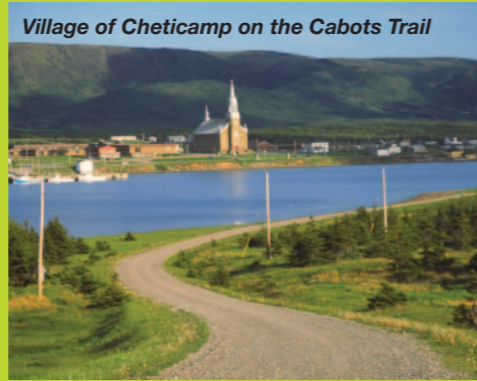


Whispering Woods

Landry Wood Road Bras d'Or Lakes Cape Breton Nova Scotia



CAPE BRETON



Village of Cheticamp on the Cabots Trail



Known as the ‘Jewel of Canada’, Cape Breton Island has been called one of the most beautiful islands by National Geographic Traveller and the Bras d’Or lakes is the crown jewel of the Island. Life is much more relaxed in this area of the world and is home to some truly breathtaking scenery. This idyllic spot is the most northern part of Nova Scotia and offers a wide array of attractions. Steeped heavily in Gaelic culture, you will find yourself fully immersed in its Celtic spirit and all it has to offer. The Island lives and breathes its culture like no other place and festivals celebrating arts and culture are held all year round. It is impossible to list all the Island has to offer but here is just a sample.

Bras d’Or Lake

Bras d’Or Lake is a large body of salt water dominating the centre of Cape Breton Island in the province of Nova Scotia, Canada. Canadian author and yachtsman Silver Donald Cameron describes Bras d’Or Lake as “A basin ringed by indigo hills laced with marble. Islands within a sea inside an island.”

With an area of approximately 1,099 square kilometres, the extent of Bras d’Or Lake measures roughly 100 km in length and 50 km in width and is surrounded almost entirely by high hills and low mountains.

Bras d’Or Lake is home to an array of wildlife with successful lobster and oyster fisheries, as well as the pursuit of other marine species. The lake’s largely undeveloped shorelines have resulted in significant concentrations of Bald Eagle populations.

A favoured vacation destination, the remarkable scenery of Bras d’Or Lake has become increasingly popular with tourists, as well as recreational boaters. The heavily indented shoreline and numerous protected coves and harbours for snug anchorage provide for a boaters paradise.

Cabots Trail

Most Scenic Drive. Best Island. Best Summer Escapes. World’s Greatest Road Trip. So many superlatives, so little time. This is Cape Breton’s Cabot Trail where breathtaking was



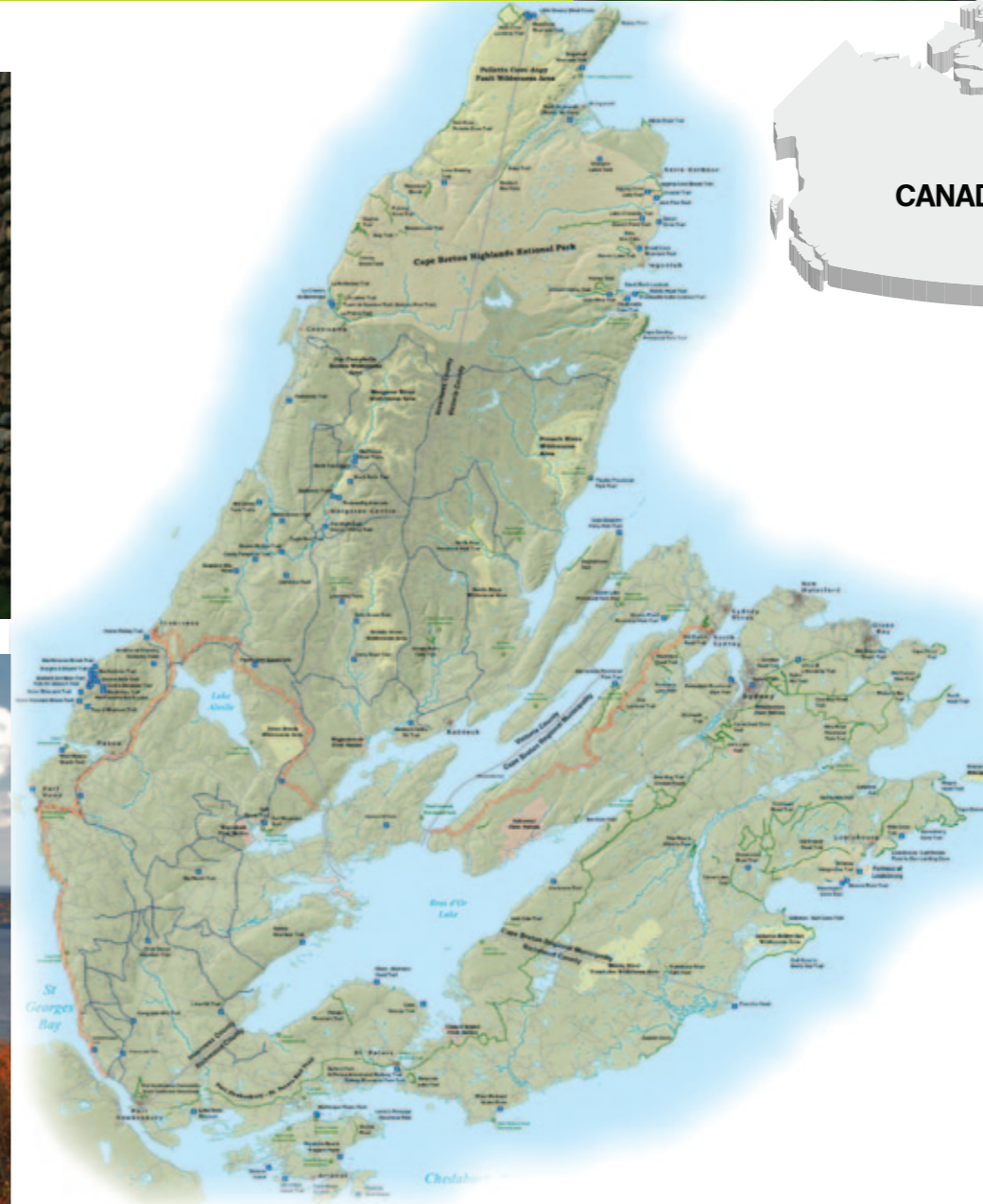
18th century reconstruction of the fortified town of Louisbourg, Nova Scotia



Bras d’Or Lakes



Bras d’Or Lakes



CANADA

CAPE BRETON

invented. No matter how long you’re able to stay, it can never be long enough.

Along this magnificent highway carved into the edge of ancient highlands eagles soar above you, seals splash below you and moose wander alongside you. From the enchanting Acadian village of Cheticamp where world-famous hooked rugs are handcrafted to the greens of famed Highland Links Golf Course to the 950 square kilometres of Cape Breton Highlands National Park, this is a destination where spectacular is waiting around every corner.

Cellidh Trail

Pronounced “Kay-lee,” this roadway tracks in excess of 100km of the western shore and here you will witness Gaelic Traditions in all their glory, from Celtic music to kitchen parties in places like Inverness, Mabou, Judique and Port Hood. Then, after diving into the folklore of the region, take a dip or two into the warm waters of St. George’s Bay or Lake Ainslie.

Climate

Cape Breton’s climate is mild thanks to the moderating influence of the Atlantic Ocean. The weather you will experience depends on the time of day and if you are close to the lakes or the ocean. So while you might be warm driving through the valleys in Margaree at noon, when you reach Cheticamp on the coast in the evening you might need to throw on a sweater.

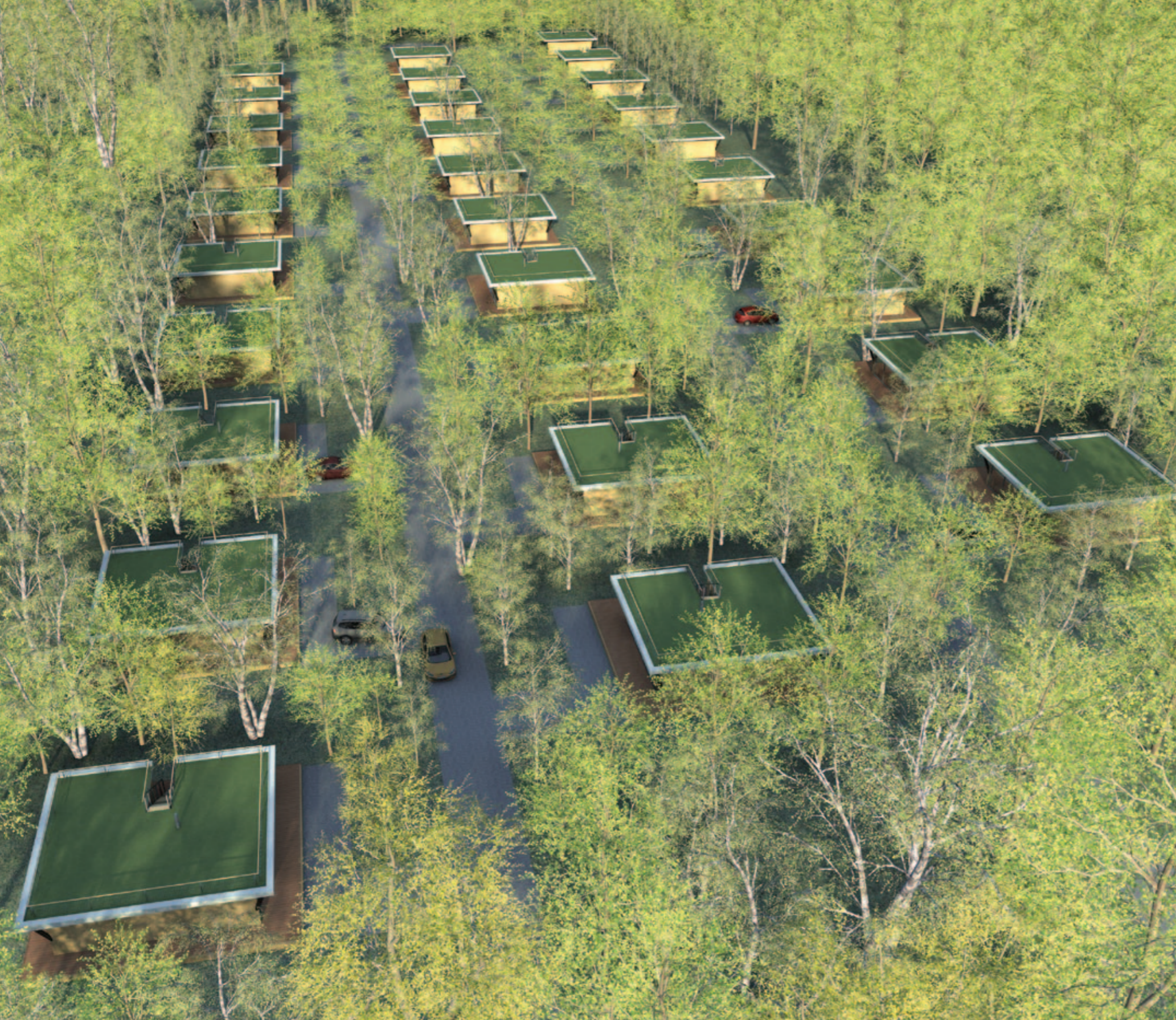
For general reference:

- Spring 1 °C (34 °F) to 17 °C (63 °F)
- Summer 14 °C (57 °F) to 25 °C (77 °F)
- Autumn 5 °C (41 °F) to 20 °C (68 °F)
- Winter -11 °C (12.2 °F) to 5 °C (41 °F)

SITE PLAN

SOME TREES HAVE BEEN REMOVED FOR ILLUSTRATION PURPOSES

- ★ Fully serviced grounds
- ★ 15 acres of mature woodland
- ★ Restaurant and leisure facilities on site
 - ★ Open all year
- ★ Fully secure gate entry system
- ★ Fully secluded development



Investing in Cape Breton

Cape Breton is a fast becoming recognised as a solid investment opportunity. Key factors are its stable economy, rising tourism due to greater exposure and good investment in its infrastructure by local Government, all of which promises to make Cape Breton's commerce and tourism flourish in the coming years. Canada has long been the safe bet of seasoned investors looking for realistic returns due to its favourable exchange rates and straight-forward tax system.



NOVA SCOTIA FIXED-ROOF ACCOMMODATION DEMAND IN 2009

Region	Room Nights Sold	Occupancy Rate %
Fundy Shore & Annapolis Valley	339,400	35
South Shore	189,400	41
Halifax Metro	1,399,800	62
Eastern Shore	23,700	34
Cape Breton	397,500	42
Northumberland Shore	197,500	44
Yarmouth & Acadian Shores	65,700	34
Province	2,614,300	49

Nova Scotia tourism industry worth 1.8 billion dollars each year.

More than 2 million annual visitors to Nova Scotia.

Tourism rising year on year for the last five years.

In 2010 more than 397,500 people required accommodation on Cape Breton Island.

Number one Island in North America

Travel & leisure magazine

Every Green Element considered giving you
a luxury home that doesn't cost the earth.
Now that's Smart.

PROPERTY DETAILS

Whispering Woods is a twenty-six acre woodland sat in an idyllic spot at the bottom of the world famous Bras d'Or lakes. Each property sits within its own secluded woodland and to the north of the development there are fifteen acres of untouched woodland for you to discover at your leisure.

Although secluded you are not isolated. The town of Port Hawkesbury is just 17km away. The town has an array of shops, places to eat and entertainment on offer. Additionally 10km is the smaller town of Louisdale, where you can take in the harbour views of the Great lakes and enjoy a spot of lunch. Further North lies Sydney (1 1/2 hours), The Cabot Trail and Halifax airport being just two hours away.

New homes should not just be desirable, they should also enhance our lives and their surroundings. Eco-friendly doesn't mean basic. Luxury doesn't have to come at a cost. It can be

as a result of careful planning. Attention has been taken to ensure that every detail, no matter how small, has been given consideration.

The Result? Greater comfort in a living, breathing home.

On entry you will immediately notice the spacious and light environment whilst remaining warm and homely. To the front the accommodation there is a large open plan living area complete with fully functioning kitchen, wood burning stove and all the benefits of modern living. Through the hall there are two double bedrooms complete with French doors allowing you access to the Roof Garden and a bathroom complete with bath and shower.

To the outside you are encased in woodland allowing you to enjoy your home in complete privacy. On the first floor there is a roof garden offering over 900 square feet of lawned grass, ideal for entertaining friends or simply relaxing alone.

Slick modern architectural statement that blends into this 26 acre woodland, with 30 properties in total

Over 15 acres of woodland for recreation

Made with 100% Natural, sustainable and recycled materials

Restaurant and Bar onsite offering local and international cuisine



Structure

A timber frame wrapped in traditional straw bale both on external and internal walls covered in a thick clay and lime render. A living grass roof system is installed with stairway access from the east of the building.

Each system is designed to reduce the impact on the environment.

Eastern White Pine Frame

Made from sustainable woodlands timber frames remain the choice material for residential dwellings. Our design allows for exposed beams to add a real feature to your home.

Straw Bale Walls

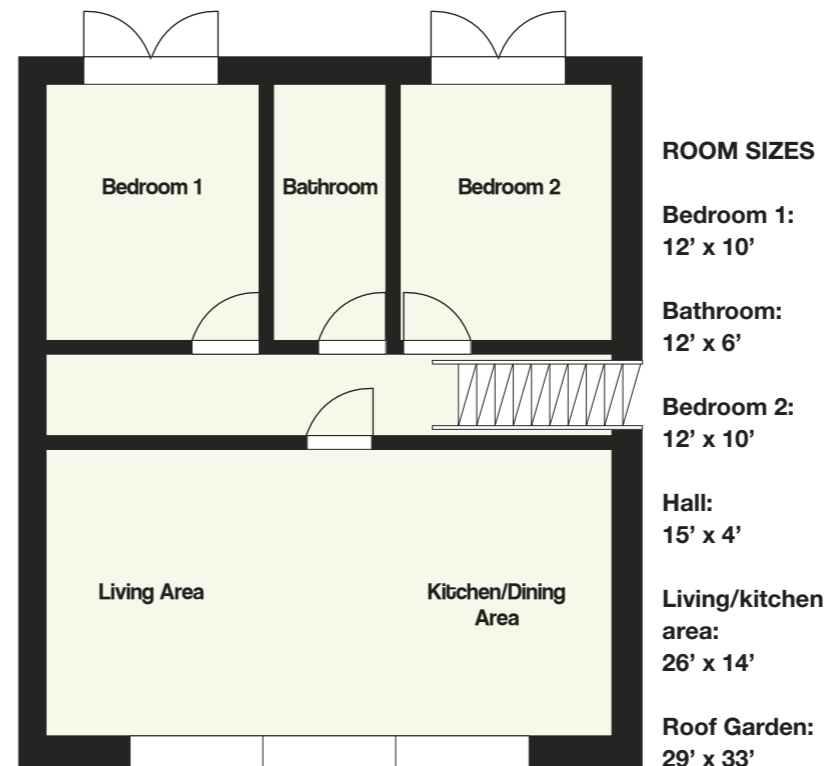
From an easily replenished source that allows the property to breathe. Straw bale acts as a temperature regulator ensuring that the property is both cool in the summer yet warm in the winter. Additionally, straw bale offers increased noise reduction.

Hardwood Flooring

Kiln treated Spruce floors are found throughout the property, some of which has been harvested right here in Whispering Woods, making use of abundant wood supply on site.

Roof Garden

This is the real masterpiece giving over 900 square foot of fully grassed garden area. The building can breathe from the top down whilst giving great benefit to the environment through carbon reduction and storm water run-off to name just two.



Investment Package

2 Bedroom bungalow +
12 months mortgage payments +
Furniture package =
\$125,000 CAN

Net Rental Yields

Monthly Rental Amount	CAN\$	3,900.00
Percent of Year Unoccupied		58%
Annual Cash In	CAN\$	19,656.00

Property Acquisition Cost	CAN\$	125,000.00
Less Down Payment - Cash In	CAN\$	12,500.00
Amount of the loan	CAN\$	112,500.00

Annual Insurance Cost	CAN\$	1,200.00
Annual Taxes	CAN\$	1,400.00
Annual Repairs Budget	CAN\$	600.00
Percent of Rent Mgmt Fee		10%
Annual Cash Out	CAN\$	5,165.60

Net Rental Yield 11.6%

For Cash on Cash Invested Yield:

Monthly Rental Amount	CAN\$	3,900.00
Percent of Year UnOccupied		58%
Annual Cash In	CAN\$	19,656.00

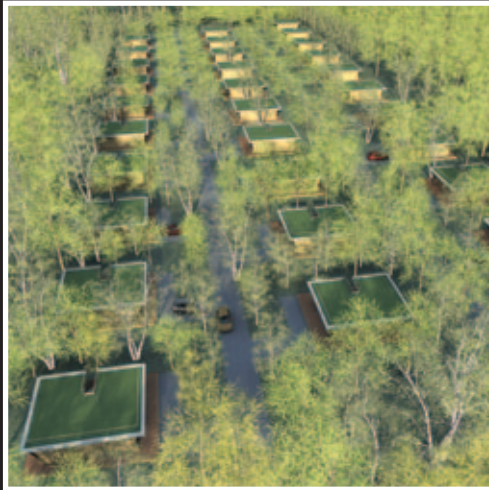
Property Acquisition Cost	CAN\$	125,000.00
Less Down Payment - Cash In	CAN\$	12,500.00
Amount of the loan	CAN\$	112,500.00

Payment Monthly P&I*	CAN\$	657.00
Annual Insurance Cost	CAN\$	1,200.00
Annual Taxes	CAN\$	1,400.00
Annual Repairs Budget	CAN\$	600.00
Percent of Rent Mgmt Fee		10%
Annual Cash Out	CAN\$	13,049.60

Rental Yield 52.9%

Cash on Cash Invested
All figures assume interest rates of 5%





Whispering Woods

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A Visually Inspired Designs Development