

Langford, British Columbia

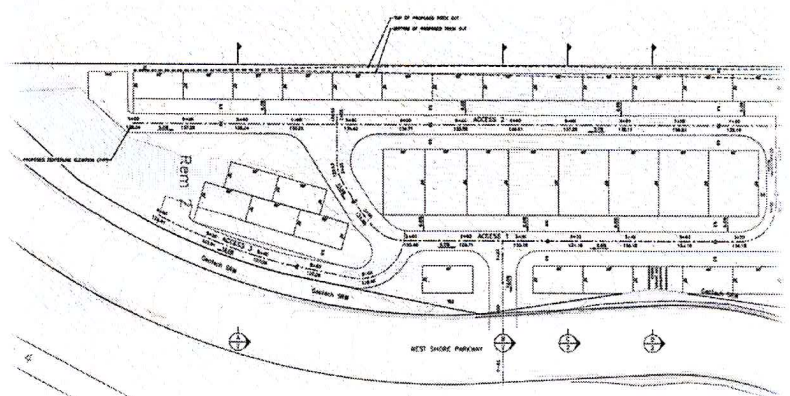
Westshort Business Park

Office and Light Industrial Building Project

The Westshore Business Park in Langford, British Columbia on Vancouver Island, is presently under contract with partners that are controlled by individuals who form part of the Tru-Med management group. The purchase of the land will be closing early summer 2020. The piece of land to be developed is located along the West Shore Parkway in Langford, British Columbia.

The property, which is currently raw land, has now been approved for development. This project represents some of the only commercial land for development in the Langford area. This, combined with an increasing population, makes it the ideal place for office, retail and warehouse space.

This project will consist of concrete tilt up building. Management has over 20 years of experience in this type of building construction. The structures are of high quality designed to maintain market value while providing reduced operating expenses for the end users. This type of quality building is preferred over the conventional build for its long term economic life.





Langford, British Columbia

Langford Business Park

The city of Langford is a core municipality in the Western Communities. It is currently experiencing regional increases in population driven by residential, commercial and industrial development. Langford projected an increase in its population of 123% by 2026. The 2016 census indicated that Langford ranked number 1 in growth among island municipalities.

The Westshore Business Park will look to join an already developed service station, RV Sales lot and other light duty industrial buildings. Future development in the area includes a moving company, mini-storage facility and with exposure to the British Columbia Highway 14, this will be an ideal landing place for businesses of all sizes.

Upon completion of the project, the intention is to condominium then sell or lease the units for owner-operators and/or investors looking for additional returns. Based on the current market, real estate supply is lower than the national average, so these buildings are not expected to be held for a long period of time.

Proposed And Under Review

St. Albert, Alberta

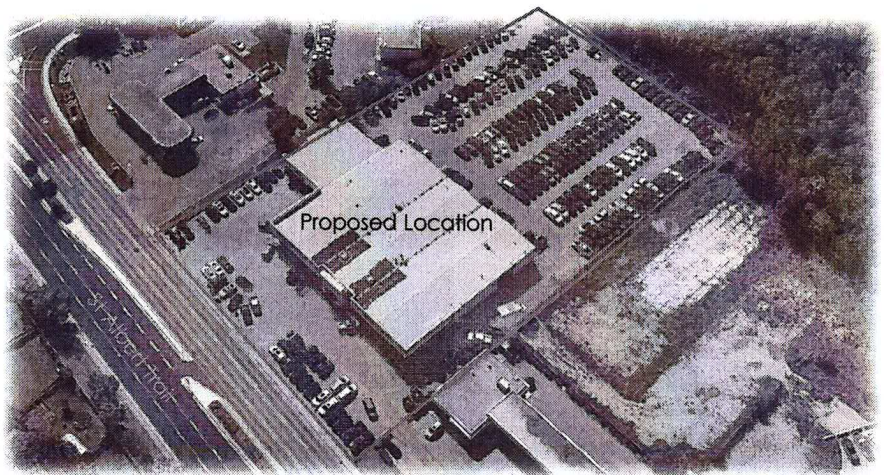
St. Albert Trail Professional

Professional Services Building

St. Albert Professional building will feature a repurposed building adjacent to St. Albert Trail in St. Albert, AB. This location served as a car dealership, but will be renovated from its current structure to a two storey building to house professional and medical services. The high profile location fronting St. Albert Trail sees more than 45,000 vehicles per day making it the ideal high profile location for Tru-Med.

The development in St. Albert as proposed at the present time, will consist of more than 50,000 square feet of net rentable area. The building is currently in purchase negotiations and development is scheduled to start in Fall of 2020.

This project will aim to be completed in 2021/22 and has received interest for more than a half of the space to be occupied upon completion.

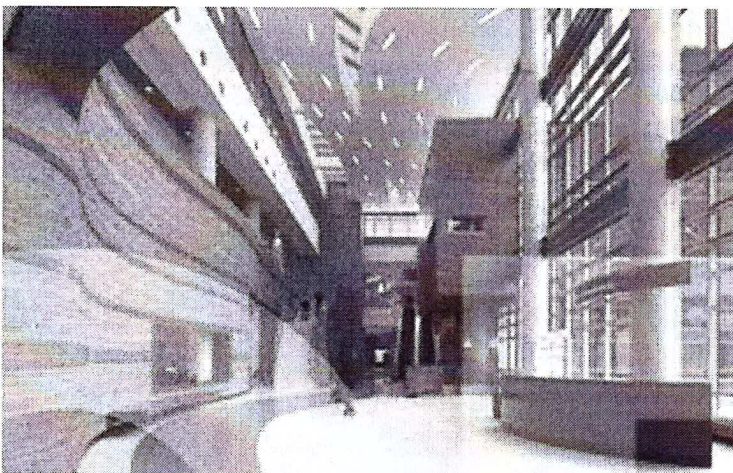
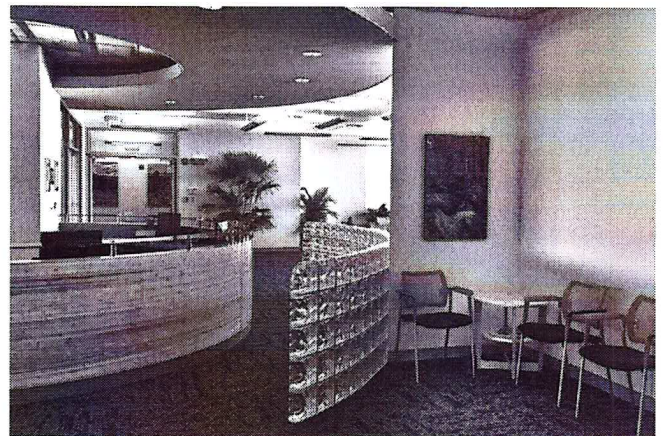
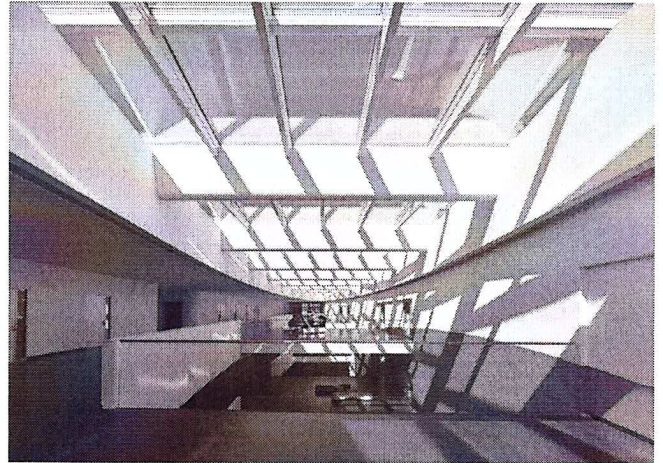


St. Alberta Trail Professional

The city of St. Albert has experienced significant growth recently, seeing numerous new developments looking to take advantage of the exposure of being adjacent to St. Albert Trail.

St. Albert Trail Professional will look to repurpose an existing car dealership. The plans include constructing a second floor on the building to expand on the existing 26,000 square feet. The previous setup and use of the building will cater nicely to this new development with both the high profile St. Albert Trail exposure in the front and ample parking behind the building.

The building has sparked interest from a medical spa and a pharmacy to fill the space immediately upon completion. The repurposing of the building will be a lower cost alternative to new construction and will lead to a higher return for investors on this project.



The building is priced reasonably, due to the market's assessment of the limitations regarding its potential uses. With the plans of redevelopment, it will allow Tru-Med Real Estate to take advantage of a lower than average purchase price for comparable land and building. Once repurposed, the building will boast more than 50,000 square feet, of net rentable space, in a prime location at a lower cost than comparable spaces.