

invest in
CANADIAN
LAND & REAL ESTATE



UrbanStar Cochrane Lakes North Ltd. - Current Offering

Introducing UrbanStar

UrbanStar Group of Companies has its head office in Calgary, Alberta with an international office in Tokyo, Japan. UrbanStar designs, builds, and operates real estate asset management solutions for investors. Our portfolio of real estate products is focused on investment in the growing markets of Western Canada.

UrbanStar uses its expertise to provide our 3,000+ investors with quality land investment opportunities and currently manages over 1,100+ acres of raw land and two master planned communities with a total land syndication amount of \$108,000,000+ with a potential build out of over 2,400+ mixed use housing units 250,000 sq ft of commercial space, and a build out value of up to \$3 billion. We make this land available to qualified investors through land-based, real estate investment products.

UrbanStar can offer an array of real estate services, and we have recently created our multi and single-family home divisions with a target of 300 units and 17,000 sq ft of commercial space with a build out value over \$90,000,000.00 for 2021-2022.

"The Urban-Star raw land investment philosophy is to purchase undeveloped land that has the potential to increase in value through land enhancements."



Dean Gorenc,
CEO UrbanStar

The Principals and Management

UrbanStar believes that the determining factors behind the success of any organization are the individuals involved in the day-to-day operations of that company. Experience and excellence in the field of traditional and alternative real estate investments are maximized with a team that includes:

Dean Gorenc BA, CHRP, AMP | CEO - Mr. Gorenc has worked in the Land Development and Private Lending industry since 2004. His experience includes raising capital for various real estate offerings including syndicated mortgages, mortgage investment corporations, raw land and land development offerings. Strengths include fundraising, product development, dealing with investors and equity capital providers at an executive and board level. Mr. Gorenc has raised over \$500 million on a retail & wholesale level during his career.

Andre Benson | Vice President Operations - Andre has over 20 years in Business Development and Operations in the energy industry and has over 10 years in senior management positions within several public and private service companies. Andre has extensive experience with product development, marketing, client accountability, capital acquisition and operational efficiency. Andre is also a realtor with specialized knowledge of local municipal and provincial Real Estate markets in Alberta, Canada.

Arata Matsushita | President Asia Pacific - Arata graduated from the University of Michigan with a bachelor's degree in economics. With over 30 years of financial industry experience, Arata has worked as a sales group head and analyst at such firms as; Chemical Bank (now JP Morgan Chase), Lehman Brothers, UBS and Scotiabank. While based in Tokyo, Arata has been an overseas investment advisor with a British asset advisory firm since 2009. Arata joined UrbanStar in 2015.

Tanya Brown | Manager of Investor Relations, Paralegal - Tanya has over 25 years in Real Estate Law. Her primary expertise is in Commercial Real Estate. Tanya spent 2 years in house working with a Real Estate REIT and working on Land Development Investments. Tanya spent the last 3 years building the law firm into one of the top residential law firms in Calgary.

UrbanStar Cochrane Lakes North Ltd.

104 Acre Bare Land Real Estate Purchase and Development

\$15,000,000 Private Placement of Units



SUMMARY

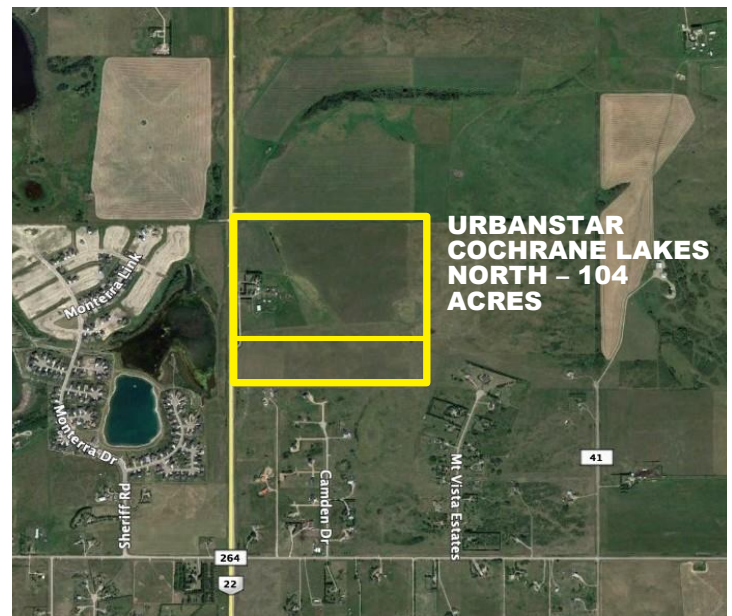
- Short legal name: 5;4;26;26;NW.
- Located within the Cochrane North area structure plan and adjacent to the MonTerra on Cochrane Lakes development. The land is 4 miles north of the Town of Cochrane along the Cowboy Trail, Highway #22, Rocky View County.

INVESTMENT HIGHLIGHTS

- Tiered share pricing: The first 50% of the subscription share price is \$5.00/share. After May 31, 2022, the balance of available shares is \$7.50/share.
- 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.
- Accredited investors only, with a minimum purchase 25 units (\$25,000).
- Accepting cryptocurrency along with CAD.

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 2.0 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 zoned for approximately 174 units or lots.
- Objective of Acquisition** - To acquire redesignation of the land use from the most current approval status of 1.0-3.3 UPA based on the current Area Structure Plan. 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 a 104-acre parcel of bare land, to seek a conceptual scheme for cluster residential development.
- The site can be serviced with city water and piped wastewater (urban standard) utility servicing. Water is provided by Horse Creek Water Services Inc. and wastewater is provided by Horse Creek Sewer Services Inc.



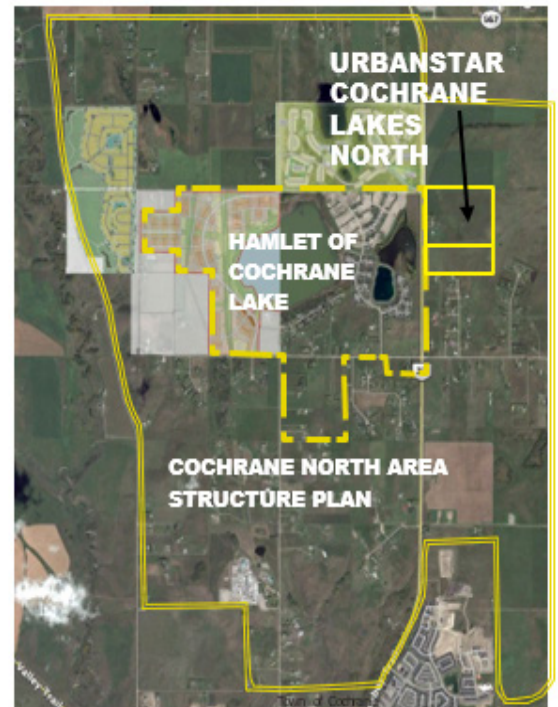
USE OF PROCEEDS

- A syndication fee of the gross proceeds of the private placement will be payable to related parties.
- 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.
- Referral fees will be payable to eligible finders, subject to applicable securities laws.

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.

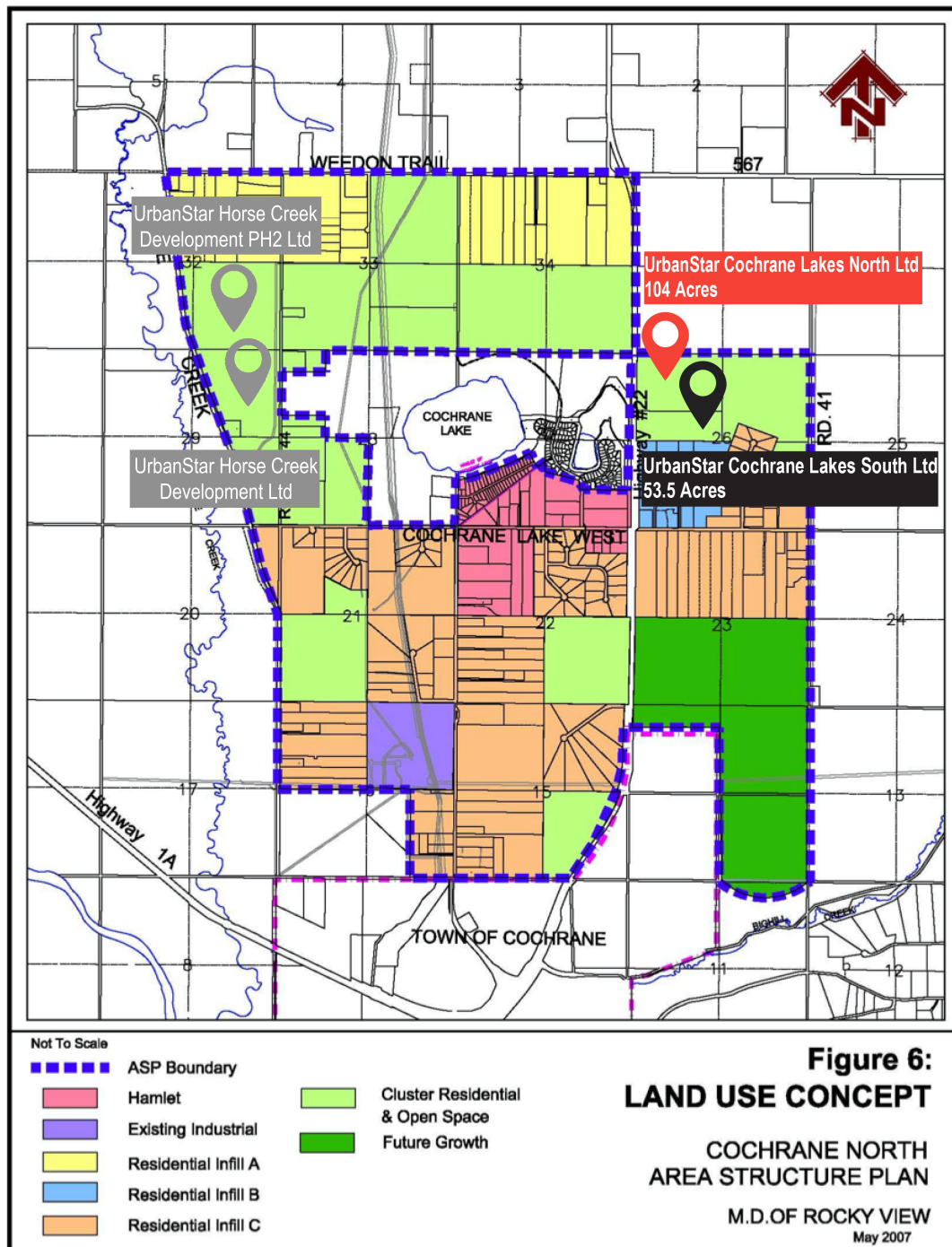
The Subject Lands:

UrbanStar Cochrane Lakes North & South - 157.5 Acres



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Cochrane North Area Structure Plan



For additional information, please contact:

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