



Cash Flow Property Investment Package

Feature Property

Greenview 18.31%

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Greenview (2009)
 Total Cash Investment: \$ 156,000.00
 Projected Annual ROI: 18.31%*

Call Greg Today! 716-4353 ext 301

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Opportunity Cost:

Your estimated costs would be as follows:

25% Down Payment:	\$ 128,000
Closing Cost (legals):	\$ 1,250
Renovation cost est.:	\$ 8,000
Reserve fund:	\$ 18,750

Total Cash Invested: \$ 156,000

Return on Investment:

Your Returns are projected as follows:

Projected Annual ROI	18.31% *
(Including cash flow, mortgage pay down and appreciation)	
Area Appreciation (15-year annualized):	8.6%
(According to the Calgary Real Estate Board)	

* Projected Return on Investment - Past performance does not guarantee future results.

Our Company

Golden InterCapital (GIC) is a conservative, low risk, integrity focused company that capitalizes on its team's years of experience in Investment and Real Estate. GIC employs a proprietary application to achieve a timing advantage for locating the best real estate investments. GIC is a private real estate investment company that focuses on low risk asset-based properties including: high-density developments and re-developments, undervalued properties, foreclosures and revenue properties. At GIC, our team of professionals dedicate themselves to their roles of real estate investment specialists and business innovators. Information Investment tools allow us to leverage our marketing efforts. Our clients benefit from a diverse package of value-added services including Joint Ventures, Limited Partnerships, and Mortgage Investments—all Real Estate based.

Mission Statement

"Asset preservation is our first priority. It is our mission to create value for our clients and our investors, by providing low risk asset-based solutions that meet the needs of both."

Investment Opportunitites available from GICInvestment Corp.:

Foreclosure Investments:

- Refinance Second Mortgage
- Buy & Sell - Joint Venture
- Purchase Lease Option
- Escrow Second Mortgage

High Density Developments
 Under-valued Properties
 Multi-family Properties

Prepared By: **Greg Handel**



Asset Preservation is our First Priority!

Feature Property Greenview 18.31% ROI*



Potential Properties

Community	Purchase Price	Total Cash Investment	Projected ROI* GIC Managed (50% / 50%)
Killarney (2018)	\$ 480,000	\$ 146,000	16.66%*
Banff Trail (2017)	\$ 422,000	\$ 130,000	17.70%*
Greenview (2009)	\$ 513,000	\$ 156,000	18.31%*
West Hillhurst (1988)	\$ 451,000	\$ 138,000	19.16%*
West Hillhurst (1988)	\$ 451,000	\$ 138,000	19.16%*
Rosscarrock (2002)	\$ 413,000	\$ 127,000	13.51%*
Mayland Heights (2005)	\$ 451,000	\$ 138,000	11.98%*
Cambrian Heights (2012)	\$ 420,000	\$ 129,000	13.64%*
Thornclyffe (2013)	\$ 393,000	\$ 122,000	11.89%*

Properties Researched in the Last 90 days!

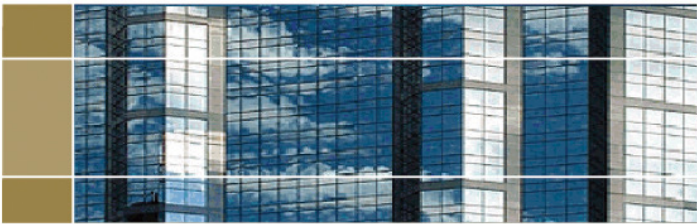
Community	Purchase Price	Total Cash Investment	Projected ROI* GIC Managed (50% / 50%)
Glamorgan (2010)	\$ 413,000	\$ 127,000	11.72%
West Hillhurst (2003)	\$ 537,000	\$ 163,000	19.45%*
Lakeview (1994)	\$ 393,000	\$ 122,000	9.33%*
Parkdale (2004)	\$ 513,000	\$ 156,000	18.50%*
Killarney (1995)	\$ 413,000	\$ 127,000	16.34%*

* Projected Return on Investment - Past performance does not guarantee future results.

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Joint Venture Vale - 50% / 50%

For consideration of 50% / 50% split of equity appreciation and cash flow, we present the following as responsibilities of the joint venture (further clarified in a JV Agreement):

Joint Venture partner contributions: 50%

- All costs with regards to this investment from start to finish—including but not limited to 25% down payment, renovation cost, closing cost, and a vacancy & maintenance reserve fund.

GIC Investments contributions: 50%

- Investment Management—from start to finish
 - Source property,
 - Submit and close offer on property,
 - Manage upgrades, repairs or renovations,
 - Manage property manager,
 - Administration (including: payment schedule, cash flow statement, renewals date schedule, mortgage holding, property tax, legals, vacancy & rent increases, portfolio statements, semi-annual reports to investor, etc), and
 - Handle exit or sale of property



I invite you to consider this exciting opportunity and respond at your earliest convenience.

Sincerely,

Greg Handel

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Office (403) 716-4354
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Feature Property

Greenview 18.31% ROI*



Fax Back Response Form To: 1-877-205-1266

Please place an "X" below if you wish to be contacted with the details of this week's investment opportunity.

Feature Property: Greenview 18.31% ROI*

Other Property: Community: -----

Company _____

Name _____

E-mail _____

Street _____

City _____

Province _____ Postal Code _____

Phone _____

Fax _____

If are looking for an investment alternative, please fax back your contact information to 1-877-205-1266 or call me at (403) 716-4354 ext 301. I will get back to you as soon as possible to set up a time to meet with you personally.

Thanks,

Greg Handel

If you would like to be removed from our fax list, please fill out the above info in full and fax back to us with "Remove" written at the top. Fax: 1-877-205-1266. If this letter has been sent to the wrong person, please forward it to those that would find value in it. Thanks.



Asset Preservation is our First Priority!