



As a client of Drake Financial Ltd. we are bringing to you a premium investment providing a 15% annual return for one year *. The investment is in Class B non-voting preferred shares of McKay Grove, a 15 unit lake view townhome development overlooking Lake Okanagan in Peachland, BC. The project is currently having site preparation and the construction is starting imminently. We are raising \$1.5MM equity for the project for immediate disbursement. The clients are experienced developers and have bank financing in place, a general contractor and a short timeline for this small project. Drake has experience with the developers and they are individuals of high integrity and character with a track history of success

McKay Grove Drawings & Location View From The Lake



Minimum Amount \$50,000

Investment Timeline 12 months

Investment Return 15% *

Investment Subject to Qualification

For Information Contact Drake Financial

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McKay Grove Project Metrics

McKay Profit Summary					
			\$/psf	% of Cost	
Land Costs	\$	1,589,000.00	\$	46.18	12.05%
Soft Costs	\$	724,510.00	\$	21.06	5.50%
Hard Costs (inc. fee)	\$	8,698,330.60	\$	252.78	65.99%
Financing Costs	\$	1,212,500.00	\$	35.24	9.20%
Dev Fees	\$	295,110.96	\$	8.58	2.24%
Market and Sales Costs	\$	362,500.00	\$	10.53	2.75%
Contingency	\$	500,000.00	\$	14.53	3.79%
Total Project Costs					
	\$	13,181,951.56	\$	388.90	102%
Project Revenue					
	\$	14,912,000.00	\$	374.16	
Profit before tax (\$)	\$	1,730,048.44			
Profit (%)		16%			
Sources of Capital					
	\$	9,435,713.67	75% LTC		
	\$	1,000,000.00			
	\$	2,746,237.89			
	\$	13,181,951.56			

McKay Grove Current Construction



Website: www.mckaygrove.ca

All sales through Drake Financial Ltd., exempt market dealer 2190 McCallum Road
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*Forward-Looking Statements

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