



UNIQUE BUILDING SOLUTIONS LTD

8707 33 Ave NW
Calgary, AB T3B 1M2

T 403.701.1313
calley@getunique.ca

www.getunique.ca

Title: Contemporary Spec-Home Investment Opportunity

2 March, 2013

Overview: We are developing and building a contemporary 2000 sq/ft 2 story home at 6008 33 Ave NW, Calgary, AB. The home is to be built over the summer and fall of 2013 with sale late 2013 or early 2014. The home will be built with quality fixtures and custom wood finishing to sell for above \$700,000 based on comparable. We are looking to raise \$220,000 in financing for construction of the home to be drawn in 4 increments. We are looking to raise money at an 8% return and willing to go to a higher percentage to major investors. All investments are secured against the property.



Financials: *These are general estimates and specific construction estimates are expected before March 15th*

Cost of Land:	\$279,000
Preparation Costs:	\$12,500
Construction Materials:	\$200,000
Labour:	\$100,000
Holding costs:	\$28,000
Selling Costs:	\$20,000
TOTAL:	\$639,500

Investments:

\$310,000 is invested by key partner Calley & Carrie Erickson
\$110,000 is invested by key partner Matt Smith
\$220,000 is still needed in the form of investment loan

We are looking to make the first draw on the loans immediately and the following at dates depending on construction progress (probably every 2 months). Interest will be compounded monthly with payout upon sale of investment.

If you are interested in investing in this solid opportunity, please contact Calley at calley@getunique.ca. This investment is only available till the needed capital is raised, so don't wait.

Construction Team:

Calley Erickson has been building homes for his whole life. Growing up with his Dad, a custom home builder in Dawson Creek, he has been involved in projects of every size. He has run his own construction company for nearly 10 years taking on over a dozen projects including major reno's, additions, a complete build, and lots of other types of construction.

Matt Smith has built two homes on his own and is a fine woodworker. He will be responsible for giving this home its punch, with custom front door, floating spiral staircase, custom kitchen and built in elements throughout the house.