



## Rare Westcoast Investment Opportunity Immediate Action Required!

Victoria, BC - September 12, 2007- Seville Properties, has agreed to purchase the assets of the hugely successful Bear Mountain Real Estate Development project, a few minutes north of Victoria, the Capital of British Columbia. This is a unique opportunity to take over the most successful real estate project in Canada.

This 1400 acre parcel straddles two municipalities: Langford and Highland. Bear Mountain is 4 year old planned community approved for 5800 residential units of which 1800 have already been built and occupied. Another 1000 units are awaiting approval. The impressive Village Center is already anchored by the Westin Hotel Resort and Spa, the Jack Nicklaus 18-hole Bear Mountain Signature Course and Country Club, restaurants, amenities and is populated with appealing Condos. Strategically developed Estate Home neighborhoods, Town Homes and Condo hubs grace both sides of Bear Mountain Parkway. Infrastructure to support full build out is on-going throughout the site. The second Nicklaus course is on schedule for 2008. Seville properties plans to continue the development of Bear Mountain as originally planned.

### **Bear Mountain - The Next Whistler**

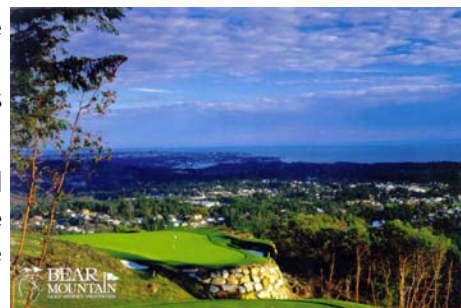
Deemed the next Whistler, at Bear Mountain, the future is now, as the construction of Mr. Nicklaus' second 18-hole Valley Course and Golf Academy are already underway and residential sales are breaking records. For example, on November 13, 2006, in just two hours, 183 condo units of the Stonehaven Building were sold for a total of \$103 million. Many sold via the Internet, sight unseen. Purchasers included many from as far away as Egypt, Scotland and Ireland, as well as many repeat purchasers such as Dean and Jacqui Mein from Sherwood Park, Alberta, who came in to purchase their 2<sup>nd</sup> Bear Mountain property in two years. "On the investment side of Bear Mountain, you've got a big, big draw with Jack Nicklaus' name," said Dean Mein, a commercial contractor, "just for the rental side of it, plus vacation properties and for the properties in the next phases."

After the take over, 4000 already approved mixed residential units will remain to be built and sold, with an additional 1000 units pending. Seville Properties plans to continue with the already successful Bear Mountain development program. Suitable zoning has already been approved by both counties. Current permits have been issued by Highland for 184 lots around the Nicklaus Valley golf course. Similar lots have been averaging \$750,000 each.



**Development strategy:** To maintain momentum, Seville Properties intends to utilize the same successful organizational infrastructure currently developing Bear Mountain. Seven years are required to attain full build out.

**Project Details:** The Bear Mountain developers have created an extremely sophisticated internet presentation, which we urge you to investigate in detail, in order to gain a suitable appreciation for this opportunity. [www.bearmountain.ca](http://www.bearmountain.ca).



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## Summer Real Estate Sales Sizzle - VICTORIA REAL ESTATE BOARD

August 1, 2007

Sales of homes and other properties in the Greater Victoria area continued to show exceptional strength last month reaching the highest level for the month of July in over 15 years. There were 922 sales through the Victoria Real Estate Board's Multiple Listing Service® (MLS®) in July, up over 36 per cent from the 677 sales in the same month a year ago. There were 949 sales in June of this year. Meantime, 27 sales of over \$1 million helped push the average price of single family homes sold in July to another record high of \$574,753; the median price was considerably lower at \$515,000; the six-month average was \$560,393.

Victoria Real Estate Board President, Bev McIvor, says the continued strength of the market is remarkable, "Despite the significant increases in prices that we have seen in recent years, the total number of sales shows that demand remains very strong. The number of sales so far this year is running over 11 per cent higher than in the first seven months of last year while the six month average price for single family homes has risen over seven per cent since the beginning of the year."

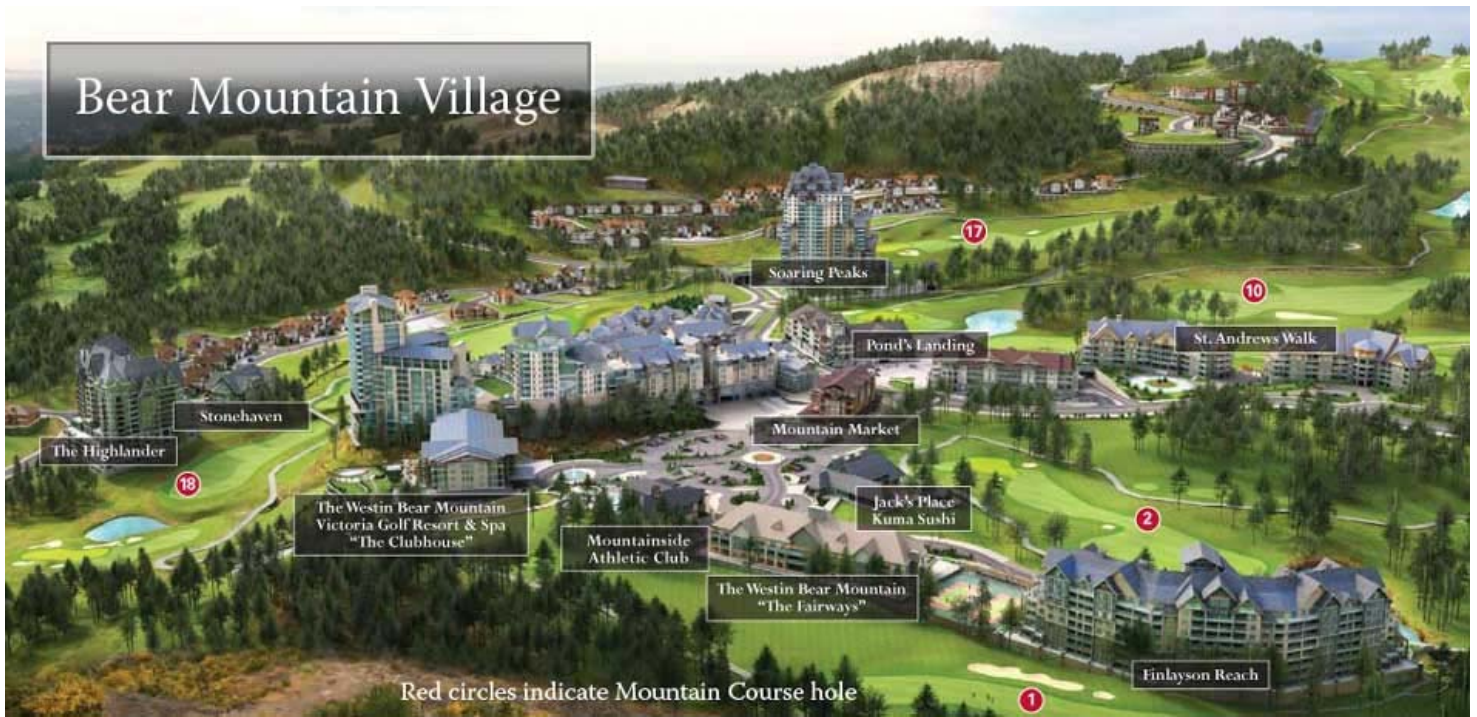


**ST. ANDREWS WALK WEST -  
GV \$41,341,,000**



**POND'S LANDING WEST.**





**HIGHLANDER GROSS REVENUE: \$134,798,400**



**SOARING PEAKS GROSS REVENUE: \$90,005,000**



**STONEHAVEN GROSS REVENUE: \$**



**FINLAYSON: GROSS REVENUE: \$ 97,346,765**