

INVESTMENT OPPORTUNITY

INVESTMENT PARTNERS WILL SHARE 20% OF TOTAL PROFITS AND RECEIVE INTEREST ANNUALLY

Central & Watkins is the premiere housing development in the attractive and growing city of Kimberley, B.C. Featuring 42 residential units of varying sizes and configurations and 8 nine hundred sq. ft commercial units, ground has been broken already and Phase 1 construction is scheduled for May 2021.

We are now offering an opportunity, limited to 20 investors, to invest in this landmark development. As the only major housing development in this growing resort town, Central and Watkins represents an incredible opportunity to engage in a turnkey investment with highly mitigated risk. Targeted ROI is approximately 15% annually, with a planned three to four year project term. A percentage of interest will be paid annually, with profit sharing at the end of the term. Property values in Kimberley have climbed steadily for several years, marking a 66% increase in average price from 2010. Housing availability is extremely low and there continues to be huge pressure on the market as more and more people seek solace from the large cities. With 19.4%

population growth, outpacing the regional rate of 10.9%, this is one of the hottest markets in British Columbia (stats for 2014-2018).

With a combined total of over 40 years experience in construction and land development throughout Western Canada, Archer Properties is a talented group of professionals who are dedicated to their work, their families, and the neighbourhoods we create.

Roadmap for Investors:

- Expression of Interest (fill out the form at <https://www.centralandwatkins.com/investors/>)
- Questions and Interview (we'll contact you)
- Qualification
- Document Review
- Approval
- Signing and fund transfer
- Annual interest payments (5-9%)
- Closing of project and payout of Profit Share

Land Assembly
COMPLETED

Permits and Approvals
COMPLETED

Begin Phase 1 Construction
MAY 2021

TERMS

Unit construction and cash flow projected over 4 years – with the possibility of 3 years, increasing investor returns.

Units will build in 2 to 3 phases, depending on absorption.

We are seeking equity partners in exchange for a 20% profit share with a variable interest rate based on capital contribution.

Amount Invested	Annual Interest Rate	ROE	IRR
\$ 100,000	5.00%	53%	12%
\$ 250,000	6.50%	55%	13%
\$ 500,000	7.50%	57%	14%
\$ 750,000	9.00%	65%	15.5%

Interest to be paid out annually.

Alternatively, the investor can elect to take an additional 3% on the interest rate and forgo profit sharing.

Minimum of \$50,000 required for participation.



LIVE IN THE HEART OF KIMBERLEY, BC

Designed for Kimberley's vibrant culture and strong sense of community, Central & Watkins is an exciting new housing development that features 42 residential units of varying sizes and configurations, including bungalows, three-storey townhomes and rooftop units, as well as eight commercial retail units.



COMFORT AND CONVENIENCE

Located in the heart of downtown Kimberley and adjacent to the bustling Platzl, Central & Watkins puts everything you need within easy, walking distance. Whether it's shopping, meeting a friend for coffee, going out for dinner or commuting to work, you won't need long stretches of time to get where you need to go. Schools for children of all ages and post-secondary institutions are close by as well. Plus, access major centres easily through Canadian Rockies International Airport and enjoy easy highway access to Cranbrook and the rest of the Kootenay region.

IDEAL LOCATION

Nature is a way of life at Central & Watkins. A shared outdoor amenity space is at your doorstep and sidewalks connect the development to Kimberley's extensive walking and biking paths, as well as playgrounds and sports fields. Additional trails for hiking, fat tire biking and cross-country skiing in the valleys and hillsides are just minutes away, not to mention the powder-laden slopes of Kimberley Alpine Resort. There is so much to discover!

MOUNTAIN INSPIRED

Whether it's a day on the ski hill or a day at work, arrive home to an inviting neighbourhood, with warm ambiance and all the comforts you need in a space that's architecturally tuned for your lifestyle. The vision of Central & Watkins is to continue Kimberley's sense of mountain place and story, with design elements to complement the natural environment and features that pay homage to the land and community's multidimensional past.

ABOUT KIMBERLEY

Kimberley is a friendly, vibrant and growing community in the Kootenay region of BC. A robust economy, along with numerous outdoor activities, and a thriving arts and culture scene make it the perfect place for working professionals, couples, families and those looking to transition into retirement.

FACTS ABOUT KIMBERLEY:

- ▶ 15 minutes to the Canadian Rockies International Airport, with connections to Vancouver, Victoria, Calgary, and Kelowna
- ▶ 25 minutes from the Kootenay hub city of Cranbrook
- ▶ Pop: 8,032
- ▶ 5th fastest growing municipality in BC at 2.32% from 2017
- ▶ Kimberley's first class amenities include a ski hill, several world class golf courses, a public pool, and miles of trails for mountain biking, hiking, and Nordic skiing.
- ▶ 25 minutes from regional hospital

FOR MORE INFORMATION ABOUT KIMBERLEY, SEE THESE LINKS:

- > www.kimberley.ca
- > www.skikimberley.com
- > www.tourismkimberley.com

OUR PARTNERS



ARCHER PROPERTIES GROUP

Archer Properties Group is a building and development company that specializes in creating homes for families and value for equity partners. With a combined total of over 40 years experience in construction and land development throughout Western Canada, our team is a talented group of professionals who are dedicated to their work, their families, and the neighbourhoods we create. We believe our success is built on recognizing the needs of home buyers and the requirements of the community where they live. We aim to create places that enhance life now and for future generations.

OUR TEAM



RYAN JONES

DIRECTOR OF DEVELOPMENT AND
CONSTRUCTION AND PARTNER

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778-968-0230

Ryan is a professional civil engineer with over 18 years of land development and construction experience. He has created new single-family and multi-family residential subdivisions throughout Western Canada. His industry experience and knowledge in engineering provides a solid understanding of land acquisitions and assessments, planning, pro forma modeling, municipal lobbying and construction management. Ryan is based in Vancouver.



DAVID REID

DIRECTOR OF OPERATIONS AND
PARTNER

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250-564-9341

David has worked in a municipal setting for 20 years. His role as a Senior Manager included working with Council for their strategic planning sessions and annual operational and capital budgeting processes. He worked with the Senior Management Team and Council to set the direction for the Municipality in the creation of bylaws and policies for the residents and staff. David also represented the City of Grand Forks on the British Columbia Municipal Electrical Utilities group for the regulation and operation of Municipally owned electrical utilities. David is based in Grand Forks and can be contacted directly.



JARET THOMPSON

PARTNER

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250-261-1708

Jaret has lived in Kimberley for the last five years, enjoying the outdoors starting businesses and building new homes. He is an entrepreneur who wants to give back to Kimberley, as he has in his former hometown of Fort St John. He has been involved in real estate investing and real estate development for the last five years, during which time he was supposed to be "retired" in Kimberley.

Jaret has experience owning and consulting with numerous businesses over the last 20 years in the oil and gas services. His volunteer positions over 10 years include Board Chair and Trustee in School District 60 and provincially as Advisory Board Member and Director with BC Public Schools Employers Association. You will also find him helping with the Rotary Club of Kimberley or being deployed around the world with ShelterBox.

FROM 310 ARCHER PROPERTIES GROUP INC

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CAUTIONARY NOTES *FORWARD LOOKING INFORMATION*

This document contains "forward-looking information" within the meaning of applicable Canadian securities legislation. Wherever possible, words such as "plans", "expects", or "does not expect", "budget", "scheduled", "estimates", "forecasts", "anticipates" or "does not anticipate", "believe", "intend" and similar expressions or statements certain actions, events or results "may", "could", "would", "might" or "will" be taken occur or be achieved have been used to identify forward-looking information. Forward-looking information involves known and unknown risks, uncertainties and other factors which may cause our actual results, performance or achievements to the materially different from any future results, performance or achievements expressed or implied by the forward-looking information. There can be no assurance that forward-looking statements will prove to be accurate, as actual results and future events could differ materially from those anticipated in such statements. Forward-looking statements are based on the reasonable assumptions, estimates, analysis and opinions of management made in light of its experience and its perception of trends, current conditions and expected developments, as well as other factors that we believe to be relevant and reasonable in the circumstances at the date that such statements are made, but which may prove to be incorrect.

Any financial projections provided here in are provided solely for illustrating a possible financial scenario and may not be appropriate for any other purpose. They are not, under any circumstances, to be construed as a representation or warranty by us, or any of our affiliates, as to the achieved financial scenario, merely a possible one and one that would be dependent upon many factors outside of our control.

This document was prepared to provide prospective investors with the "accredited investor" and "friends, family and business associates" eligibility criteria set out in National Instrument 45-106 Prospectus Exemptions with a general overview of our proposed development at 49 Deer Park Ave., Kimberley, BC. It does not purport to contain all the information that prospective investor may require before making an investment decision and is not intended to provide any legal, tax, or investment advice.

DATA DISCLAIMER

This document includes market and industry data that has been obtained from third party sources, and where appropriate, certain numbers, including dollar amounts, have been rounded out by us to avoid lengthy numbers. We believe that this industry data is accurate and that its estimates and assumptions are reasonable; however, there are no representations or warranties (expressed or implied) or assurances made as to the accuracy or completeness of this information. Although the data is believed to be reliable, we have not independently verified any of the data from third party sources referred to in this document or ascertained the underlying economic assumptions relied upon by such sources.

For more information on this opportunity, Please contact Jaret Thompson at
jaret@archer-properties.ca - or call 1-888-427-7235