



Invest in Canadian Land & Real Estate

About UrbanStar Group of Companies

UrbanStar is a specialized firm that designs, implements and operates real estate asset management solutions for investors. The portfolio strategy of our real estate offerings is firmly focused on investing in selected regional cities in the thriving markets of Western Canada.



Key Company Accomplishments



3,000+
Investors



1,100+
Acres



\$108M+
Land
Syndication



2400+
Potential
Housing
Units



250,000
Potential Sq.Ft.
Commercial
Space



\$3B+
Potential
Build Out
Value

Homes & Developments

UrbanStar Homes Inc. & UrbanStar Developments Inc. have assembled a team of experienced builders, architects, engineers, and urban planners dedicated to creating custom homes of high value and new communities in Alberta.



**INNER-
CITY
HOMES**



**MULTI-
FAMILY
HOMES**



**MASTER
PLANNED
COMMUNITIES**

URBANSTAR'S LATEST LAND OPPORTUNITY

Cochrane Lakes North

Cochrane Lakes North is strategically located in the desirable Area Structure Plan (ASP) of Cochrane North, Rocky View Alberta. The site is north of the Town of Cochrane, with spectacular views of the Rocky Mountains and is approximately 104 acres in area. It is proposed for redesignation of the land use from Cluster Residential to the inclusion of business and or commercial use. Thus increasing the value for our investors. UrbanStar will adjust the Cochrane Lakes North conceptual plan from 135 units to the potential of 343 units.

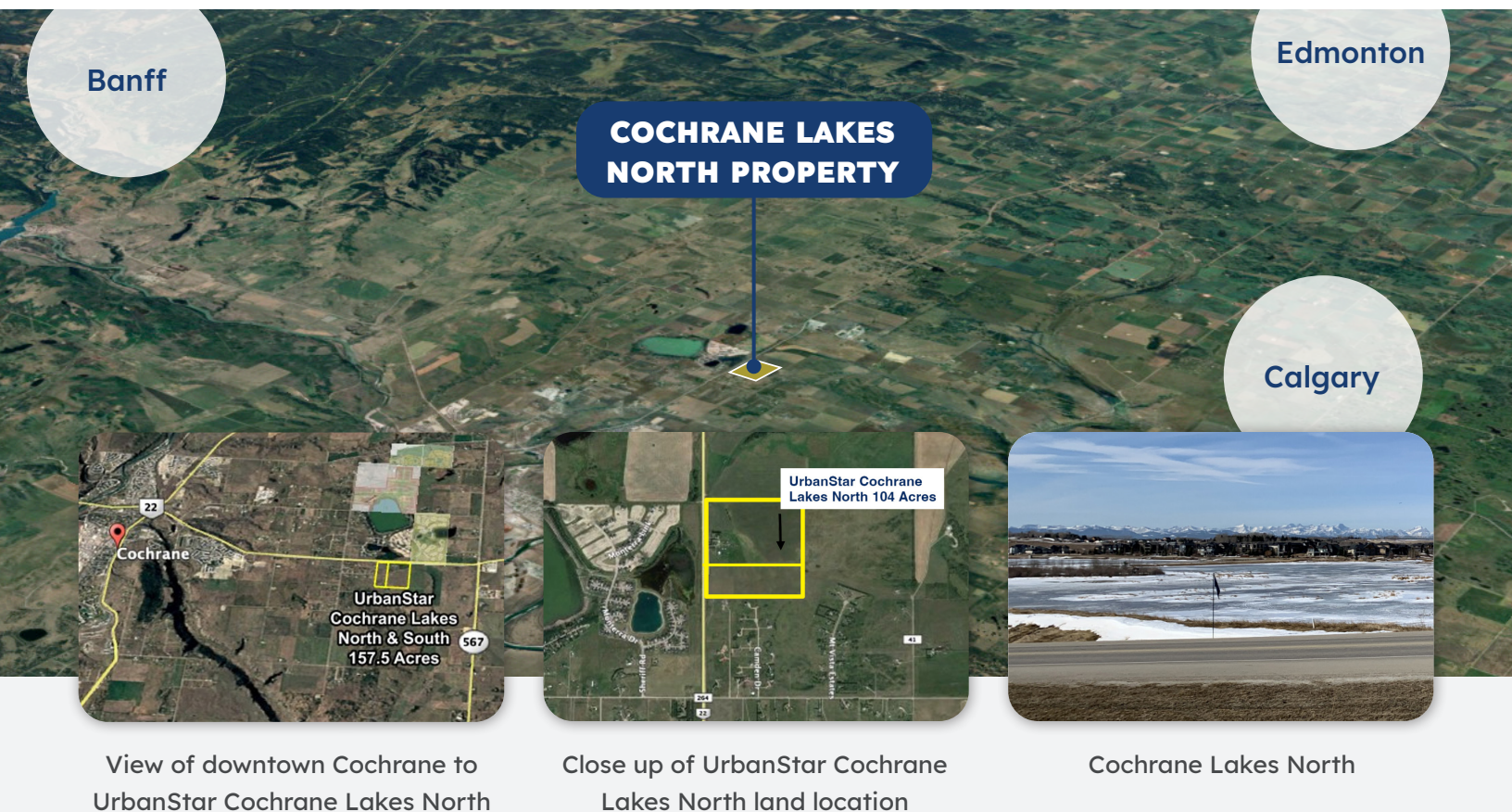
This future development site is situated 7 km north of Cochrane along highway 22, in the municipality of Rocky View County. Conceptualization and approvals for these lands will include a focus on a combination of residential and commercial zoning to take advantage of the transportation corridor that lays along the West boundary of the property. The Cochrane Lakes North site has direct access to Highway 22.

We will propose a potential amendment to the current ASP to achieve higher Residential Density. We believe the increased density results in more efficient use of lands, adds a greater variety of housing types, generates greater investment opportunity, and makes better use of the extensive open space being provided.

PROPERTY INFORMATION

**\$15,000,000 Offering
Size: 104 Acres**

The cluster residential land use allows for an array of housing types that include varied single and multi-family forms. Currently, it is currently zoned for approximately 135 units or



OVERVIEW

Calgary & Cochrane

Calgary's population
count grew to

1,400,000

A 15% increase between
2011 and 2022



Calgary is located in the
foothills of Alberta

**ROCKY
MOUNTAINS**

at the base of the Bow
and Elbow rivers



**CALGARY IS THE
LARGEST CITY**

IN ALBERTA

And the 4th largest
city in Canada

Cochrane is one of
Alberta's largest towns
and is one of the

**FASTEST
GROWING**

Communities in
North America



Cochrane is located
approximately

9 MILES

West of the Calgary
City limits along
Highway 1A

**Calgary is home to
MORE HEAD OFFICES PER CAPITA**

Than any other Canadian city



MARKET AND AREA

Highlights of Calgary Metropolitan Area

Housing

New housing starts in Calgary totaled 9,235 in 2020.

Population

The population of Calgary is 1.4 million. This makes Calgary the 4th largest city in Canada, the largest city in Alberta, and the 20th largest city in North America. (Statistics Canada). Calgary is one of the fastest growing cities in Canada. The Calgary population grew by 15% between 2011 and 2022.

Economic Factors

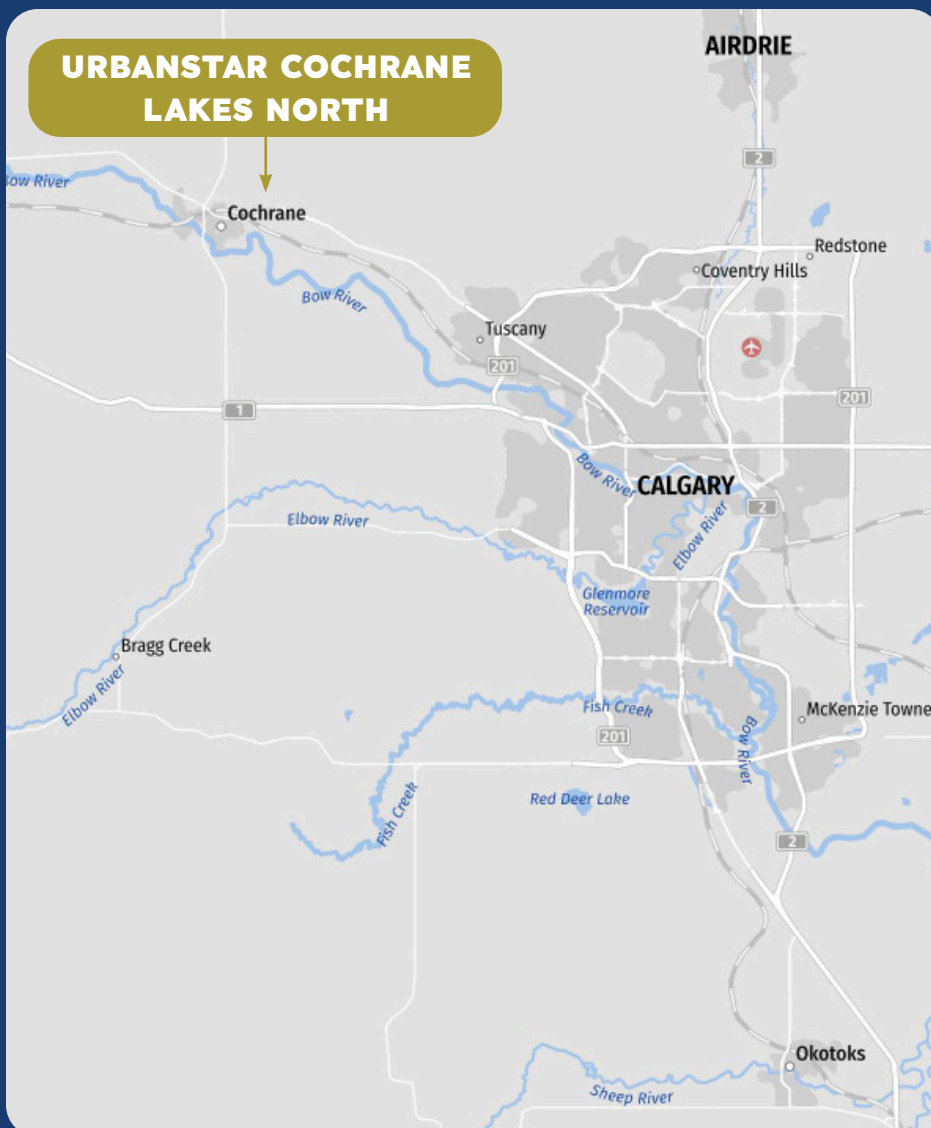
Calgary has the highest concentration of high-tech workers of Canadian cities.

Income Per Capita

Highest annual GDP per Capita of major Canadian cities. - The Conference Board of Canada, Statistics Canada, February 2021.

AN OVERVIEW OF

Cochrane & Calgary



Calgary is a Resilient City

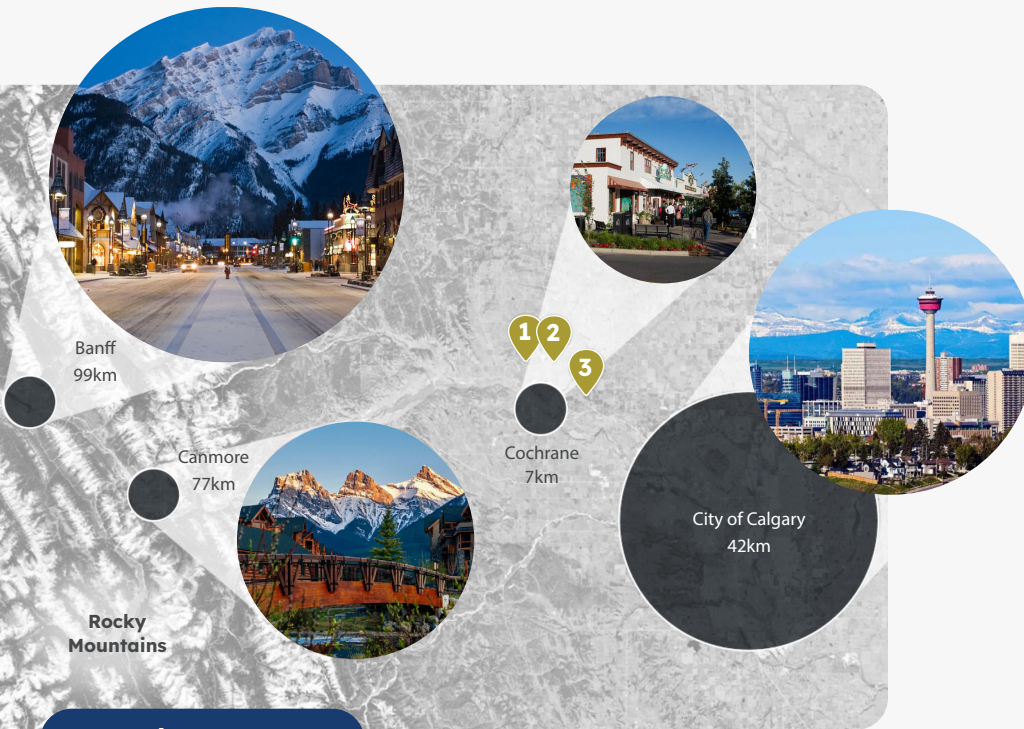
Resilience is the ability of a city to avoid or bounce back from an adverse event. From a real estate investor's perspective, resilience allows cities to preserve capital values and generate sustainable rental income in the long term. According to Grosvenor's research the 3 most resilient cities in the World are in Canada (Toronto, Vancouver and Calgary). Canadian Cities have a strong combination of low vulnerability and high adaptive Capacity. There is a high level of Resource availability, and Canadian cities are well governed and well planned.

Calgary to be Connected by a Ring Road to Cochrane

Calgary's ring road is a high-capacity road system around Calgary that accommodates the cities and the surrounding area's future growth. Projected completion in 2024 of the entire ring road.

CENTRAL LOCATION

Southern Alberta



Legend:

- 1 Horse Creek
- 2 Cochrane Lakes
- 3 Glendale Mountain View

Town of Cochrane

The Town of Cochrane is located approximately 14km west of Calgary's city limits along Highway 1A. Cochrane's pop is 34,467 and growing, making it one of Alberta's largest towns and one of the fastest growing communities in Canada. New businesses, such as Garmin, have recently located their head office in Cochrane.

City of Calgary

The City of Calgary is the largest city in Alberta and the 4th largest City in Canada. Located in the foothills of Alberta's Rocky Mountains, at the confluence of the Bow and Elbow Rivers, its population is approximately 1.40 million and growing.

Urbanstar Lands

UrbanStar's project sites are strategically located to capitalize on the growth, employment opportunities, and regional infrastructure in the region.

COMMUTE TIMES

Superior Access



30 minute drive
To Downtown Calgary



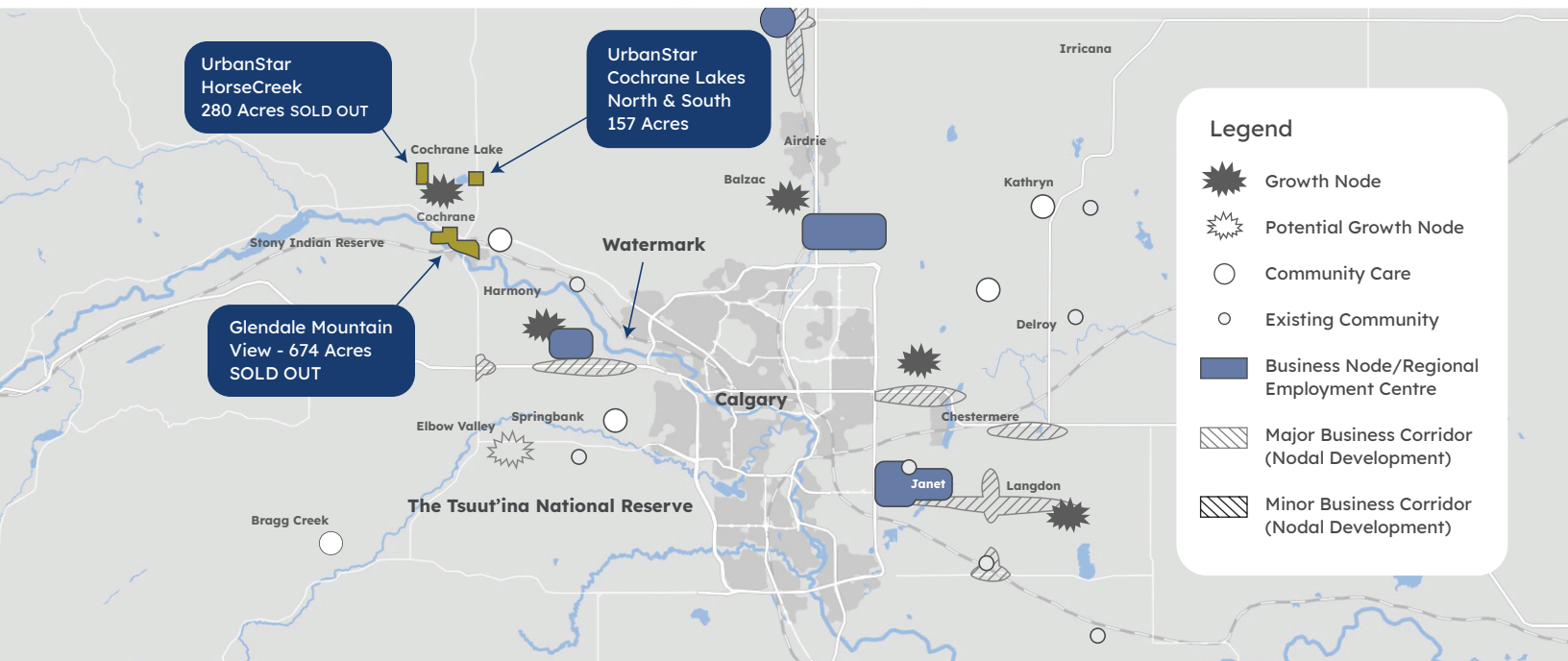
32 minute drive
To Calgary International Airport



73 minute drive
To Downtown Banff

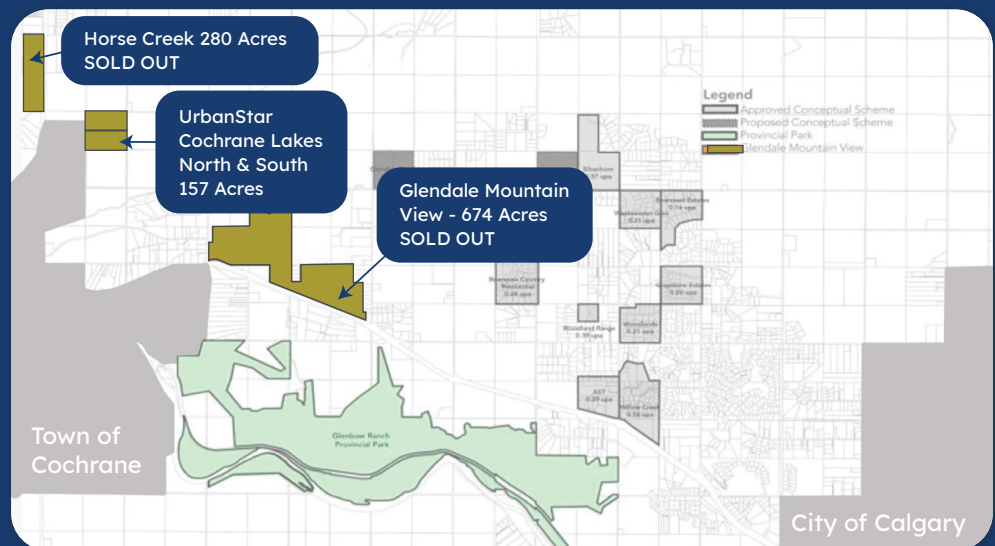
CLOSE TO ACTIVE-SELLING COMMUNITIES

Comparable Developments & Growth Plans



Comparable Land Development Projects

The area between Calgary and Cochrane has seen a great deal of growth ranging from fully serviced semi-urban development densities at Watermark (1.95UPA) to stand alone country residential development of 2.0 to 4.0 acre parcels.



- I** Urbanstar Horse Creek Development Ph2
- II** Macdonald Development Corporation
- III** Monterra On Cochrane Lakes
- IV** Urbanstar Cochrane Lakes North
- V** Urbanstar Horse Creek Development
- VI** Urbanstar Cochrane Lakes South

TOTAL LAND SYNDICATION

Urbanstar's Footprint in Calgary Metropolitan Region

\$108,000,000
Land Projects

A UrbanStar Glendale Manor Inc.
250 Acres | \$14,000,000 Offering
Size | **Sold out**

**B UrbanStar Windy Ridge
Commercial Inc.** | 44 Acres
\$3,885,000 Offering Size | **Sold out**

**C UrbanStar Windy Ridge Phase
1 Inc.** | 160 Acres | \$11,300,000
Offering Size | **Sold out**

**D UrbanStar Windy Ridge
Estates Ltd.** | 73 Acres | \$5,900,000
Offering Size | **Sold out**

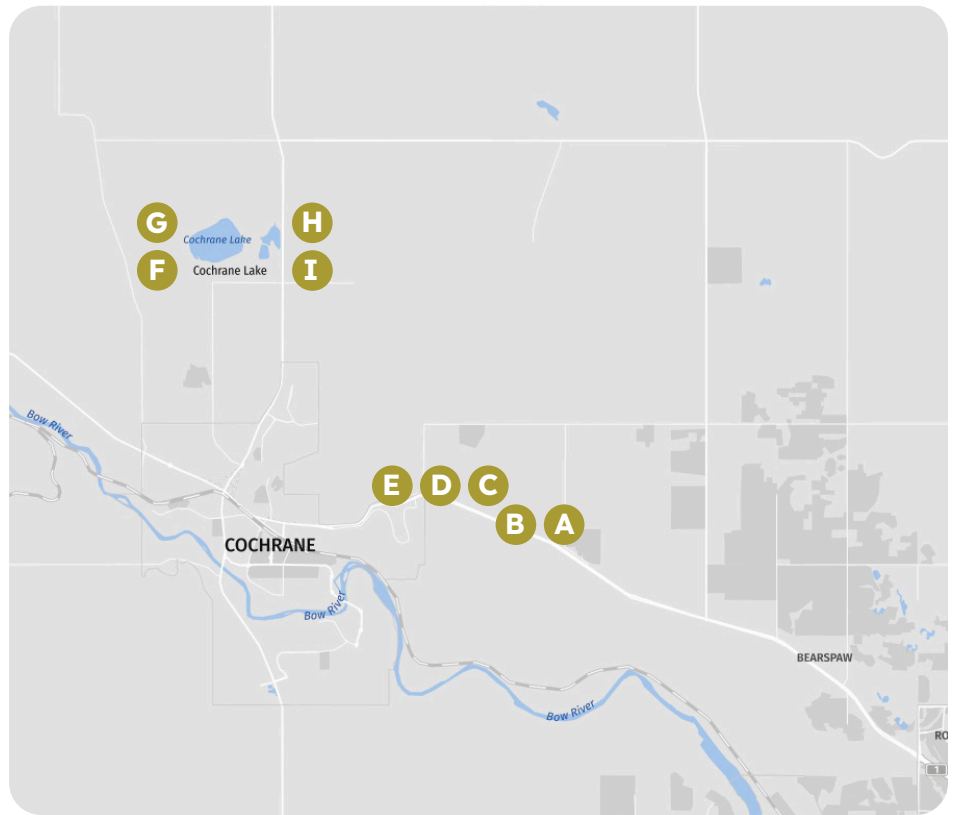
**E UrbanStar Mountain View
Estates Ltd.** | 145 Acres | \$13,200,000
Offering Size | **Sold out**

**F UrbanStar Horse Creek
Development Ltd.** | 120 Acres
\$14,500,000 Offering Size | **Sold out**

**G UrbanStar Horse Creek
Development PH2 Ltd.** | 160 Acres
\$22,500,000 Offering Size | **Sold out**

**H UrbanStar Cochrane Lakes
North Ltd.** | 104 Acres | \$15,000,000
Offering Size | **Available**

**I UrbanStar Cochrane Lakes
South Ltd.** | 53.5 Acres | \$7,500,000
Offering Size | **Sold out**



Urbanstar Land Planning Activities:

- Oversee and approve pursuit of entitlements (engineering)
- Negotiate and enter into grazing or agriculture lease to preserve favorable property tax treatment
- Negotiate and grant public easements to city entities, or utility providers as necessary
- Perform ongoing project operations like property taxes, site maintenance, and lease management
- Track the market to ensure that the proposed entitlements & plans are viable
- Initiate and manage entitlement approvals with the municipality
- Obtain authorization from local agencies for water and sewer servicing
- Initiate and fund preliminary and final engineering
- Prepare and obtain approvals of master development reports
- Prepare and obtain approvals of civil engineering and landscape plans
- Negotiate and execute utility servicing agreements and procure designs for utilities like water, sanitary sewer, electric, gas, and phone/cable
- Negotiate and execute development agreements as necessary with public or private entities
- Contract and manage the development of community offsite and onsite improvements

ALL ABOUT

Project Management

Urbanstar, as an appointed project manager, will provide property maintenance, administrative and marketing services with respect to the property on behalf of the shareholders, and will conduct the approved planning activities on the property. UrbanStar will make available out of the purchase price the reserve fund, which may be utilized for the payment of the property expenses and/or planning costs. Please refer to the sub agreement for more details.

URBANSTAR INVESTOR ADVANTAGE:



TRANSPARENCY AND DISCLOSURE

Full disclosure through an Offering Memorandum or a Subscription Agreement.



DIRECT PARTICIPATION

UrbanStar profit participation model aligns with our investors' interests which includes over 3000 investors in its various offerings.



LAND AND CORPORATE OWNERSHIP

Investment Structure: Alberta Registered Corporation.

Security: Land Ownership
Canadian Regulated UrbanStar land projects are regulated by the Alberta Securities Commission, and investors are registered at Alberta Government Land Titles office demonstrating proof of ownership in our land projects.

A Unique Platform Model, Structure and Security

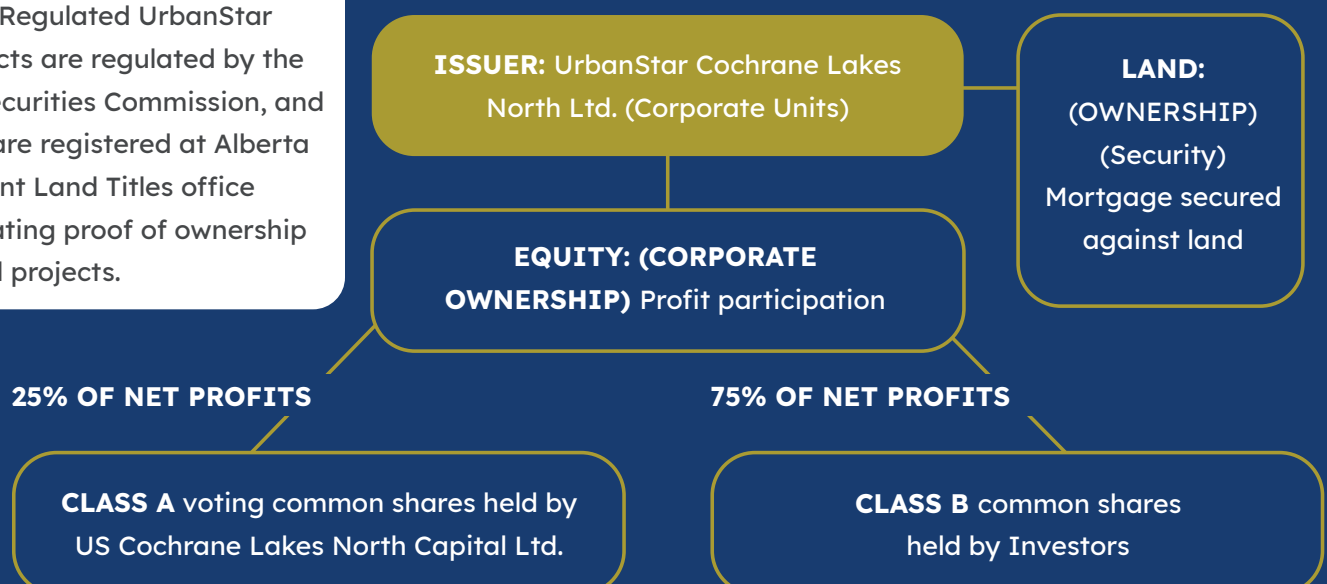
Business Model: Investor, Vendor and Corporate Alignment

- Investors receive 75% of the net profits and UrbanStar receive 25% of net profits at the end of the project, aligning ourselves with the investor's interests throughout the term of the investment.

The Investment Structure: Alberta (Canada) Registered Corporation (5% of Investment)

- Investors will have Class B Shares in an Alberta (Canada) Registered Corporation, Incorporated under the Alberta Corporate Tax Act.
- Security: Land Ownership (95% of Investment)
- Investors are secured with a mortgage secured against the land, registered at the Government of Alberta Land Titles office.

Investment Structure: Corporate Units



POTENTIAL

Exit Strategies - Shareholder Vote

* Phased Land Development

Shareholder development sale vote to approve the schedule and terms of the Option Agreement. If approved, development commences with lot sales transacted in phases delivering investment returns to landowners over the course of the development.

1 EXECUTED PURCHASE & SALE AGREEMENT

2 VOTING

3 CLOSING & DISTRIBUTIONS

Three Step Bulk Land Sales

A Purchase and Sale Agreement is executed with a homebuilder/ developer. Landowners then vote to approve the terms of the agreement. If approved, a bulk sale is transacted and proceeds are distributed to landowners.

1 DEVELOPMENT AGREEMENT

2 VOTING

3 FINAL APPROVALS & DEVELOPMENT

4 PHASED LOT SALES & DISTRIBUTIONS

Potential Bulk Land Revenue

PHASE	ACRES 104	COCHRANE N ASP *Minimum 30% green space	UPA	UPA Range	MEDIAN MARKET \$ PER UNIT	CONCEPT PLAN UPA best and highest use	Best & Highest use LAND REVENUE
North	79	Cluster Residential	1.3-3.3	135-343	\$500,000	343	\$171.5 Million
	25	Commercial	TBD	TBD	>\$1000000	25	\$25 Million



\$219 million

Potential revenue for residential and commercial

* Estimated phased development schedule and cash flow projection are estimate only, based on assumptions and builder interest discussion on the property. Timing of distributions may differ from the time when the sales of lands occur. The actual returns and timeline of sale period are subjected to change with no guaranty or assurance of the result. Investing in land have risks, including but not limited to market, time, liquidity and entitlement risks. Actual results will depend on the final terms and contracts with any third party purchaser entering into purchase and sale or option contracts on the property that are subjected to landowners voting and acceptance. UrbanStar is acting as an agent for the property and will perform the best interest on behalf of and administration to the landowners. Cash flow projection takes into account disposition fee upon sales of land parcels or lots. Actual cost of sales may differ from the projection. UrbanStar does not provide tax, legal or accounting advice. This material has been prepared for informational purposes only, and is not intended to provide, and should not be relied on for, investment, tax, legal or accounting advice. You should consult your own tax, legal and accounting advisors before engaging in any transaction. The securities are highly speculative and you can lose all or part of your investment.

URBANSTAR COCHRANE LAKES NORTH LTD.

104 Acre Bare Land Real Estate Purchase and Development

\$15,000,000 Private Placement of Units

Summary

Short legal name: 5;4;26;26;NW.

Located within the Cochrane North area structure plan and adjacent to the MonTerra on Cochrane Lakes development. The land is 4 miles north of the Town of Cochrane along the Cowboy Trail, Highway #22, Rocky View County.

Investment Highlights

Each unit consists of:

- (A) \$950 Debentures secured against the land; and
- (B) \$50 allocated to 10 Class B Non-Voting common shares (the “Shares”).

The holders of Shares shall be entitled to receive 75% of the net profits from the sale or development of the Land.

95% of the investors’ funds will be secured against title and 5% Shares in the corporation.

The expected time for completion of the conceptual plan and sale of the Land once fully subscribed is 3-5 years after concept plan is approved, potential profit distributions occur after phased development or bulk sale of land.

Accredited investors only, with a minimum purchase 25 units (\$25,000).

URBANSTAR
GROUP OF COMPANIES

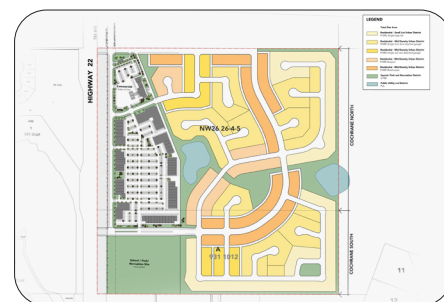
The Property and Land Use Designation

The site is north of the Town of Cochrane and falls within the boundary of the Cochrane North ASP and is approximately 104-acres in area.

The site is identified as future “**Cluster Residential and Open Space**,” which suggests a residential density of 1.0 Units Per Acre (“UPA”) (or 1.3 UPA if 30% of the plan area is dedicated to open space). The cluster residential land use allows for an array of housing types that include varied single and multi- family forms. Currently, it is currently zoned for approximately 135 units or lots.

Objective of Acquisition

- To acquire redesignation of the land use from the most current approval status to 3.3 UPA based on the current Area Structure Plan precedence with McDonald group.
- Inclusion of business and/or commercial use coupled with the highest residential usage is the corporate goal.
- The net proceeds of the private placement will be used to acquire the 104-acre parcel of bare land, to seek a conceptual scheme for cluster residential development.



Use Of Proceeds

A syndication fee of the gross proceeds of the private placement will be payable to related parties, as disclosed in sub-agreement.

A reserve fund of \$1,650,000 will be established for the costs associated with the conceptual scheme and to fund the carrying costs of the Land.

Commissions will be payable to eligible agents, subject to applicable securities laws, as disclosed in sub-agreement. The trade and distribution of the Units is subject to (i) compliance with all applicable securities laws, including without limitation, exemptions from the requirements to file a prospectus and to use the services of a registered dealer to distribute securities to the public (ii) the terms of a form of Subscription Agreement for the Units.

THE SUBJECT LANDS:

UrbanStar Conceptual Planning Activities

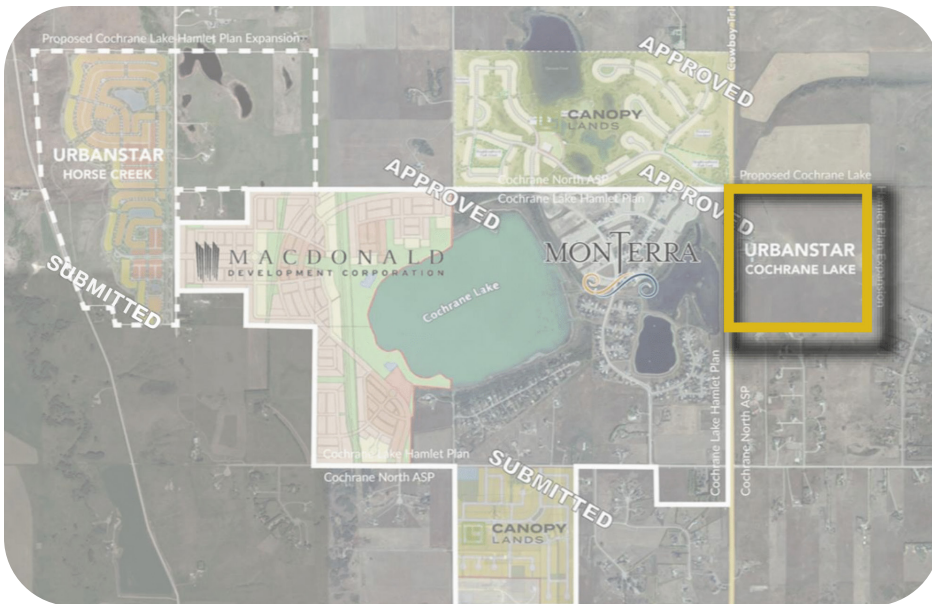


A UrbanStar-led Major ASP amendment means Rocky View County and UrbanStar Group of Companies work closely together to prepare the submitted ASP amendment to the satisfaction of both parties UrbanStar funds the Asp amendment but the County leads it in order for the process to be transparent, We are proposing to amend the boundaries of the existing plans to create a single, comprehensive plan area governed by one Area Structure Plan.

The Plan Area will include:

- UrbanStar Horse Creek 1, 2.
- UrbanStar Cochrane Lake
- Current Hamlet of Cochrane Lake Plan Area
- Cochrane North Plan Area

The result is a cohesive Cochrane Lake Hamlet Area Structure Plan that provides the policy framework to guide logical, efficient development in the area.



Work To Date

Purchase of Cochrane Lakes parcel
Preliminary design work Sourcing
sub-consulting team and scoping
work program.

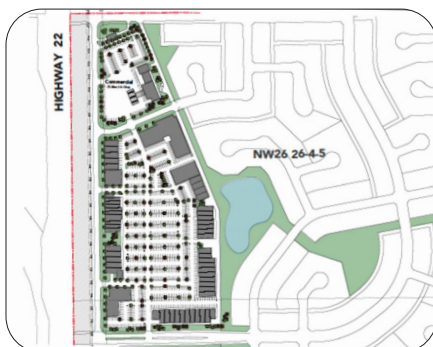


Proposed Next Steps

Completion of the Cochrane
North/Cochrane Lake Hamlet
Plan Major ASP Amendment to
include Cochrane Lakes in the
Cochrane Lake Hamlet Plan
boundary.

- Creation of Cochrane Lake
Conceptual Scheme and
associated studies.
- Formal Submission to Rocky
View County

COCHRANE LAKES PROVIDES LONG-TERM DEVELOPMENT SOLUTIONS TO ACCOMMODATE GROWTH AS THE REGION EVOLVES



Conceptual Planning Objective

An objective of UrbanStar, with the the Cochrane North/Cochrane Lake
Hamlet Plan Major ASP Amendment, would be to introduce commercial
land uses along Highway 22 at this location.

LEARN ABOUT OUR

Master Planned Community Projects

UrbanStar's vision expands beyond Calgary's city limits. We have a goal to create extraordinary communities that encompass distinctive homes, commercial hubs, educational facilities, and recreation; all in balance with the natural environment.

Glendale Mountain View Development Ltd.

UrbanStar Glendale Mountain View Concept Plan



UrbanStar Glendale Mountain View is a proposed socially, economically, and environmentally sustainable community of 674 acres in the Glendale-Bearspaw area, abutting Cochrane and 25 minutes from downtown Calgary.

This amenity rich development fully embodies the natural environment through an organic neighbourhood design that will maintain open space through interconnected pathways and parks. It will feature 1,352 single family homes, semi-detached houses and townhouses, along with a quaint commercial node of approximately 105,000 sq ft, a designated school area, and convenient transportation.

On December 2017, the UrbanStar Glendale Mountain View Concept Plan was accepted for evaluation and included in the Rocky View County proposed conceptual schemes list. You can view the UrbanStar Glendale Mountain View Concept Plan here, or find more information on the current status and phases of the project at www.usglendalemountainview.com.

LEARN ABOUT OUR

Horse Creek Development and PH2

The site is generally bounded by Horse Creek Road to the west, Township Road 270 to the north, and Range Road 44 to the east. From a regional standpoint, the UrbanStar Horse Creek development site is situated advantageously between Cochrane and the Rocky Mountains, rendering it perfect for those who desire proximity to both city and nature.

The Horse Creek project is located west of approved developments in the Hamlet of Cochrane Lake. In addition, UrbanStar has acquired an additional +/- 160 acres within the Cochrane North ASP that lies east of Highway 22 and has potential for residential and commercial land use. UrbanStar is well situated in this corridor to bring growth, employment, and development to the region.

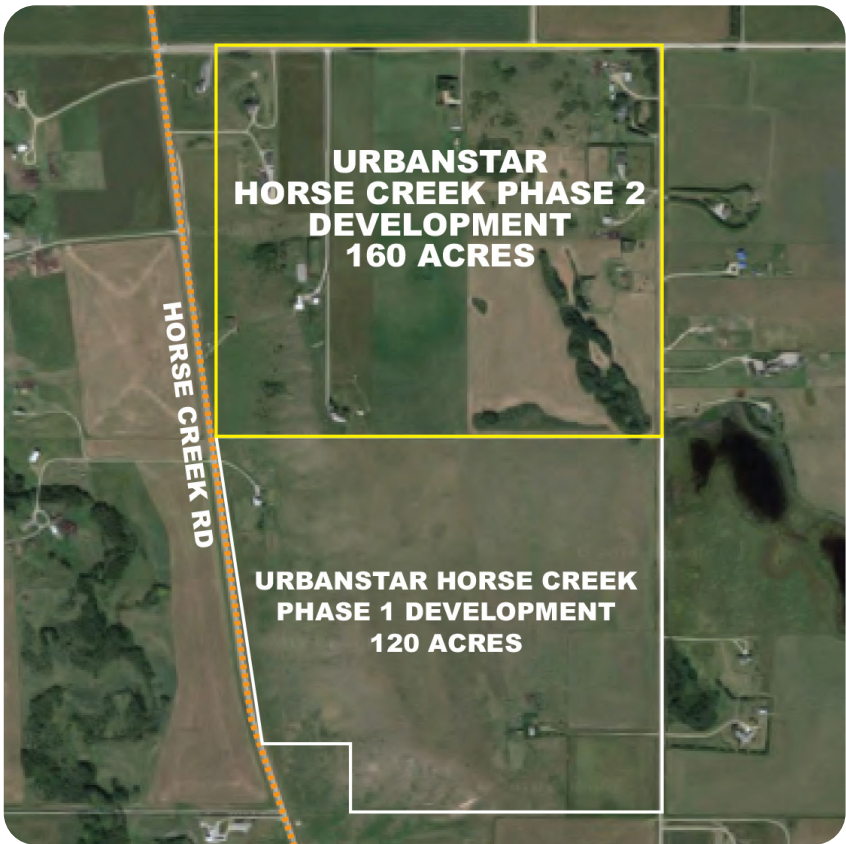
UrbanStar will manage and own 440 acres within the Cochrane North ASP making it the largest landholder in this area.

Lotting Concept
Re-designation
to 903 Potential Units

Previously prepared lotting concepts, which adhere to the current ASP policy, resulted in 313 lots of equivalent size and scale over 280 acres.

The updated site plan includes a diversity and range of housing types and lot sizes to a total of 903 over the same 280 acres. This reflects a gross UPA (Units Per Acre) of 3.3. This is much more efficient use of land and utilizes the exact same footprint as the previous design. The variety of lots and available housing types allows for greater choice for the consumer, allowing for flexible entry points for price and this will allow for greater absorption by the market overtime.

As a result of the planning efforts of the UrbanStar Development Team the new concept plan is a net 590 additional units to the original concept.



Net Difference		
Original Concept Plan		313 Units
Re-designation of Concept Plan		903 Units
Net Difference		590 Units +

CHECK OUT OUR Current Investment Offerings

View from Urbanstar Cochrane Lake North



Urbanstar Cochrane Lakes North Ltd.

104 Acres of Bare Land Real Estate to Purchase and Develop, with \$15,000,000 Private Placement available. Located within the Cochrane North area structure plan and adjacent to the Monterra on Cochrane Lakes development. The land is 4 miles north of the Town of Cochrane along the Cowboy Trail, Highway #22, Rocky View County.

[Click to view Term Sheet: UrbanStar Cochrane Lakes North Ltd.](#)



For more information please contact:



UrbanStar Group of Companies
Invest@UrbanStarCapital.com

1043 19 AV SE, Calgary, AB T2G 1M1

www.UrbanStarGroup.ca

Let's connect:



UrbanStar Official LINE Account

For Japanese Clients | Please add
as a friend on LINE!

[Official Account](#)

This advertisement is not a solicitation or an offer to purchase the securities referred to herein, which is being made to qualified investors. There are risks associated with an investment in land and our investments are not guaranteed. The value of land can fluctuate significantly as a result of among other things, changing economic and real estate market conditions, and the past performance of our land investments is not necessarily representative of current or future performance. This advertisement is for information purposes only and is being made available on a confidential basis solely to enable the prospective "accredited" and other qualified investors authorized by UrbanStar to evaluate the securities of UrbanStar. All sales of securities will be made through qualified agents. Any unauthorized use of this Presentation is strictly prohibited. The information contained in this advertisement, made to you verbally and any other information provided to you (in writing or otherwise) in connection with UrbanStar and its business is subject to updating, completion, revision, verification and amendment without notice which may result in material changes. This advertisement is not intended to provide financial, tax, legal or accounting advice and do not purport to contain all the information that a prospective investor may require. Each prospective investor should perform and rely on its own investigation and analysis of UrbanStar and the terms of any offering of the securities, including the merits and risks involved, and are advised to seek their own professional advice on the legal, financial and taxation consequences of making an investment in UrbanStar. The securities are highly speculative and you can lose all or part of your investment.