

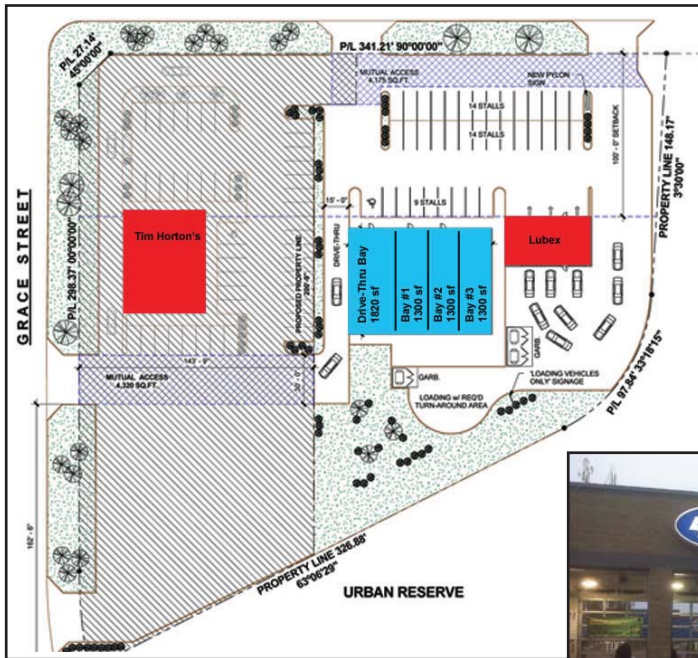
Weyburn Development Corporation

Weyburn, Saskatchewan

creating value based real estate

integrity | forethought | stewardship

Sitefinders Group of Companies | 1912 - 10 Avenue SW | Calgary AB | T3C 0J8 | www.sitefinders.ca



Weyburn, Saskatchewan

Project Description

This site is located directly east of **Tim Horton's** on **Sims Avenue**. It is the only retail opportunity available between **Canadian Tire** and **Wal-Mart**. The retail store fronts will have prime exposure to Highway 39 and all traffic between these major retailers.

Weyburn Development Corporation has signed a lease with Lubexx for a 20 year term. Construction of the Lubexx building is scheduled to start in April 2010 with a September 2010 opening date. The remainder of the property will include a drive-thru restaurant and commercial retail space.

We are seeking a joint venture partner to complete the development.

Project Summary

Legal Address	Plan 1502172775 Lot F
Municipal Address	1020 Sims Avenue, Weyburn, Saskatchewan
Land Purchase Price	\$ 85,000
Total Project Costs	\$2,415,000
Tax Assessment	\$ 108,900

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Tenant Summary

Lubexx Enterprises

Size	1,640 sq ft
Term	Sept 1 2010 to Aug 31 2030
Options to Renew	4 terms of 5 years each
Additional Rent (CAM)	\$8.00 per sq ft
Years Sep 2010 to Aug 2012	
\$30.00/sq ft net	\$49,200 per annum
Years Sep 2012 to Aug 2015	
\$32.50/sq ft net	\$53,300 per annum
Years Sep 2015 to Aug 2020	
\$35.00/sq ft net	\$57,400 per annum
Years Sep 2020 forward	
To be negotiated but not less than previous	

Mortgage

Mortgage	\$1,900,000
Mortgage Payments	\$14,200.00 per month
Mortgage Interest Rate	7.0%
Amortization	20 Years

Cash Flow Summary

Net Annual Cash Flow	
Lubexx	\$49,200
Drive-Thru and Retail Units	\$163,200
Annual Mortgage Payment	\$168,736
Projected Cash Flow Annual*	\$43,664
*Before Taxes and Corporate Cost	

Offering

50% Ownership for \$600,000.

