



Synopsis

When it comes to investing in real estate, investing in an OBASA Suite may be one of the best investments available in the market. When you invest in a suite, the initial investment shows a steady, hassle-free income stream, immediately. The strength of this program established its foundation with a long-term appreciation of real estate.

Knowing the strength of the properties, the strength in the management team, and the proven return on investments with each and every one of our partners, ensures that your joint experience will be a positive one, and one you'll be proud to have part of your investment portfolio.

This is the perfect way to leave a legacy while growing your investment portfolio. This investment can be utilized in many ways from monthly income to a potential retirement option. Adding such a valuable piece to your financial plan also allows you to leverage it for other investments or personal needs. A long-term investment takes serious consideration and yet our proven formula makes the reality of positive growth such a simple choice.

"The OBASA Suites concept is simple: provide a home-like atmosphere at good value to business travellers. Generously furnish each suite with all amenities, from kitchen gadgets to extra towels and home entertainment centres to parking. Make the transition from home to corporate accommodation as smooth and comfortable as possible." (G. Doell, 2006)

Call 1-877-99-OBASA (62272) to discuss OBASA Suites investment opportunities further.

**"We capture our success by meeting the needs of our customers."
- Gordon Doell, President/CEO, OBASA Group**



The Concept

In an increasingly global environment, more people are finding that a career in business means working in cities around the country, even around the world. Today's business travellers are demanding **more comfort, better value, and enhanced quality of life** from their accommodations. They may be away from home base for a two-day meeting or two-month work contract. Whatever brings them, being away from home does not have to mean giving up the comforts of home. That is why business travellers look to OBASA Suites for alternative accommodations. We, at OBASA, eliminate the stress of travel accommodations, allowing guests to maintain their daily routines so they are more effective on the job.

In a mere eight years, OBASA Suites has captured a large portion of Saskatchewan's corporate accommodations market. We are the largest corporate suite provider in western Canada. In fact, we are the leader in building the market. Companies in every sector are taking advantage of the cost savings and the sheer comfort of our corporate accommodations.

- **Corporate:** executive, management, sales, and other personnel
- **Entertainment:** actors, actresses, and production during a shoot
- **Financial:** bankers, investment counsellors, contract workers
- **Government:** contract personnel, training, and conference needs
- **Health:** professional seminars or long-term treatment needs
- **Insurance:** property and personal injury claimants
- **Manufacturing:** short-term, special skill contract employees
- **Technology:** scientific, R&D specialists
- **University:** visiting professors, lecturers, and guest speakers
- **Vacation Travellers:** family and friends who prefer privacy

The opportunity grows each day. A growing sector of the travel market wants the kind of privacy and quiet offered by alternative accommodations. OBASA Suites caters to individuals, corporate executives, contract workers, relocated families, and more.

Now, OBASA Suites is making it possible for you to participate!

Own an OBASA Suite and enjoy a steady income ... while watching your property appreciate in value over the long term.

"Obasa Corporate Suites offers all the amenities of home ... The staff goes out of their way to accommodate guests. I saved about \$30 per day in accommodations and \$18 per day on my per diem expense account. The condos are private, secure and well equipped with all the little things. All the appliances and facilities allow me to eat healthier and save time."

- Douglas Root, CIBC, Tenant



Attention to Detail

Each OBASA Suite is a fully furnished, single dwelling. We strive to provide all the comforts of home and a host of added amenities. Our goal is to make it possible for guests to continue their everyday routines and maintain their quality of life, even when the job takes them away from home.

OBASA Suites provides a complimentary supply of toiletries, dishwasher soap, dish soap, hand soap, etc. to help guests get settled. In addition, we also provide the little extras, from a garlic press to a corkscrew.

- Fully Equipped Kitchens
- 6 Major Appliances
- DVD Surround Sound Home Theatre System
- Cordless Telephone with Voice Messaging & Personal Phone Numbers
- Ensuite Laundry
- Bed Linens and Extra Towels
- High Speed internet

Additional services are available on request, including:

- Business automation equipment
- Long distance telephone packages
- Housekeeping
- Onsite/offsite facilities (sauna, whirlpool and fitness center)

The success of OBASA Suites as an alternative to traditional hotel accommodation relies on our ability to offer all the amenities of a five-star hotel ... in a setting that offers all the conveniences of your own home.

"The rooms are much quieter than in hotels, which allows for a great working environment, as well as an excellent sleep. It is easy to hold meetings in the condominiums. ... I will recommend these accommodations to my friends and work associates..."

- Dr. Graham Parsons, OWEC, Tenant



The Value of Experience: Our Proven Track Record

As a purchaser, you have the confidence of knowing your property is being well managed by an experienced team of professionals. The OBASA Suites management team offers more than 50 years in combined experience in areas such as **property management and development, marketing, sales, finance**, and most importantly, **superior customer service**.

OBASA Suites provides our investors with:

- Seamless property management, including booking the accommodations, collection of receipts, payment of bills.
- Strategic planning to ensure the highest occupancy and revenue stream levels.
- Ongoing marketing, including advertizing, internet marketing, brochures, and/or one-on-one meetings with targeted and niche markets.

As an OBASA Suites owner, you also enjoy the benefits of our bulk purchasing power, volume buying, referral programs, yellow pages and directory advertizing, condominium community involvement, maintenance management, housekeeping, and inventory operations.

Cross-Canada Referral Network

Through the OBASA Global Accommodation Network (OGAN), we also offer a growing network of alternative accommodations affiliates across Canada and the United States. This network feeds valuable referrals to OBASA Suites to ensure occupancy rates are high.

Refer a Friend Program

We believe in this program so wholeheartedly that we will put our money where our mouth is!

If you refer a friend/investor that purchases and OBASA Suite, we will give you \$1,000 as our sincere thanks for your faith in the OBASA Corporate Suite Partner program.

"You'll not only be getting an excellent return on your money, you'll also be dealing with an experienced, established company that has proven itself to be ... a success in the marketplace.

- Marilyn Courtney & Robert Myren, Investors



Receipt

TO: **New OBASA Suites Purchaser**

RE: Purchase from Obasa
Condominium Unit No.
Condo Plan No.
Civic address: _____

Purchase price paid for condominium property, including common shares in condominium plan, together with allocated "Exclusive Use" parking stall as registered upon Condominium Plan no. _____
\$ (suite and parking stall pricing based on Offer pricing LESS soft costs detailed below)

OBASA Suites Partner fees paid for all "soft costs", including but not restricted to designer fees and administration set up for furnishings and décor; set-up expenses for all utility and related monthly expense necessities; rental advertising and marketing set-up expenses and initialization fee; operations and management fees on document preparation and execution and establishment of OBASA Partner/Owner accounting requirements and policies;

\$ _____

TOTAL PURCHASE \$ _____

Receipt of payments are hereby acknowledged
this _____ day of _____, 200____.

Obasa

Per: _____
(Authorized Signatory)