the case of ground level units, patios.

Each unit has wall-to-wall carpeting excluding the bathroom and kitchen areas, and drapes. All kitchens are equipped with a refrigerator, range and dishwasher.



Location

Brent Gardens is located one block north of Lougheed Highway and one block west of Willingdon Avenue in Central Burnaby, specifically at 4353, 4363 and 4373 Halfpax Street. Lougheed Highway is a major four lane artery which, to the west, accesses the "Broadway Corridor" of Vancouver and connects to downtown Vancouver and, to the east, accesses the district of Coquitlam. Willingdon Avenue is a major four lane north/south artery which accesses the Trans Canada Highway and the MetroTown area of Burnaby.

The project is one block from the Brentwood Shopping Mall, a regional shopping centre featuring a major department store, financial institutions and numerous retail outlets. The mall is currently undergoing a major renovation and expansion which is scheduled for completion in early 1990. There are also numerous other services in the area, including medical and dental.

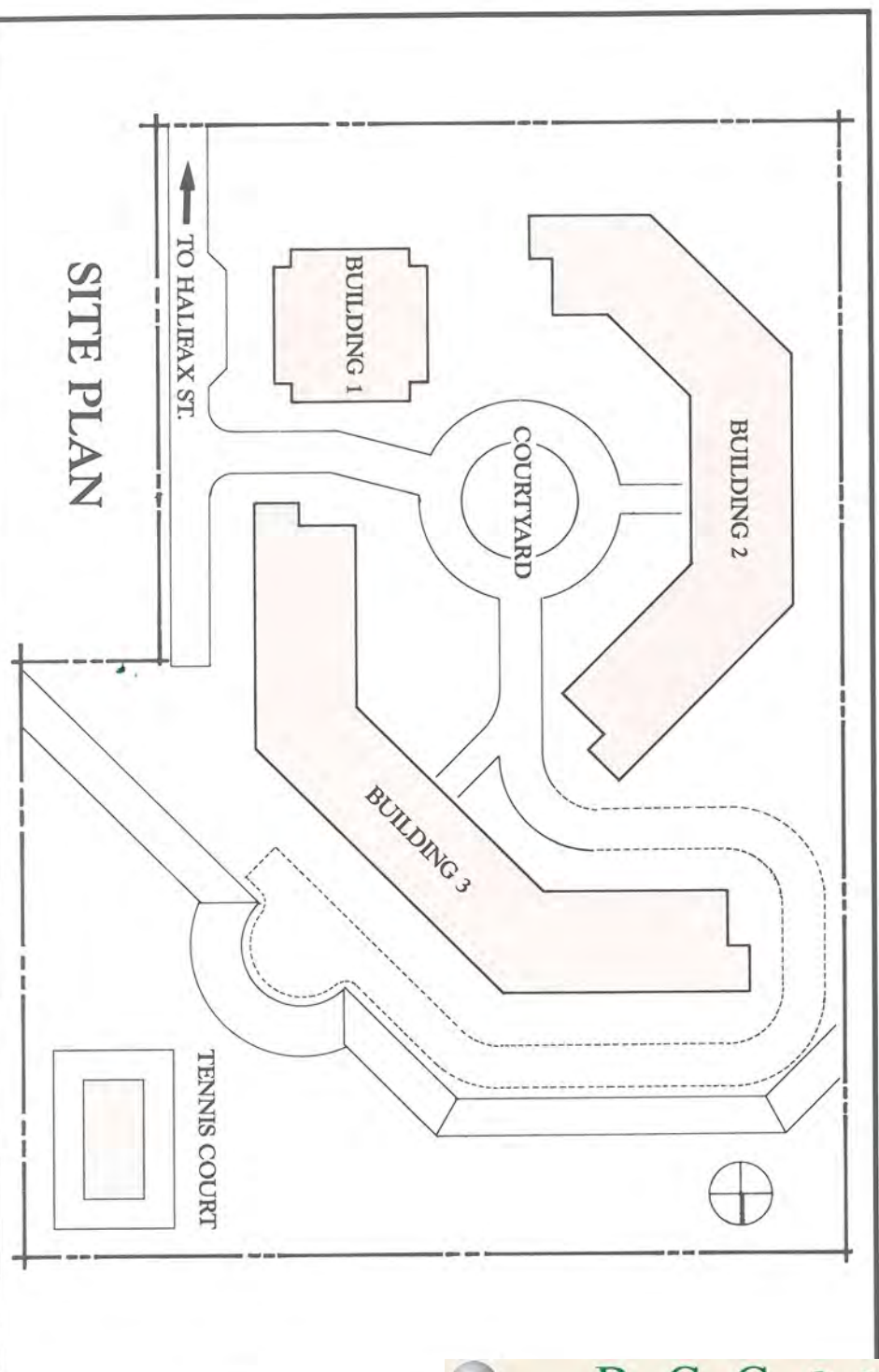
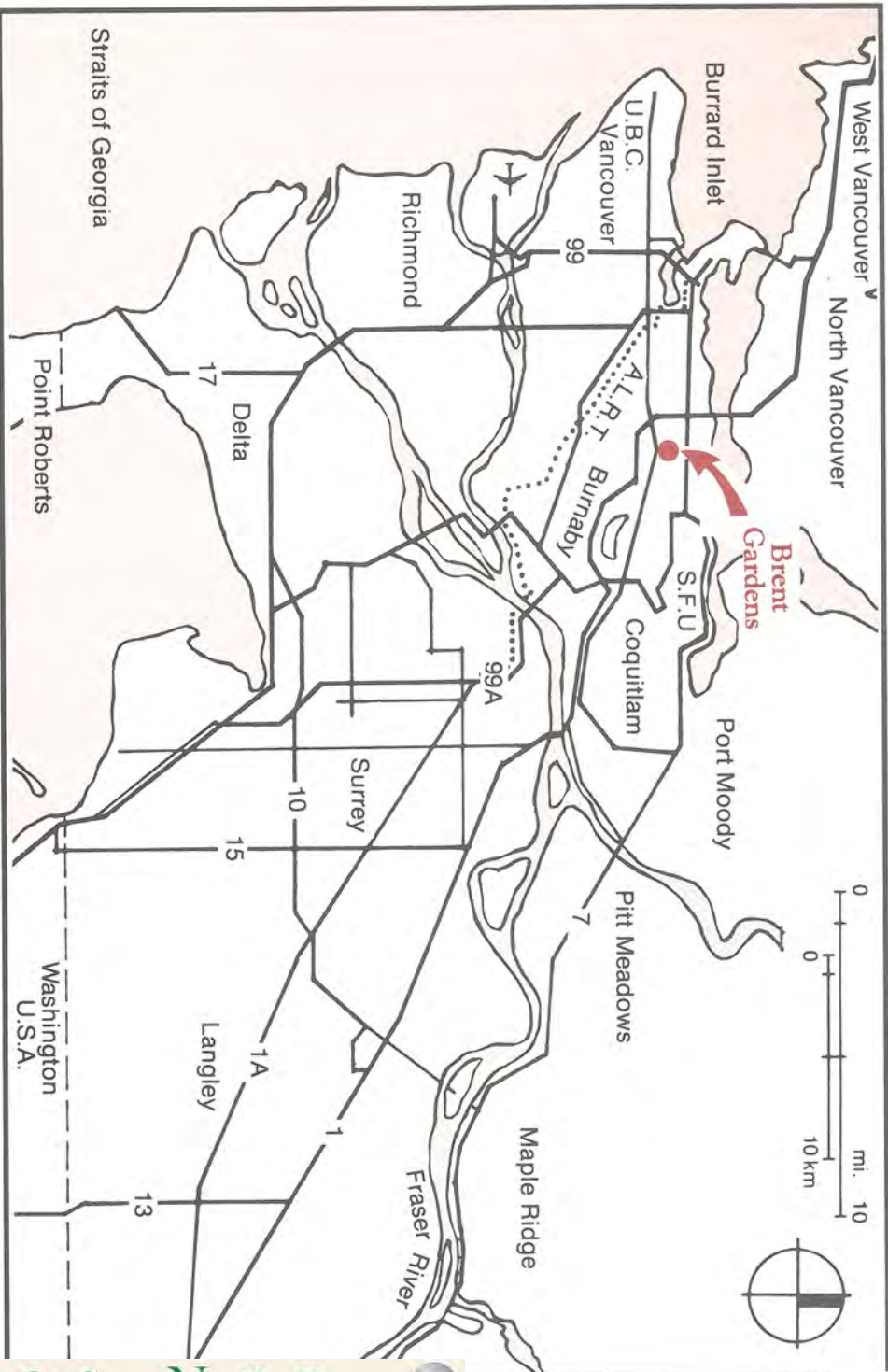
Major public transportation facilities are within walking distance of the project and both elementary and secondary schools are near by. The British Columbia Institute of Technology is located approximately 10 minutes from the project.

The general area to the east, west and north is largely residential, consisting of single-family detached housing and multi-family housing while the area to the south is mainly commercial and light industrial.



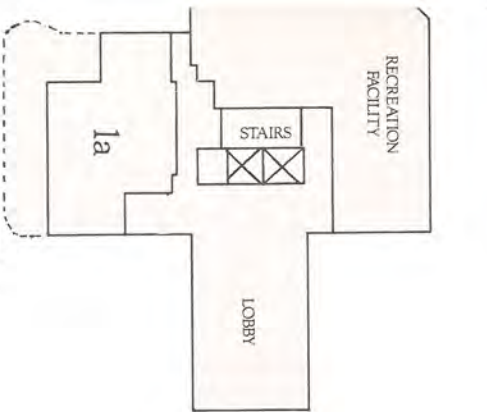
Central Courtyard



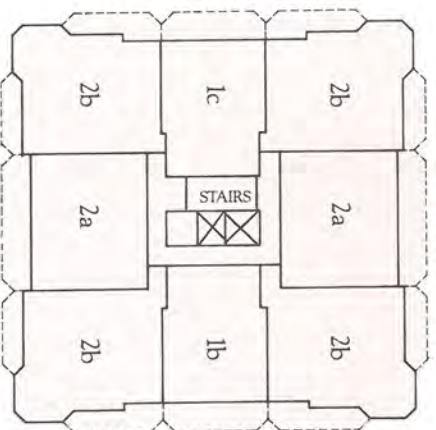


Typical Floor Plans

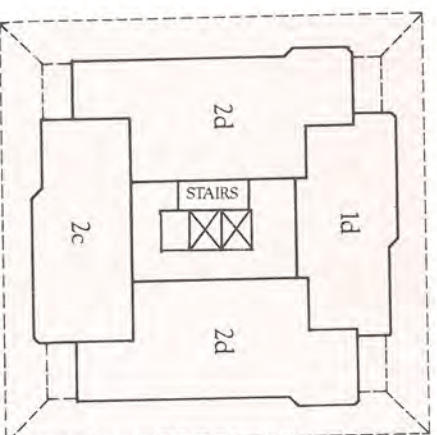
BUILDING 1



Ground Floor

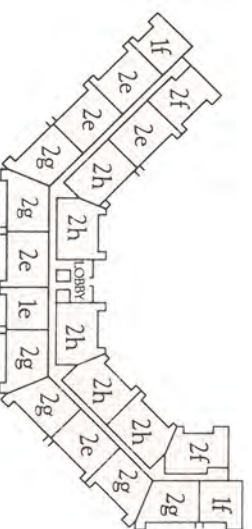


Typical Floors (2-24)

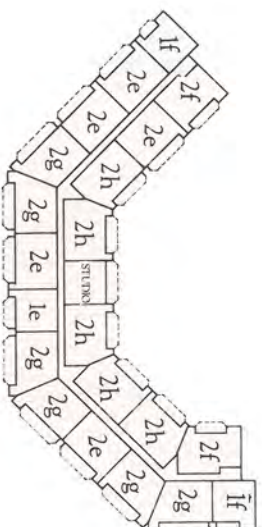


Penthouse

BUILDING 2



Ground Floor



Typical Floors (2 & 3)

BUILDING 3



Ground Floor

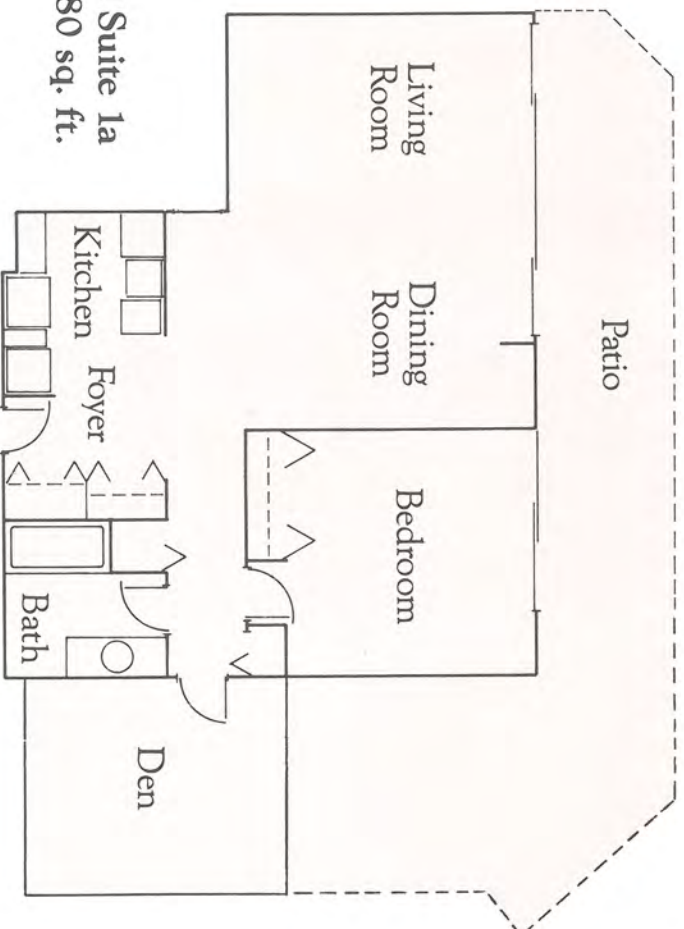


Typical Floors (2, 3 & 4)

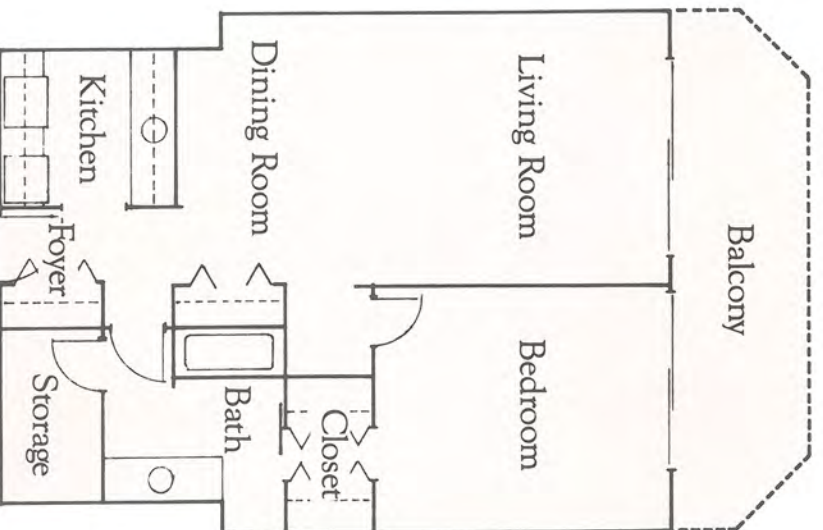


Typical Suite Layouts

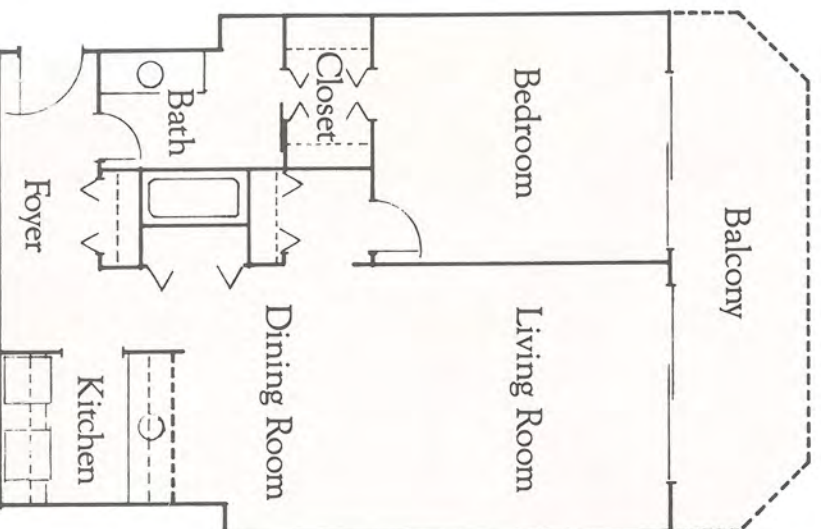
BUILDING 1



Typical Suite 1a
Approximately 980 sq. ft.



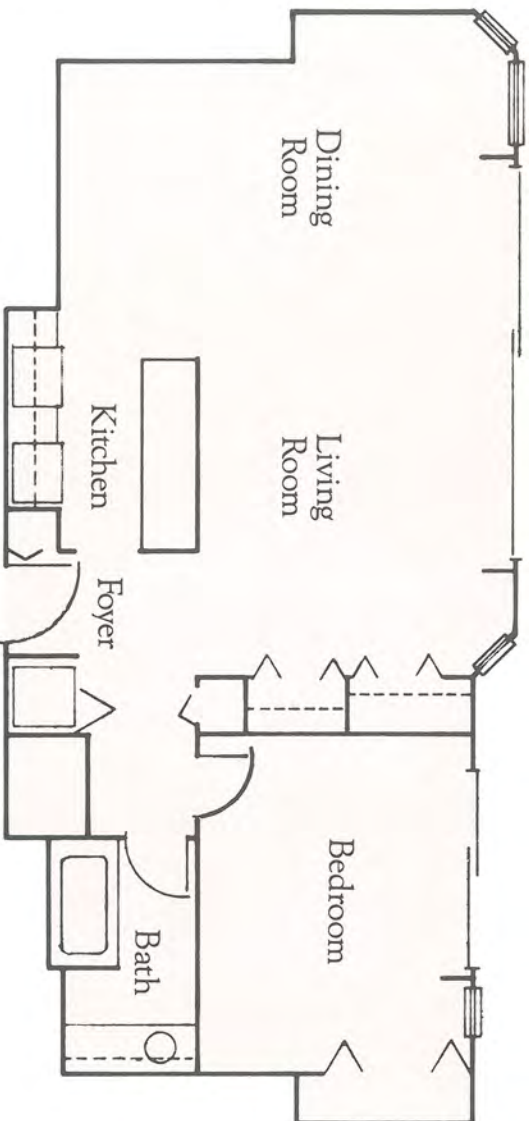
Typical Suite 1b
Approximately 759 sq. ft.



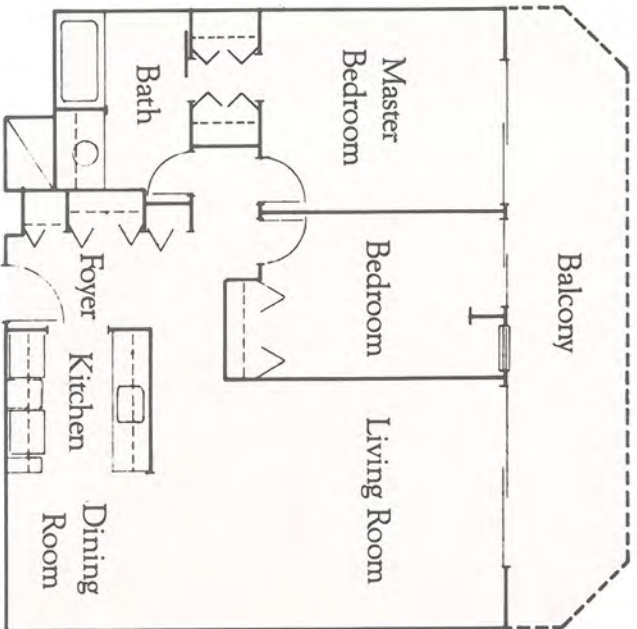
Typical Suite 1c
Approximately 764 sq. ft.

Typical Suite Layouts

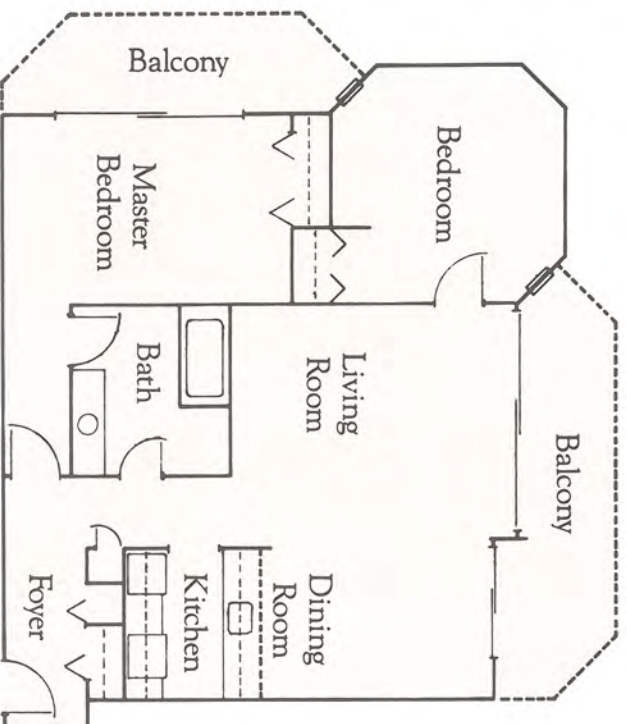
BUILDING 1



Typical Suite 1d
Approximately 778 sq. ft.



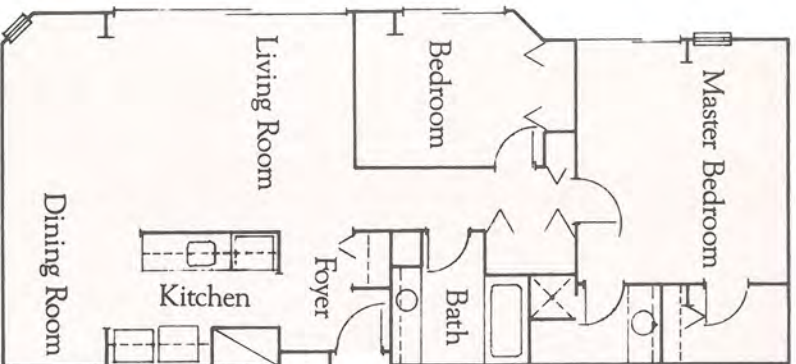
Typical Suite 2a
Approximately 853 sq. ft.



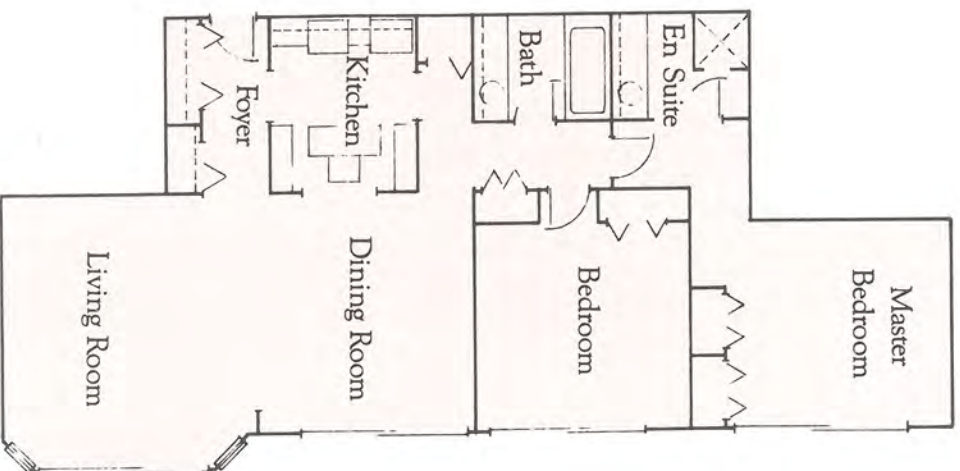
Typical Suite 2b
Approximately 920 sq. ft.

Typical Suite Layouts

BUILDING 1



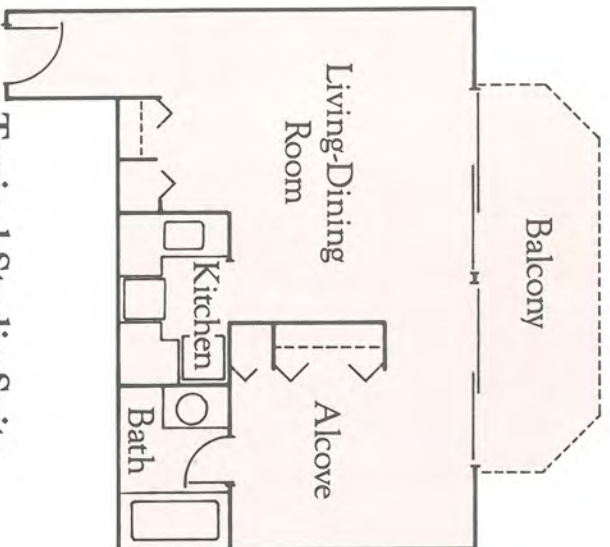
Typical Suite 2c
Approximately 864 sq. ft.



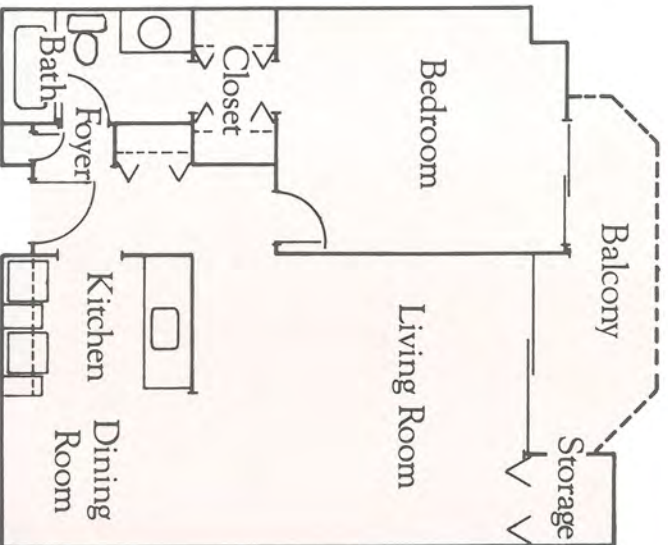
Typical Suite 2d
Approximately 1105 sq. ft.

Typical Suite Layouts

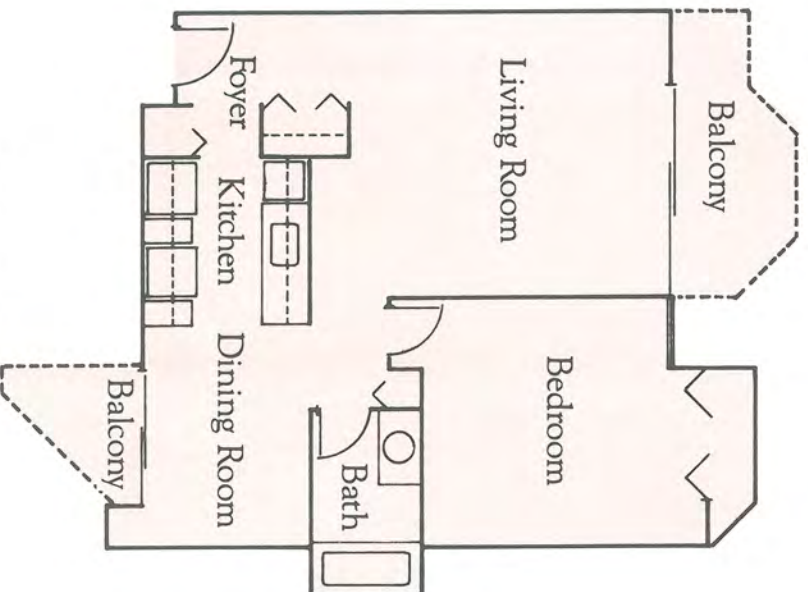
BUILDINGS 2 & 3



Typical Studio Suite
Approximately 486 sq. ft.



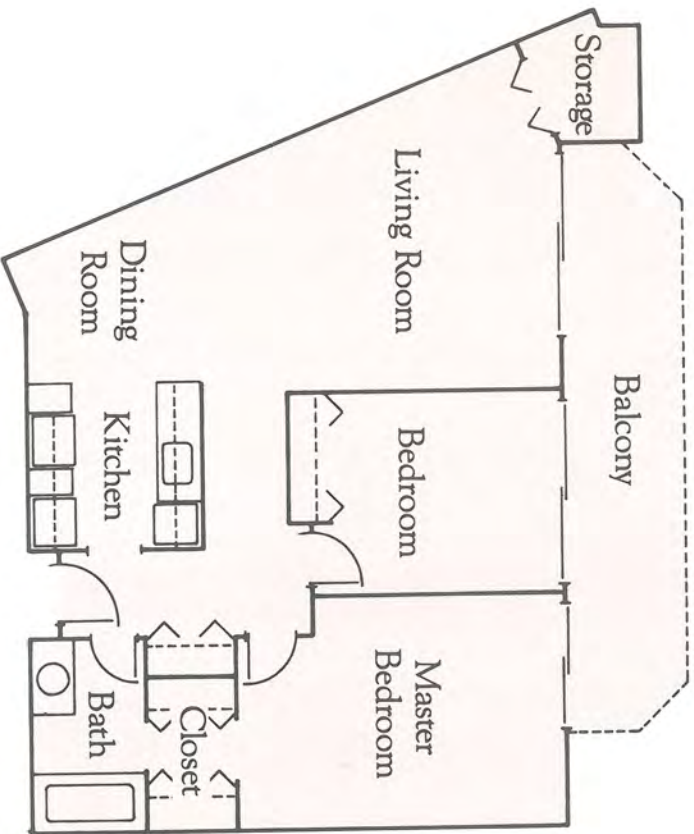
Typical Suite 1e
Approximately 682 sq. ft.



Typical Suite 1f
Approximately 702 sq. ft.

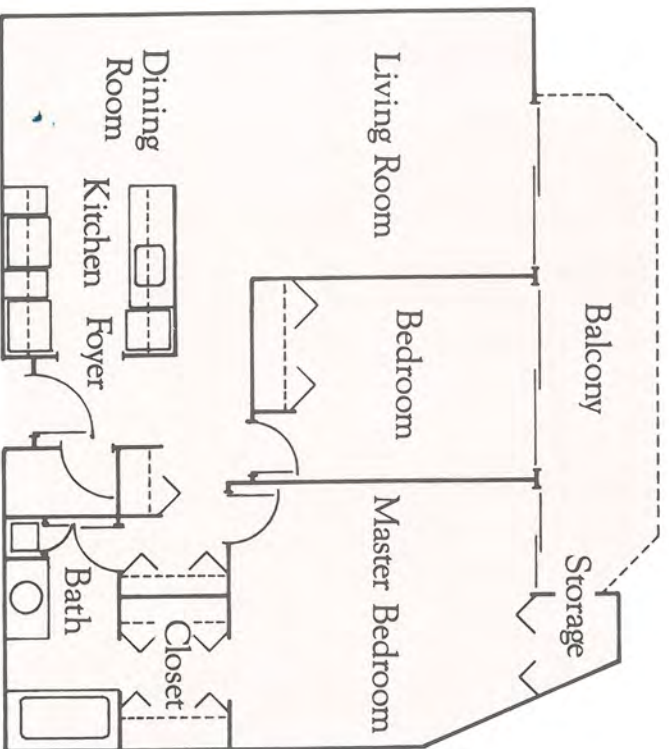
Typical Suite Layouts

BUILDINGS 2 & 3



Typical Suite 2h
Approximately 934 sq. ft.

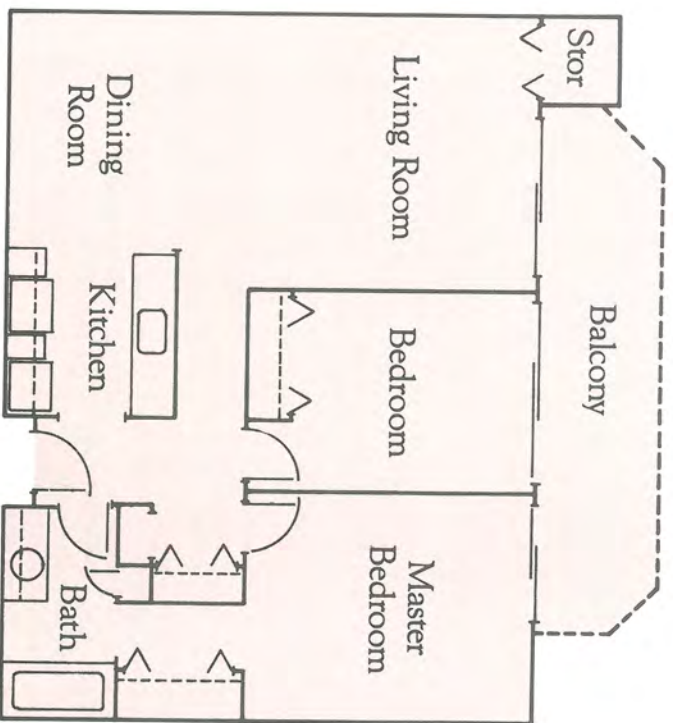
Typical Suite 2g
Approximately 894 sq. ft.



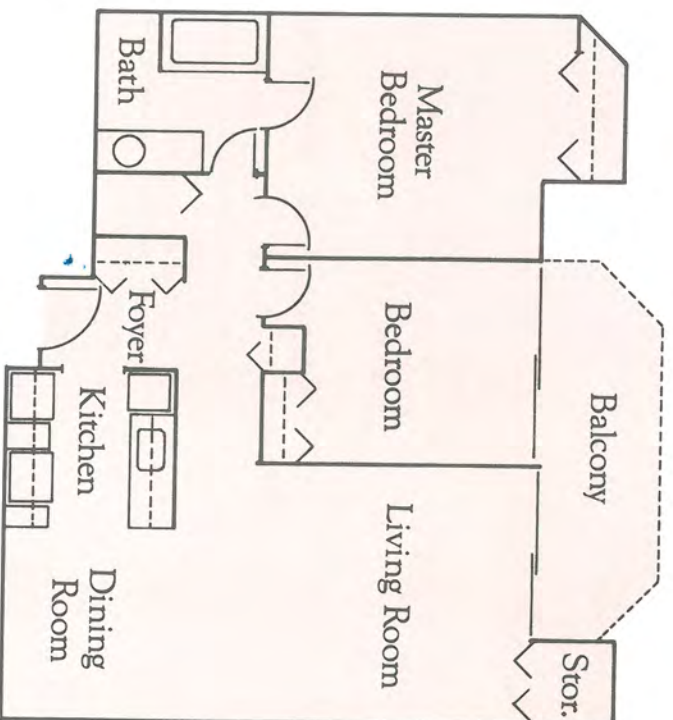
Suite sizes and layouts may vary from floor to floor

Typical Suite Layouts

BUILDINGS 2 & 3



Typical Suite 2e
Approximately 870 sq. ft.



Typical Suite 2f
Approximately 883 sq. ft.

The Investment Features and Legal Relationship

By being involved in Brent Gardens, individual investors have an opportunity to acquire revenue-producing real estate with a minimum of cash commitment.

Each owner will acquire his own residential suite. In addition, the community of owners in Brent Gardens will share access to recreational facilities which enhance the economic viability of this unique residential property.

As an indication of REEMARK's commitment and belief in Brent Gardens, REEMARK and associated persons will purchase these quality investment suites under the same terms and conditions as other investors.

In recent years, British Columbia's increased working population, coupled with a lack of construction activity, has created an extensive demand for residential rental properties, so much so that the vacancy rate is minimal. These factors together with the quality product being offered form the basis for a sound investment.

Mortgage Rate Buydown

In order to provide protection against rising interest rates, a mortgage rate guarantee is available. When the finished residential suite is delivered to the investor, mortgages will be available with a guaranteed rate of interest of 11% per annum for the first 3 years provided prevailing 3-year term mortgage rates at the time of delivery of the finished residential suite are 12% per annum or less. Otherwise, REEMARK guarantees a mortgage rate of 1% below the then-prevailing rates.

Rental Guarantee

REEMARK guarantees the rental income to the original investor for a full 3 years. The REEMARK Rental Guarantee is backed by our belief in the rentability of the project to qualified tenants. This guarantee continues for the first, second and third year of the investor's ownership of the suite.

Cash Flow Loan and Operating Expense Guarantee

In spite of the fact that the mortgage interest rate is reduced in accordance with the above Mortgage Rate Buydown and rental income to the original investor is guaranteed for the first 3 years of ownership, the cash requirements for the project may occasionally exceed the guaranteed rental income. Under the terms of the Rental Pooling and Management Agreement, the manager will receive all rental income and pay operating expenses for the project directly, together with the monthly mortgage payments on the mortgages and the rental management fee. During the first 3 years of operations, should operating expenses together with projected monthly mortgage payments exceed the rental incomes, any necessary cash required will be funded through an interest-free loan to the investor up to an amount equal to the projected cash flow loan. The repayment of this interest-free loan will coincide with the renewal of the mortgage giving the investor an opportunity to reborrow these monies and thereby retain maximum leverage.

As well, REEMARK guarantees that the operating expenses incurred during the first 3 years of operation will not exceed those reflected in the proforma projections. Should the actual operating expenses exceed the amounts represented, REEMARK will pay the difference between the actual operating expenses and projected operating expenses, less any revenues which exceed the Rental Guarantee, directly without recourse to the investor.

Nominal Cash Investment

A secondary financing program has been arranged through the services of a lending institution and is available to any qualified investor not wishing to finance the cash down payment through his own resources.

An investor who takes advantage of our offer to secure secondary financing for the unit will make an initial cash down payment of \$1,500 per residential suite and a designated lender will supply the vendor and financial company with a Letter of Credit/Line of Credit to secure the outstanding balance payable. We expect the transfer of title to the investor to be in 1989. The investor will make his secondary financing payments to the Vendor's lender or its assignee with the first payment of blended principal and interest commencing in January, 1990. The loan is fully open for repayment at any time without notice or penalty.

Professional Rental and Property Management

As an owner of many real estate investments, REEMARK recognizes the importance of professional managers overseeing one's investments.

Throughout the full 3 year term of the Rental Guarantee, REEMARK will provide each purchaser with Professional Rental and Property Management.

The company's knowledgeable professional management team, coupled with a growth oriented stance in the industry, provides the solid base necessary to allow REEMARK to efficiently administer your realty investment in Brent Gardens.

All assumptions, projections and calculations are deemed reasonable and realistic individually in relation to each other, and taken together when prepared but are inherently subject to uncertainty and variations depending on evolving events. There is absolutely no representation by REEMARK that these assumptions, projections and calculations will be realized in whole or in part.

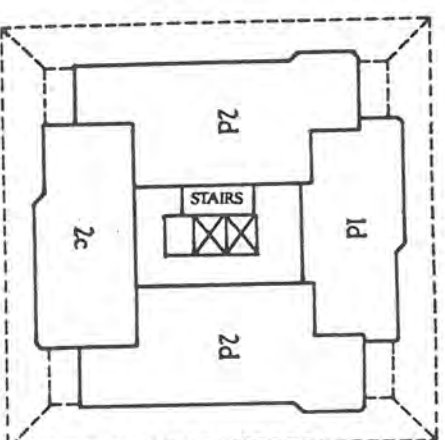
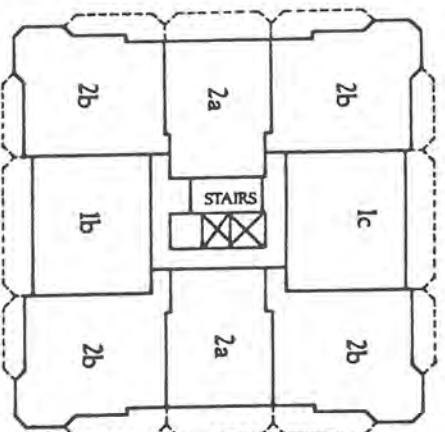
This material is not intended to constitute tax or legal advice to any individual purchaser. Each prospective purchaser should seek independent advice regarding the legal and tax consequences of investing in the real estate as referred to herein based upon their own particular circumstances, status and place of residence.

"This document does not constitute the offering of these securities for sale. The securities will only be sold pursuant to an offering memorandum which is available to all prospective investors."



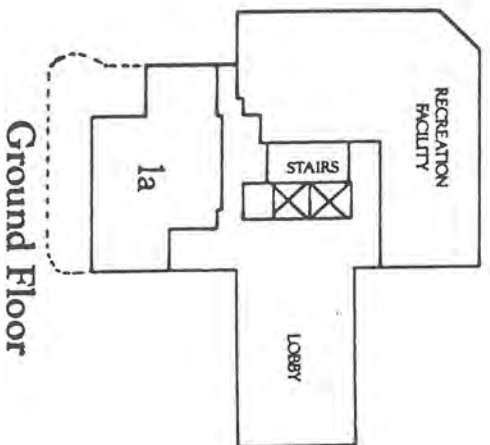
Typical Floor Plans

4353 HALIFAX STREET



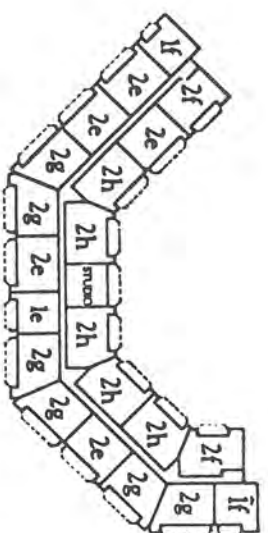
Typical Floors (2-24)

Penthouse

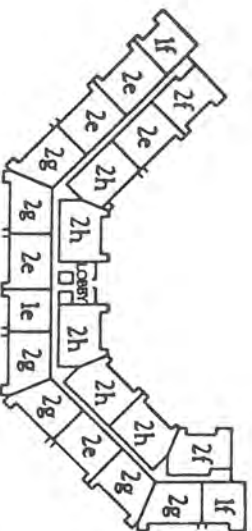


Ground Floor

4363 HALIFAX STREET

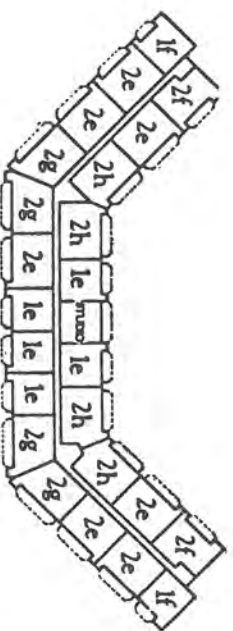


Typical Floors (2 & 3)

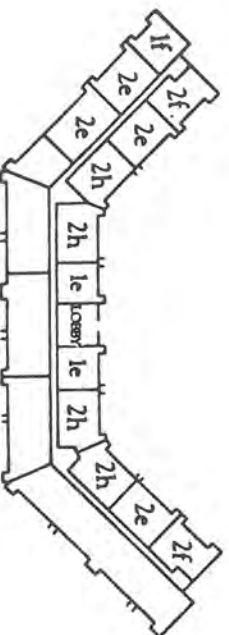


Ground Floor

4373 HALIFAX STREET



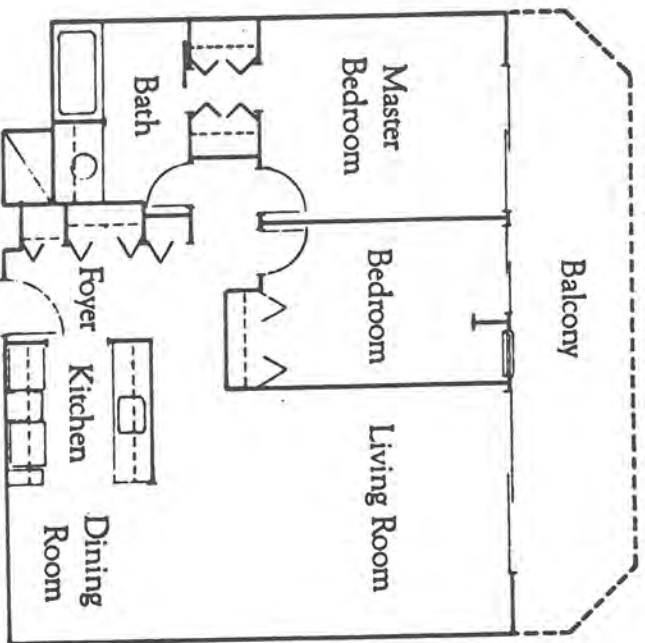
Typical Floors (2, 3 & 4)



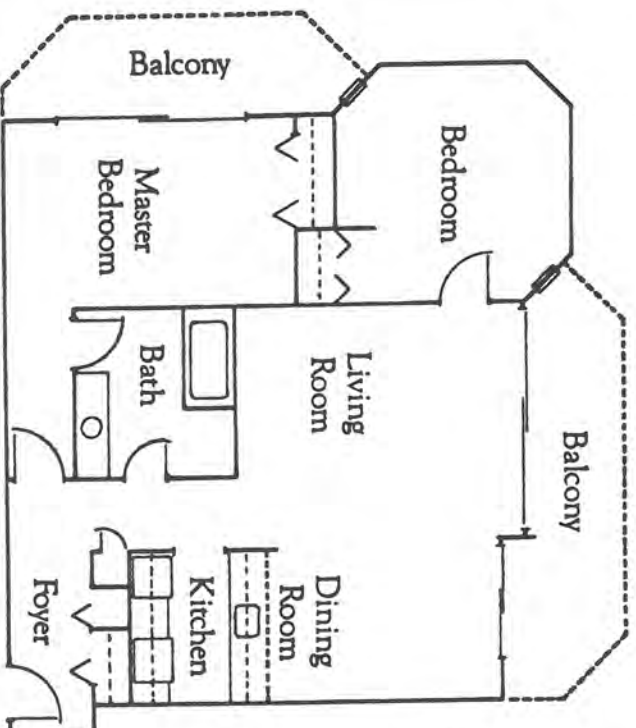
Ground Floor

Typical Suite Layouts

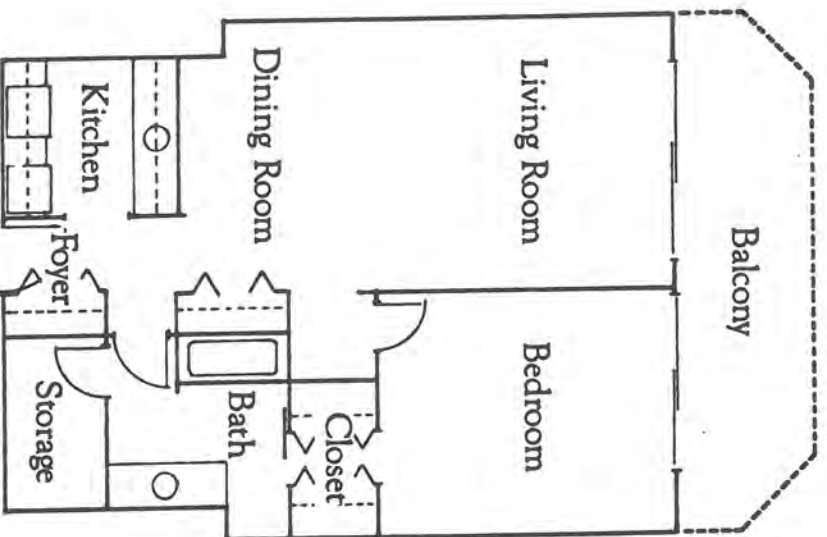
4353 HALIFAX STREET



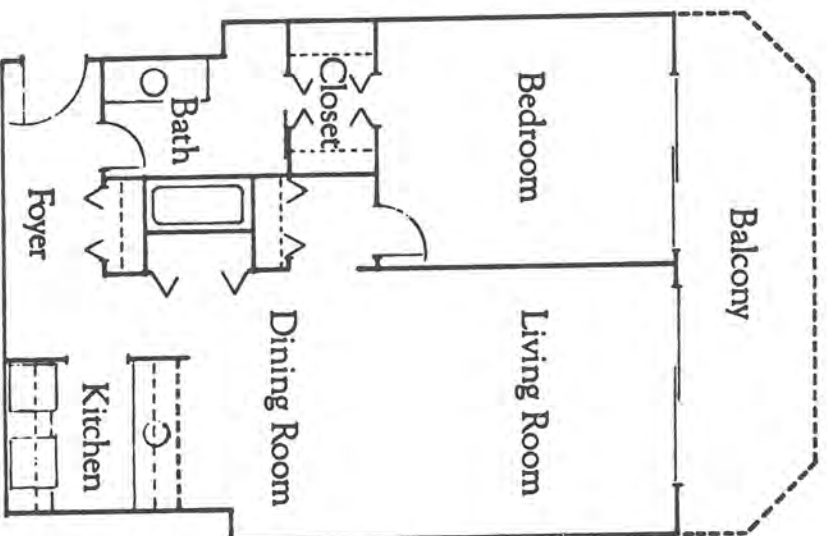
Typical Suite 2a
Approximately 853 sq. ft.



Typical Suite 2b
Approximately 920 sq. ft.



Typical Suite 1b
Approximately 759 sq. ft.



Typical Suite 1c
Approximately 764 sq. ft.

BRENT GARDENS --- 4353 HALIFAX STREET, BURNABY

S/L	UNIT #	SQ.FT.	BD.	EXP.	PRICE	'92 TAXES	STRAATA FEES '93	RENT
159	: 205	: 939	: 1-D	: SE	: 134,500	: 841.92	: 144.23	: 705
166	: 304	: 758	: 1	: E	: 109,500	: 764.70	: 116.47	: 645
167	: 305	: 939	: 1-D	: SE	: 134,500	: 851.56	: 144.23	: 770
170	: 308	: 764	: 1	: W	: 109,500	: 769.97	: 117.30	: 650
174	: 404	: 758	: 1	: E	: 109,500	: 775.22	: 116.47	: 670
178	: 408	: 764	: 1	: W	: 109,500	: 778.73	: 117.30	: 660
189	: 603	: 939	: 1-D	: NE	: 136,500	: 880.53	: 144.23	: 770
201	: 707	: 898	: 1-D	: SW	: 131,500	: 881.41	: 137.95	: 740
206	: 804	: 758	: 1	: E	: 112,500	: 812.96	: 116.47	: 690
215	: 905	: 939	: 1-D	: SE	: 138,500	: 909.49	: 144.23	: 835
219	: 1001	: 898	: 1-D	: NW	: 133,500	: 910.36	: 137.95	: 805
221	: 1003	: 939	: 1-D	: NE	: 139,500	: 918.26	: 144.23	: 790
222	: 1004	: 758	: 1	: E	: 113,500	: 831.37	: 116.47	: 700
225	: 1007	: 898	: 1-D	: SW	: 133,500	: 910.36	: 137.95	: 825
231	: 1105	: 939	: 1-D	: SE	: 138,500	: 927.92	: 144.23	: 785
241	: 1207	: 898	: 1-D	: SW	: 134,500	: 928.79	: 137.95	: 810
242	: 1208	: 764	: 1	: W	: 114,500	: 855.08	: 117.30	: 755
250	: 1408	: 764	: 1	: W	: 116,500	: 864.72	: 117.30	: 740
262	: 1604	: 758	: 1	: E	: 116,500	: 879.65	: 116.97	: 700
265	: 1607	: 898	: 1-D	: SW	: 136,500	: 957.74	: 137.95	: 800
275	: 1801	: 898	: 1-D	: NW	: 136,500	: 977.05	: 137.95	: 795
276	: 1802	: 853	: 2	: N	: 135,500	: 1,050.75	: 131.67	: 815
277	: 1803	: 939	: 1-D	: NE	: 143,500	: 985.83	: 144.23	: 830
278	: 1804	: 758	: 1	: E	: 118,500	: 898.09	: 116.97	: 720
281	: 1807	: 898	: 1-D	: SW	: 136,500	: 977.05	: 137.95	: 795
291	: 2001	: 898	: 1-D	: NW	: 138,500	: 966.35	: 137.95	: 780
292	: 2002	: 853	: 2	: N	: 137,500	: 1,070.07	: 131.67	: 795
293	: 2003	: 939	: 1-D	: NE	: 146,500	: 1,004.25	: 144.23	: 815
294	: 2004	: 758	: 1	: E	: 120,500	: 916.50	: 116.97	: 755
309	: 2203	: 939	: 1-D	: NE	: 147,500	: 1,024.42	: 144.23	: 890
321	: 2307	: 898	: 1-D	: SW	: 141,500	: 1,024.42	: 137.95	: 865
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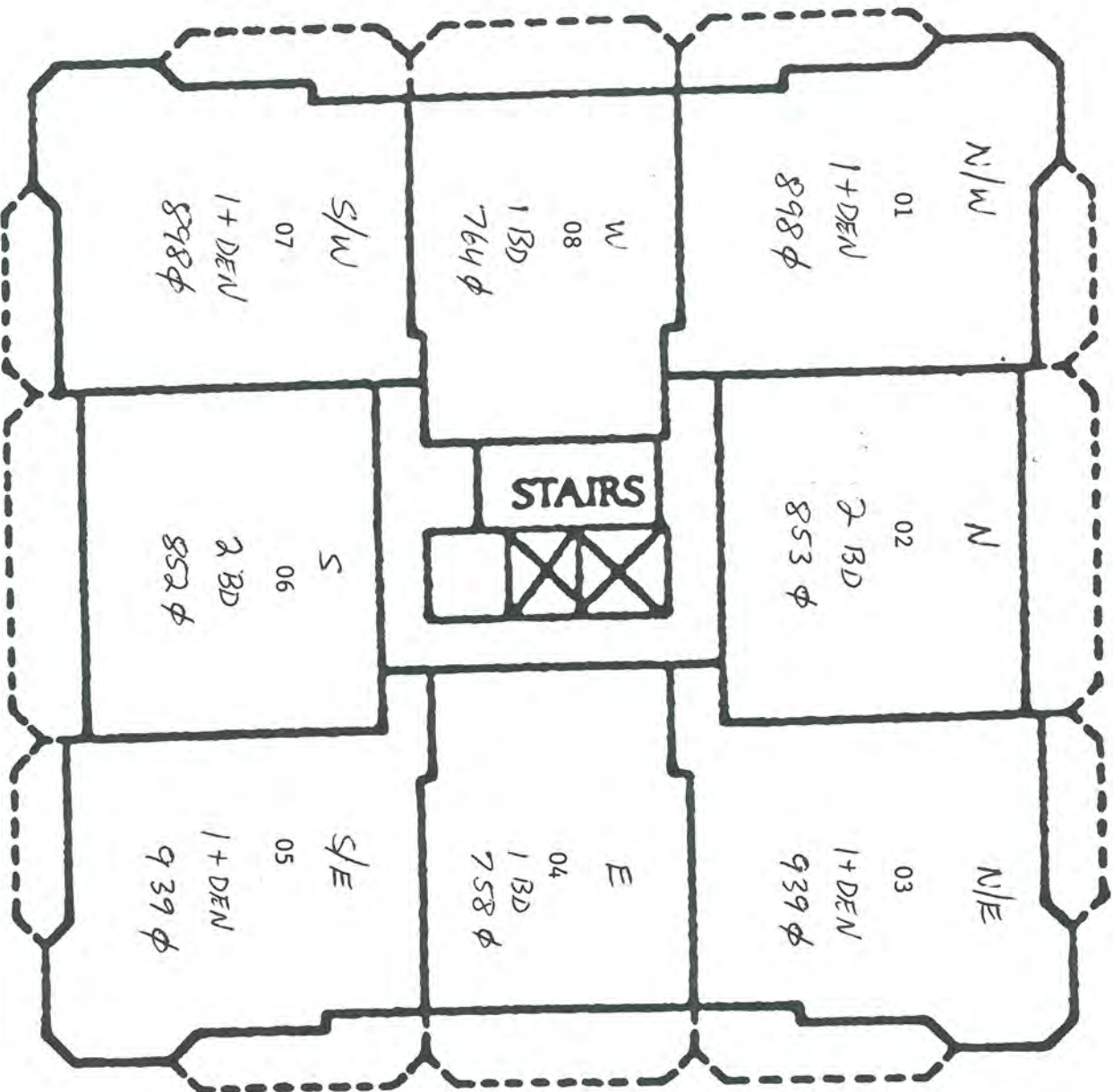
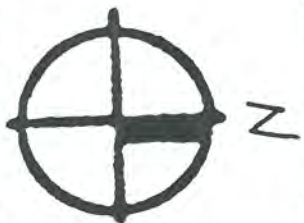
BRENT GARDENS --- 4363 HALIFAX STREET, BURNABY

S/L	UNIT #	SQ. FT.	BD.	EXP.	PRICE	'92 TAXES	STRATA FEES '93	RENT
90	102	933	2	E	124,500	806.81	143.24	695
102	115	884	2	N	118,500	767.33	135.64	695
103	116	867	2	N	118,500	754.17	132.99	765
104	117	886	2	N	118,500	770.04	135.97	730
109	122	996	2	E	127,500	821.73	146.71	735
112	203	850	2	W	120,500	822.61	143.90	695
123	215	884	2	N	119,500	782.25	136.13	695
124	216	867	2	N	119,500	784.87	136.63	695
125	217	886	2	N	119,500	780.49	135.97	695
132	301	950	2	E	125,500	840.16	146.05	750
134	303	935	2	E	125,500	828.74	143.90	780
140	309	885	2	S	120,500	787.51	136.30	730
144	314	887	2	W	119,500	786.64	136.13	710
145	315	884	2	N	119,500	786.64	136.13	695
147	317	886	2	N	119,500	785.75	135.97	695

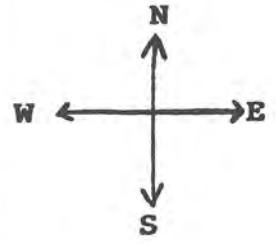
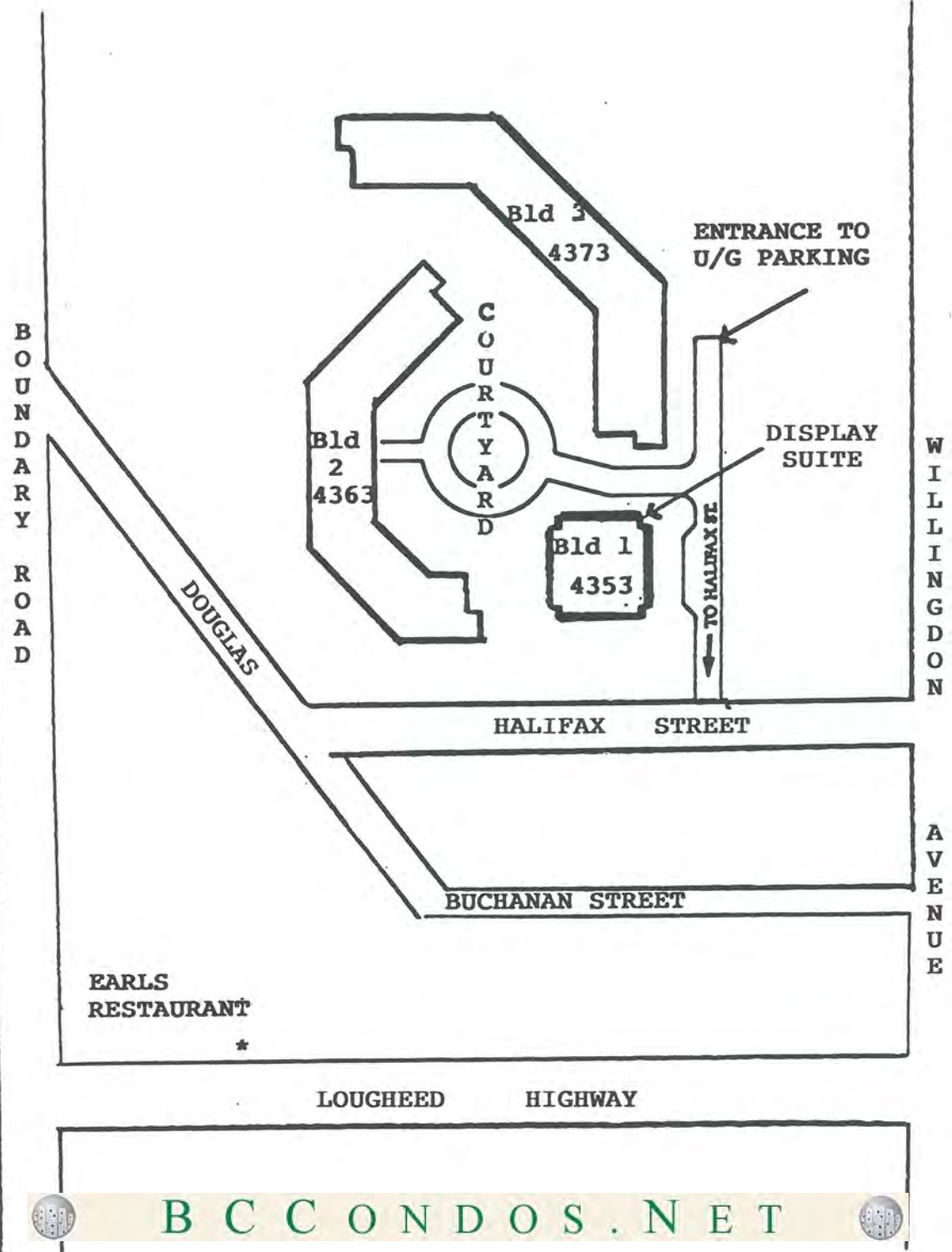
BRENT BARDENS 4373 HALIFAX STREET

29	217	888	2	E	118,500	780.49	136.30	725
39	301	472	B	S	68,500	519.01	72.36	565
46	308	887	2	N	120,500	790.14	136.13	740
61	324	911	2	W	122,500	793.66	139.77	735
64	401	472	B	S	68,500	521.64	72.36	530
69	406	867	2	SW	121,500	785.75	133.49	700
70	407	709	1	NW	99,900	676.95	108.87	670
71	408	887	2	N	122,500	794.54	136.13	695
72	409	887	2	N	122,500	795.41	136.13	695
84	422	870	2	SW	123,500	786.64	133.65	765
86	424	911	2	W	124,500	862.10	139.97	725

4353 BALIYAK STREET



Typical Floors (2-24)



BRENTWOOD MALL

EARLS RESTAURANT *

CARTER CHEV OLDS

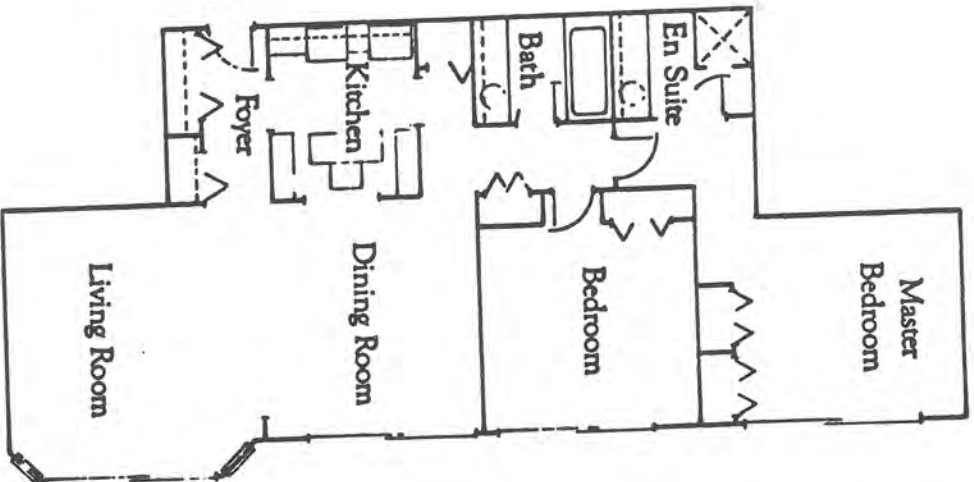


BCCONDOS.NET



Typical Suite Layouts

4353 HALIFAX STREET
25TH FLOOR PENTHOUSE



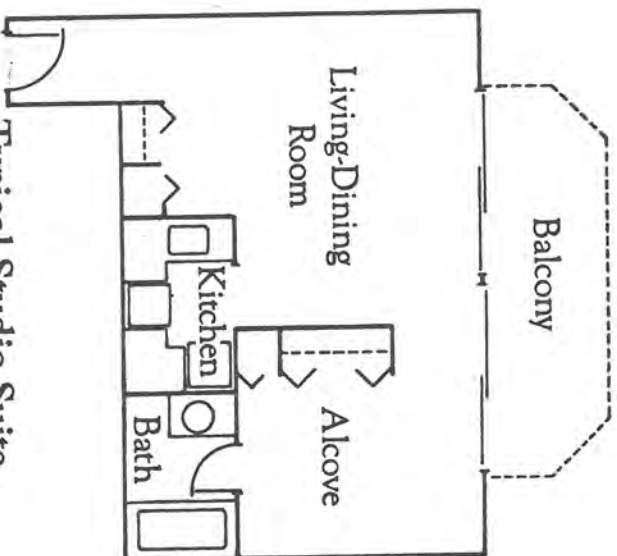
Typical Suite 2d
Approximately 1105 sq. ft.

Suite sizes and layouts may vary from floor to floor

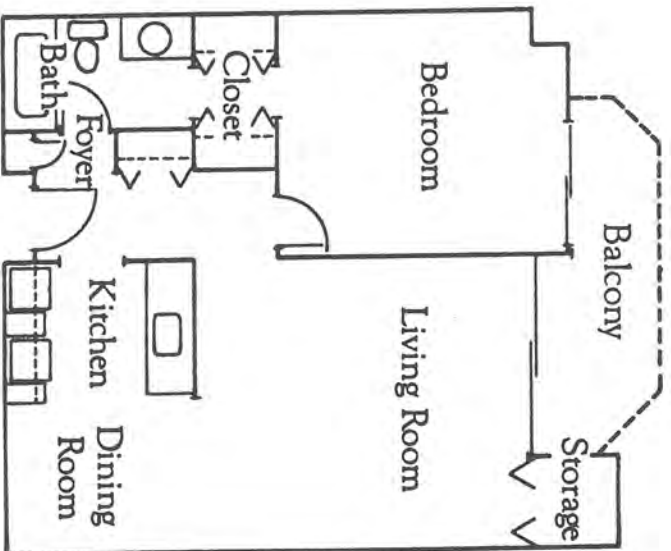


Typical Suite Layouts

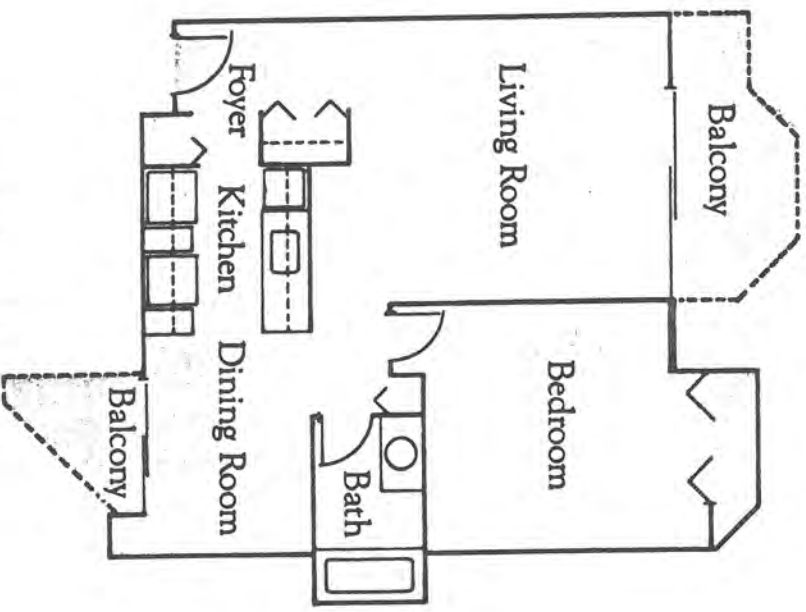
4363 & 4373 HALIFAX STREET



Typical Studio Suite
Approximately 486 sq. ft.



Typical Suite 1e
Approximately 682 sq. ft.



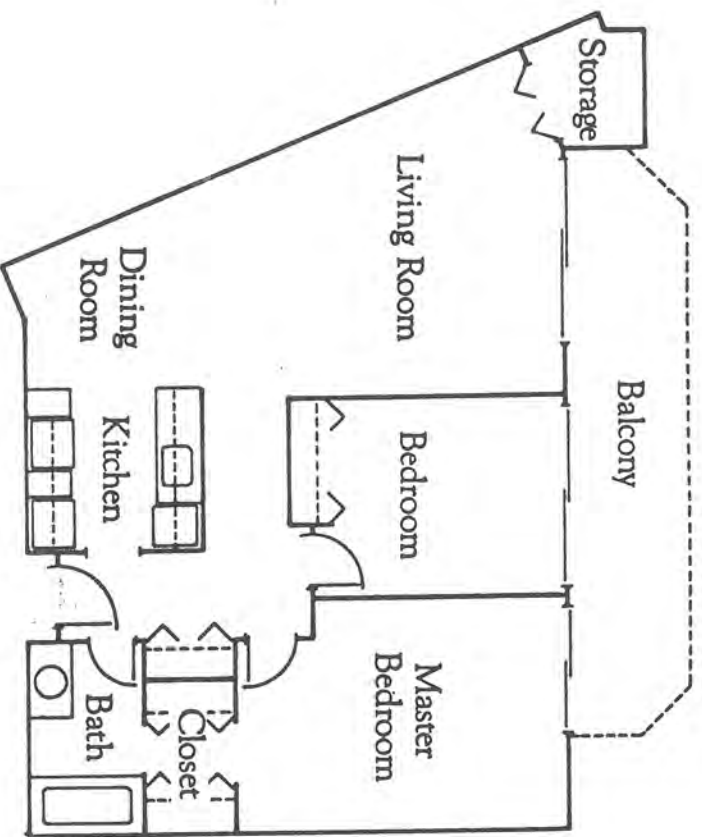
Typical Suite 1f
Approximately 702 sq. ft.

Suite sizes and layouts may vary from floor to floor

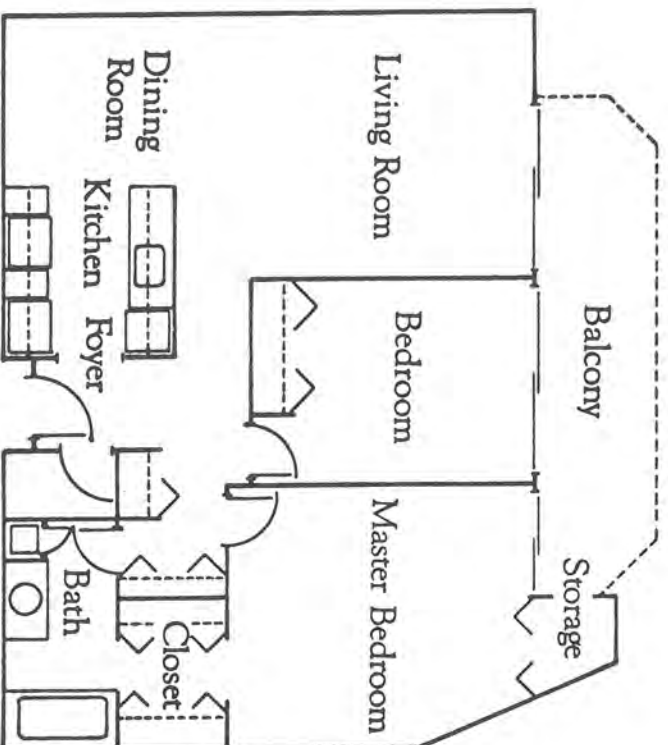


Typical Suite Layouts

4363 & 4373 HALIFAX STREET



Typical Suite 2g
Approximately 894 sq. ft.

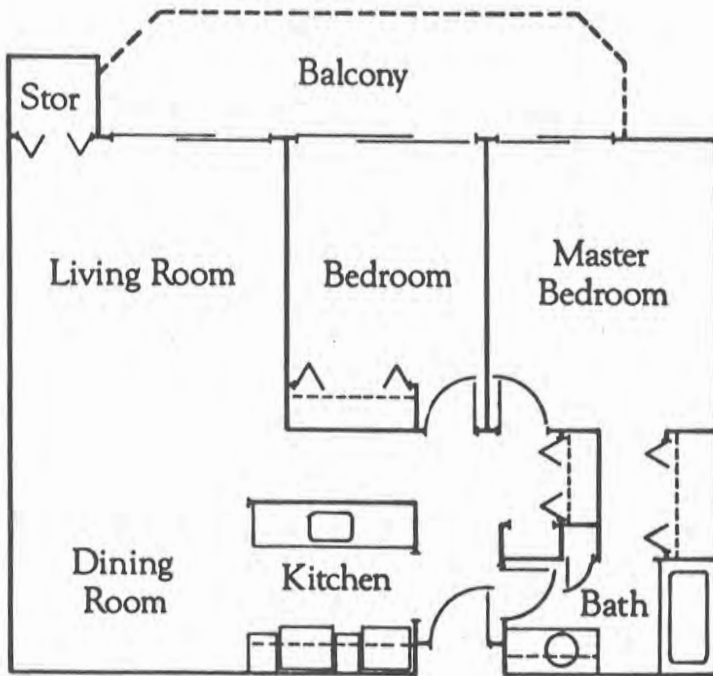


Typical Suite 2h
Approximately 934 sq. ft.

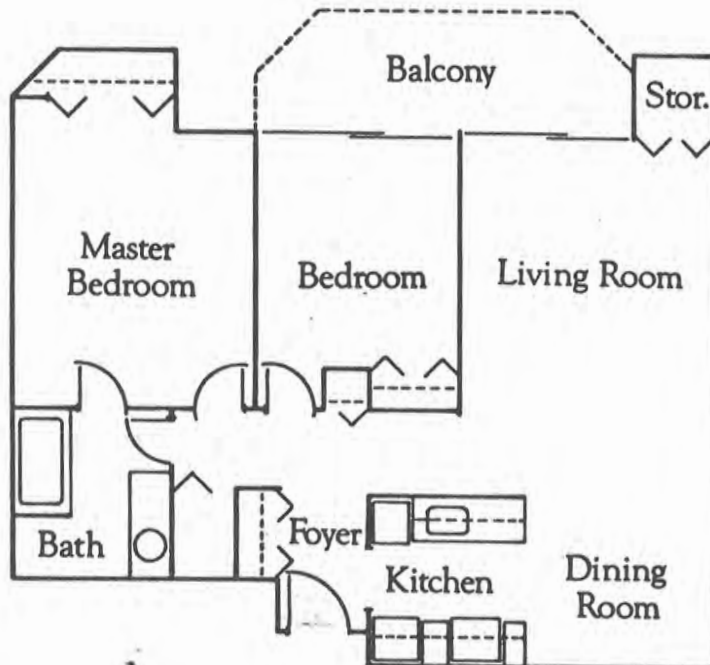
Suite sizes and layouts may vary from floor to floor

Typical Suite Layouts

4363 & 4373 HALIFAX STREET



Typical Suite 2e
Approximately 870 sq. ft.



Typical Suite 2f
Approximately 883 sq. ft.

Suite sizes and layouts may vary from floor to floor