

INNOVATION VILLAGE

An Integrated Lifestyle Development Combining State-Of-The-Art

All Level Senior Care in a Beautiful Natural Urban Forest Setting,

Adjacent to Surrey Memorial Hospital - Surrey, British Columbia, Canada



A REGULATED PRIVATE INVESTMENT

Presented by Capital Street Group Investment Services Inc.
Regulated & Audited Entity

INNOVATION VILLAGE

INVESTMENT PROFILE

LOCATION	9525 King George Hwy , Surrey
DEVELOPMENT	Medical, commercial and elderly care complex
LAND AREA	5.1 acres
BUILDABLE AREA	554,878 sq. ft.
PROJECT FINANCING	\$35,000,000
COMPLETED VALUE	\$ 263,901,586
EXPECTED COMPLETION	4 years
ANNUAL ROI	17% *
MINIMUM INVESTMENT	\$10,000

The project accepts all qualified funds, can accept international funds and is TSFA and RSP eligible.



Covers an area of 5.1 acres, facing the Surrey Memorial Hospital and consists of 555,790 buildable square feet. WestStone's \$250M+ "Community of Care" will be comprised of mixed-use medical space catering to advanced health science technologies. Tastefully blended within the property will be a senior's retirement community that offers independent living, assisted living and complex care in a natural setting, allowing senior couples to age together through all stages of care.

*These are Forward-Looking Statements of management projections, which are subject to change and refinement, as well as a changing market. The fund takes no responsibility for and does not undertake to update its forward-looking information disclosure. For more details go to www.innovationbyweststone.com/the-fund.

SURREY, BC



Surrey is home to the second largest hospital in BC (employing more than 6000 health care workers), and has the largest emergency center in Canada. Surrey Memorial Hospital has just completed a \$512 million expansion, partnered with universities and medical science leaders to create Innovation Boulevard, a health science and technology hub within the city.

LOCATION

Nearby to Washington State, Surrey, BC is located in the center of the Greater Vancouver Regional District. The city has convenient transportation connections, is only 35 minutes from downtown Vancouver, BC and has three major freeway segments (No. 1, No. 91 and No. 99). Surrey is also home to BC's biggest port.

★ Innovation Village



POPULATION

Located in Vancouver, BC, Surrey is the second largest city in BC with a population of over 510,000. As Canada's 3rd fastest growing city, each month 800-1,000 new residents move to Surrey. In accordance with the City's expected growth, in the next 30 years Surrey's population will rise an estimated 250,000, becoming the largest city in the greater Vancouver area. By 2019, Surrey is expected to have more residents than the city of Vancouver.



1. Surrey City Hall
2. Surrey Central & Simon Fraser University
3. Kwantlan University
4. Public Plaza Development Project

5. WestStone Group's West Village
6. Surrey Memorial Hospital
7. RCMP Headquarters
8. Guildford Shopping Centre
9. Innovation Village

 Skytrain Rapid Transit

ECONOMY

For four consecutive years, Surrey, BC, was named one of the top investment cities in the country. The city also has almost half of the industrial park land in the GVRD. Over the past year, Surrey municipalities and private developers have injected over \$2.2 billion into Surrey's city center project. Awarded the 3rd best run city in Canada by MacLean's Magazine and armed with an educated and growing workforce, tax incentives and ideal locale, the stage is set for Surrey City Centre to become the business capital of the Lower Mainland.

Due to strong population and economic development, the city government continues to upgrade the city's infrastructure, including the LRT (light rail) slated for 2018.

INNOVATION VILLAGE

"Whether you are simply investing or interested in becoming a resident, Innovation Village will be one of the most sought after and profitable locations. A great place to invest!"

Robert Dominick, Senior VP WestStone Group and Chairman of the Downtown Surrey Business Improvement Association



Forward-thinking WestStone Group is helping shape the future of Surrey with over 555,790 sq. ft of new mixed-use medical space; including office, retail and commercial locations. The site will feature an integrated all level senior living community and care facility in a beautiful natural urban forest setting.

Innovation Village presents a unique opportunity to invest in the future of one of Canada's hottest real estate markets and fastest growing cities in Canada. The large parcel of land is the last of its kind in the quickly developing 'hospital zone', and is directly adjacent to Surrey Memorial Hospital.

INNOVATION VILLAGE IN ALLIANCE WITH SURREY MEMORIAL HOSPITAL,
SURREY ECONOMIC BOARD AND THE CITY OF SURREY.

"We look forward to working with WestStone to ensure Innovation Village is aligned closely with the vast partnership and resource base of Innovation Boulevard."

Dr. Ryan D'Arcy PhD NeuroScience MSc, BSc, head of Health Sciences Surrey Memorial Hospital & Donna Jones, Manager Economic Development, Surrey

THE CITY OF SURREY'S INNOVATION BOULEVARD

Innovation Village is located within the City of Surrey's Hospital Zone "Innovation Boulevard", which is an internationally recognized hub for health technologies and science. Innovation Boulevard is an agile partnership of health, business, higher education and government creating new health technologies to improve peoples' lives.



The shared vision of Innovation Boulevard is to achieve innovative results in four areas:

1. Improve health outcomes for patients
2. Implement intelligent solutions for the health care economy
3. Attract talented clinicians and researchers
4. Grow companies in the health care technology and services sector

INVESTMENT DETAILS

Project Summary			
Completed Value	\$ 263,901,586	Invested Capital	\$ 35,000,000
Development Cost	\$ 182,152,947	Preferred Return	\$ 12,600,000
Other Costs	\$ 31,821,908	Profit Share	\$ 12,363,365

Providing a development buffer of \$24,963,365

THE DEAL STRUCTURE



3% PA, funds paid 1.5% every 6 months

6% PA Preferred Return, you receive before Developer gets any profit, and

50/50 split after clients priority return.

Return on \$100,000 Investment	
Invested Capital	\$ 100,000
Preferred Return	\$ 36,000
\$3,000 paid yearly, balance at term	
Profit Share	\$ 35,324
Investor Profit	\$ 71,324
Total Return	\$ 171,324
Annual ROI	17.83%

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THE DEVELOPER - THE WESTSTONE GROUP -



Founded in 1995, WestStone is a developer with more than 20 years of experience in Canada. WestStone has a very strong presence in the City of Surrey, British Columbia with several completed projects. Currently WestStone has over 3 million square feet under construction. Having constructed a long list of award winning projects throughout British Columbia, Alberta, and Arizona, the company is proud of it's responsible and perceptive approach towards new home and mixed-use development.



Evolve Condos



Element Condos



Parkway Tower



Award-Winning Ultra Tower

Recent WestStone Developments Include:

Ultra Tower	Surrey, BC 36 storey, 362 unit, high-rise	Sonnet	Langley City, BC. award winning 85 unit, multi-family
Serenade	Langley City, BC. 4 storey, 68 unit, multi-family	Brixton	Abbotsford, BC. 4 storey, 60 unit, multi-family
Park on Bell	Phoenix, Arizona 258 multi-family rental	Santana Ridge	Phoenix, Arizona. 192 unit town home
Vantage	Phoenix, Arizona 127 homes	Westgate Hills	Vernon, BC. 35 lot residential development
Element	Surrey, BC 4 storey, 71 unit, multi-family	Villa Milano	Phoenix, Arizona. 90 unit town home
Northshore	Tempe, Arizona. 135 unit luxury condominiums	River Grande	Calgary, Alberta 201 luxury award-winning condominiums
Parkside	Phoenix, Arizona 192 unit condominiums	Cosmo Plaza	Richmond, BC. 81 unit stratified commercial project
Agenda	Surrey, BC 4 storey, 135 unit, multi-family	Hearthstone	Sunpeaks, Kamloops, BC. 140 unit condominium
Allure	South Surrey, BC. 53 unit town home		

Current Weststone Developments





Offering presented by Capital Street Group Investment Services Inc., an Exempt Market Dealer ("EMD"). Capital Street Group is a bonded, audited and regulated entity under the laws of Canada which allows it to take qualified financing products, once reviewed and approved to introduce them to prospective investors for consideration.



Project profile by:
REALTY GATEWAYS
REGULATED INVESTMENT OPPORTUNITIES

PROJECT ACCEPTS **ALL** QUALIFIED FUNDS,
CAN ACCEPT INTERNATIONAL FUNDS AND IS
RRSP QUALIFIED AND PRESENTED TO INVESTORS
BY A BC SECURITIES COMMISSION QUALIFIED
EXEMPT MARKET DEALER BY WAY OF AN
OFFERING MEMORANDUM (OM)

EARN 17%*
INVEST IN YOUR COMMUNITY!

4 YEAR
EXPECTED COMPLETION



INNOVATION VILLAGE

"A Community of Care"

9525 King George Hwy, Surrey, BC

Tel: 1 (888) 318-9688

Email: vip@capitalstreetgroup.com

www.capitalstreetgroup.com

www.innovationbyweststone.com

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