

timberlands



DISTRICT

OWNERSHIP OPPORTUNITY

INFORMATION PACKAGE FOR
TIMBERLANDS DISTRICT
OWNERSHIP OPPORTUNITY
PREPARED BY:

DEVELOPMENTS 2 INC.



DEVELOPMENTS 2

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2

DEVELOPMENTS 2

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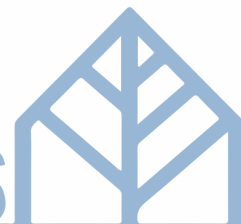
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OWNERSHIP OPPORTUNITY

70 THORBURN AVE, RED DEER, AB
Lot 9, Block 14, Plan 2021755

TIMBERLANDS COMMERCIAL DEVELOPMENTS

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**PREMIUM MEDICAL AND
PROFESSIONAL OFFICE SPACE**

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TIMBERLANDS CROSSING

90 Thorburn Ave

LEASED!

TIMBERLANDS DISTRICT

70 Thorburn
Ave

**FINAL PHASE
OWNERSHIP
OPPORTUNITY
6,000 +
SQUARE FEET**

TIMBERLANDS STATION

500 Timberlands Drive

LEASED!

TIMBERLANDS MARKET

499 Timberlands Drive

LEASED!

NORTH

38,000 VPD

30th Ave



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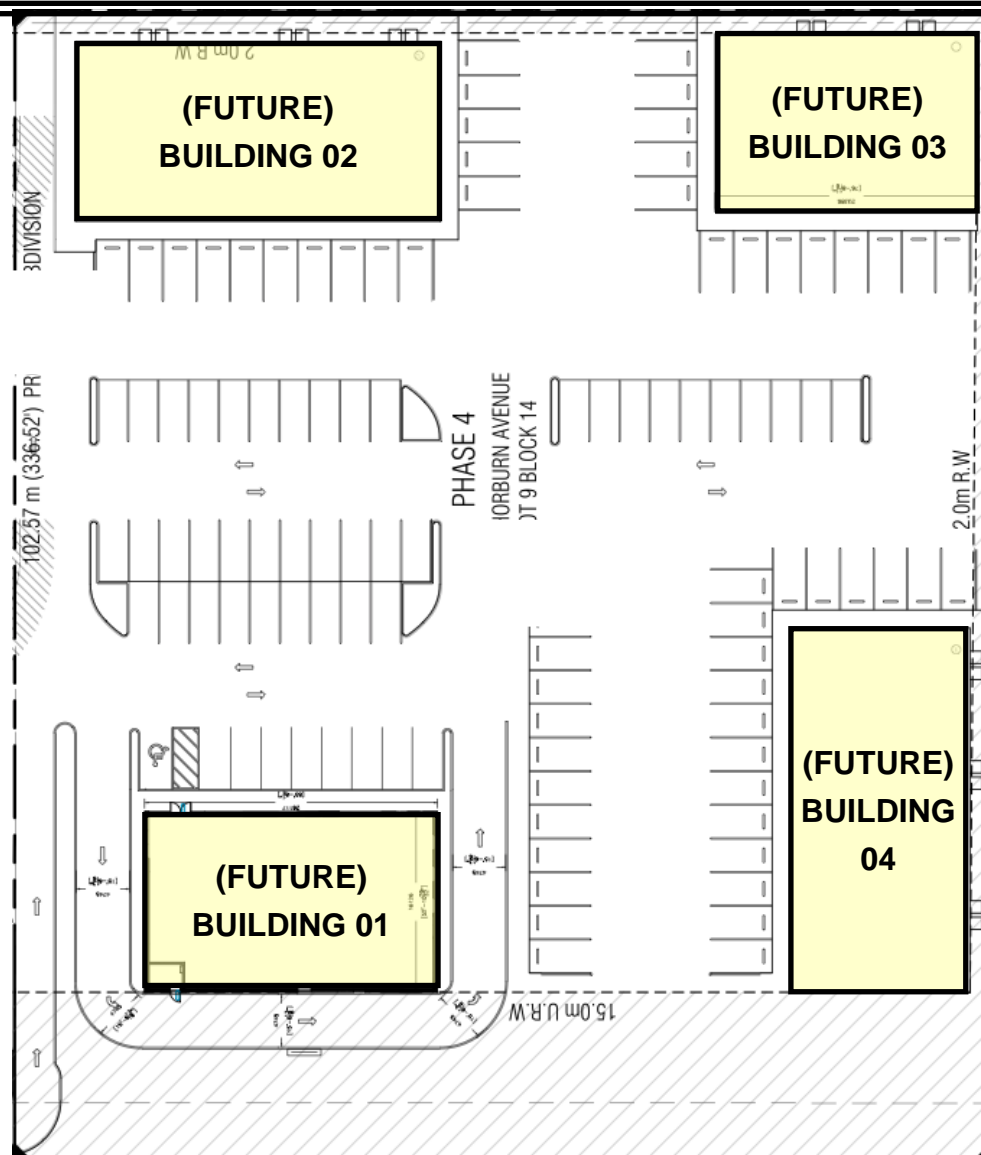
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CONCEPTUAL SITE PLAN



 AVAILABLE



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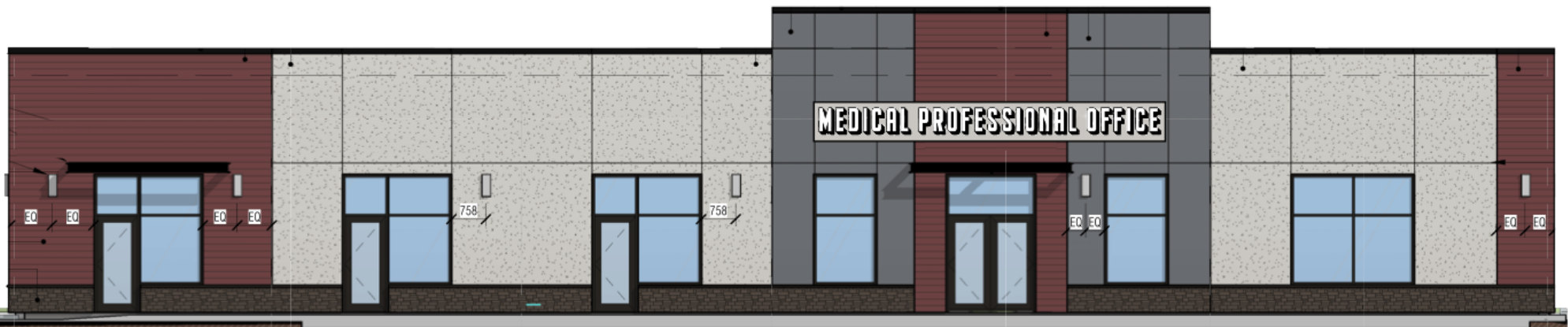
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SAMPLE ELEVATIONS

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SAMPLE BUILD





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SAMPLE BUILD





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SAMPLE BUILD





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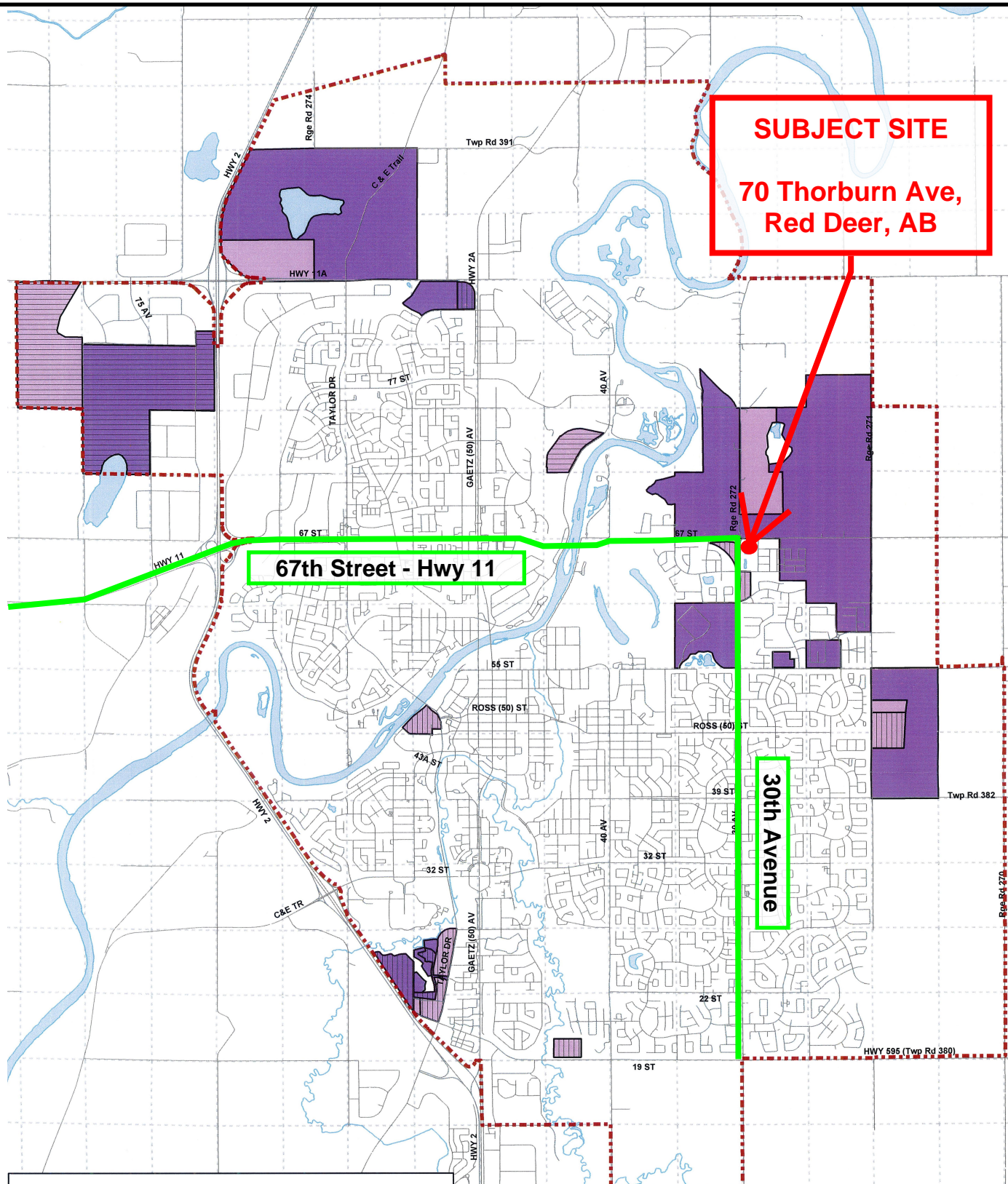
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CITY OF RED DEER GROWTH MAP





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TRADITIONAL MODEL VS OWNERSHIP JOINT VENTURE



TRADITIONAL MODEL

1. Business pays Rent.
2. Business pays for Tenant Improvements.

OWNERSHIP JOINT VENTURE

1. Business pays Rent.
2. Business pays for Tenant Improvements.

BENEFITS OF OWNERSHIP

1. Ownership of a AAA asset - very rare opportunity.
2. Leverage the value of your business.
3. Alternative source of Cash Flow in the future.
4. Control your real estate.