Grand Central Properties Inc. (“Grand Central”) is a locally owned and managed commercial real estate development and holding company. Grand Central is located in Cochrane, Alberta which is near the mountains, on the banks of the Bow River, in close proximity to Calgary and all of the economic, recreational and cultural advantages this location provides. Grand Central is a community leader in providing state of the art facilities in the retail, administrative, banking, medical and emergency services sectors. Since its inception in 2000, Grand Central has been meeting the commercial real estate demands for one of the fastest growing communities in Canada.
BOARD OF DIRECTORS AND SHAREHOLDERS

Grand Central is comprised of a diverse group of community leaders including Queen’s Counsel, Builders, Land Developers, Development Consultants, Dentist, Lawyers, Chartered Accountants, Realtors and Business people. Former Town Councillors, Chamber of Commerce Executives of all positions, service Club executives and volunteers, and community achievement award winners are commonplace amongst Grand Central’s shareholders.

Each individual shareholder brings a unique perspective and tremendous wealth of experience that includes developing residential communities (such as West Valley and Gleneagles in Cochrane), building commercial centers, providing legal or financial advice, and a host of other disciplines. A deep rooted commitment to excellence, along with their vision, foresight and leadership qualities are valuable assets that compliment their expertise.

Grand Central is managed by Randy Mabbott (General Manager) and two part-time support staff, who are responsible for the day to day operations of the company. The General Manager is in regular contact with an active Board of Directors which meets once per month.

Board of Directors:

PRESIDENT
Hank Biesbroek

VICE PRESIDENT
Glen Gryzko

SECRETARY/GENERAL MANAGER
Randy Mabbott

BOARD MEMBER
Terry Freeman

BOARD MEMBER
Carol Mytrash

Resumes for each Board member are available on our website www.grandcentralproperties.com
OUR VISION

Grand Central is an innovative, growth-oriented, commercial development and real estate holding corporation that provides exceptional returns to shareholders.

OUR MISSION

We provide and manage quality properties that enhance communities.

OUR VALUES

Respect, Honesty, Fairness, Responsiveness, Positive Attitude
In partnership with local and provincial governments and businesses, Grand Central is a community leader in providing state of the art facilities in the retail, administrative, banking, medical and emergency services sectors. Grand Central was established to develop, acquire and hold commercial real estate revenue properties.

**PROPERTIES OWNED BY GRAND CENTRAL**

1. Town of Cochrane Emergency Services Facility
2. Cochrane Community Health Centre (Urgent Care)
3. Grand Professional Building
4. Grand Central Place
5. Cochrane Town Square
6. Executive Place

**Cochrane**

**Red Deer**

6. Executive Place
Grand Central Place is made up of a stand alone building which houses the Alberta Treasury Branch (5,550 square feet) and a professional center of 10,496 square feet, single story, with tenants being Royal LePage, Mabbott & Company Law Offices (which also houses the Grand Central office), café and bakery, wireless communications solutions and dental office. This centre is located on Grand Blvd. This project was developed by Grand Central in 2001.
Cochrane Town Square is a retail commercial center shadow anchored by Safeway and Canadian Tire on 5th Avenue. This center was acquired by Grand Central in 2004. Cochrane Town Square (aside from Canadian Tire and Safeway, the lands and buildings they occupy are owned respectively by each) is a single story 40,412 square feet shopping centre. Tenants include Mark’s, TD Canada Trust, Panago Pizza, Edo Japan, Jugo Juice, Dollar Store, Angles, Herbal Magic, The Source and the UPS Store to name a few. An exterior renovation of the mall was completed during the summer of 2012.
TOWN OF COCHRANE
EMERGENCY SERVICES
FACILITY

Located on Grand Blvd. this facility houses the Town of Cochrane Emergency Services Facility (fire and ambulance) under a 30 year Lease. This building is 28,000 square feet. The fire engine bays are open 2 storey and the office component of the building is 2 storey.
A 50,500 square foot building occupied by Alberta Health Services on Grand Blvd. This is a state of the art facility designed to meet health care demands of Cochrane and northwest Calgary well into the future.
This modern 39,000 sq. ft facility sits adjacent to the Cochrane Community Health Centre and provides a convenient location for professionals such as medical doctors, physiotherapists, pharmacists and engineers.
This twelve story structure built in 2010 is located in the heart of downtown Red Deer. With 103,879 square feet of rentable area it is our largest property. Boasting an impressive tenant roster of Stantec, NOVA Chemical Corporation, RBC Dominion Securities and BDC, this building serves as an iconic landmark in the skyline of Red Deer.
CALGARY MARKET OVERVIEW

For nearly 50 years, Calgary has been the capital of Canada’s energy industry and has become the preferred city for business to establish their head offices. However, many companies are opting to retain capital for investment in their operations and choose leasing business premises over purchasing. Financial experts predict Calgary’s commercial real estate market will remain strong for the foreseeable future. Consumer confidence is high due to solid economic footing in Calgary and within Alberta.

SOURCE: CALGARY CHAMBER - 2013 CALGARY AND ALBERTA ECONOMIC OUTLOOK
Red Deer Market Overview

Located along the Queen Elizabeth Highway at a central point between Alberta’s two major cities, Red Deer is rapidly establishing itself as an economic hub within the province and beyond. The abundance of natural resources, along with a healthy and competitive economy make it a prime location for business especially in the oil and gas sectors, manufacturing, agriculture, health care and tourism. With a population of nearly 100,000 and steady population growth for many years has many experts predicting Red Deer will continue to grow at 6% annually, leading to nearly double the population in the next two decades. The average age in Red Deer is 32 and nearly 1/3 of the current population is under eighteen, pointing at a community full of young families and according to the recent census one of the happiest populations in the province. Red Deer is a beautiful city with nearly 20,000 square kilometers dedicated to green space and over 150 parks, numbers that only continue to grow as their new housing developments continue to boom. Business is strong in Red Deer as well, as in 2013 the City of Red Deer issued over 1,500 building permits, to an estimated value of over $243 million dollars. There is also discussion for expansion of Red Deer’s airport to make larger and possibly even an international destination. With a healthy, competitive economy and a skilled young work force, Red Deer promises to provide very progressive and dynamic opportunities for business.
In a report by the Centre for Study of Living Standards, Alberta scored highest of all provinces for the Overall Index of Economic Well Being. Alberta’s economic foundation is based on its abundance of natural resources and supported by an economic plan created by the provincial government to foster a positive business climate. Investment and diversification are encouraged, allowing business to successfully compete at the global level.

In 2004, the Province of Alberta became the only debt free province in Canada. With no provincial sales tax and a conservative fuel tax, Alberta has the lowest combined federal and provincial personal income tax rates in Canada. Strong economic markers, combined with an educated, well trained work force and low unemployment rate, result in a very healthy and competitive economy.
What attracts residents to the area?

Situated within the fast-growing Calgary region, Cochrane is located just 15 minutes west at the intersection of two major highways, Highway 1A and Highway 22. This rapidly growing community has experienced steady, and occasionally pronounced growth over the past four decades taking it from a small hamlet to a population of more than 18,000 in 2013. According to figures released by Statistics Canada after the 2011 census, Cochrane experienced a population increase of 27.8% during the five year period from 2006-2011. The national average growth for the same time period was 5.9%. Evidence suggests this rate of growth and expansion will continue for the foreseeable future, putting Cochrane on pace to potentially triple its growth over the next 50 years.

Many people are choosing to raise their families in the more relaxed and friendly atmosphere of a smaller community while remaining in close proximity to Calgary for both employment and recreation. As Cochrane continues to evolve and expand, all types of industrial and technological businesses are arising to provide increased employment opportunities. New residential and non-residential developments are being planned by both government and the private sector, giving every indication of diversity, growth and sustainability.

Tourism is a major economic factor. The town itself is nestled in the scenic Bow Valley where the southern prairie landscape meets lush rolling hills and where pristine mountain vistas dominate the horizon. On the nearby Bow River, anglers and outdoor enthusiasts from around the globe return year after year for world class trout fishing. Participation in mountain sports and skiing is only a short drive away to Kananaskis or Canmore, and the welcoming gates of Canada’s oldest national park, Banff National Park, are also nearby. Each year millions of visitors enjoy hot springs, glaciers, abundant wildlife and other attractions to make it one of the most visited parks in the world. Easy access to a number of provincial parks including Ghost Reservoir Provincial Park, Big Hill Springs Provincial Park and Glenbow Ranch Provincial Park encourage activities such as hiking, boating, wind surfing, ice fishing, ice sailing and snowmobiling. The Cochrane area is also home to a number of guest ranches for those wishing to experience a taste of our western
heritage and genuine cowboy hospitality.

Cochrane also boasts a very active arts community and has a wide range of recreational facilities such as skating, swimming, golfing, bowling and curling. Throughout the year festivals, concerts and events continue to draw visitors for fun and excitement, while our spectacular natural surroundings inspire calmness, tranquility and full relaxation.

Calgary Regional Partnership
www.calgaryregion.ca
CONFIDENTIALITY

By receiving this investor package, prospective investors agree to hold and treat this package, and any supplemental supporting documents received, in the strictest confidence. Prospective investors will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this package, or any of its contents or any part thereof to any person, firm or entity without the prior written consent of Grand Central.

Prospective investors will not use or permit this package to be used in any manner detrimental to the interests of Grand Central, or any of its subsidiary companies, or their affiliates or for any other purpose than a proposed investment in the Company. The recipient of this investor package agrees to provide Grand Central with a list of those persons to whom this package or any information contained herein is provided.

The terms and conditions in this section with respect to the confidentiality and the subsequent disclaimer will relate to all sections of the investor package as if stated independently therein.
THE OFFERING

Financials

Recipients of this package will be provided with professionally prepared documents from the most recent fiscal year end.

Process

Based on information contained in this package, and other information made available upon specific request, prospective shareholders are invited to submit expressions of interest for the acquisition of Grand Central shares. It is the intention of Grand Central to provide sufficient information and current reporting to allow prospective shareholders to make an investment decision.

**It is the intent of Grand Central to either:**

a) Offer new shares through a private placement; or

b) Match existing shareholders that may want to sell shares with prospective shareholders.

No expression of interest, regardless of form or content, will create any binding legal obligation upon Grand Central and the prospective shareholder until fully executed by both Grand Central and the prospective shareholder or as between an existing shareholder and the prospective shareholder (approved by the Board of Directors of Grand Central). Prospective shareholders should note that neither Grand Central nor any of its shareholders are under any obligation to select any expression of interest to purchase shares.
Expressions of interest to purchase shares in Grand Central must include the following information:

1. The amount of investment available; and
2. Name(s) of the prospective shareholder(s) and a mailing address, email address (and/or fax number) for the delivery of notices to the prospective shareholder.

Expressions of interest to purchase shares must be delivered to:

**Randy Mabbott**
General Manager
Grand Central Properties Inc.
#5, 201 Grand Boulevard
Box 266
Cochrane, AB T4C 1A5
rmabbott@grandcentralproperties.com
P: (403) 932 3066
F: (403) 932 3076

[www.grandcentralproperties.com](http://www.grandcentralproperties.com)

Recipients of this investor/marketing package acknowledge they are principals in connection with the possible acquisition of shares in Grand Central and agree they will not look to Grand Central, or any of its officers, directors, shareholders or affiliates for any fees or reimbursement of expenses incurred in connection with their independent investigation(s) or for any costs incurred in relation to the purchase of shares. Prospective purchasers acknowledge that they have not dealt with any broker regarding the acquisition of shares.
This package is provided as a tool to assist prospective investors in deciding whether they wish to acquire shares in Grand Central. This package does not purport to be all inclusive or to contain all information necessary for prospective investors to make an investment decision. Rather, it is for information and discussion purposes only. Information contained within this package, or received orally or otherwise, by representatives of Grand Central or anyone acting on its behalf, should be construed as convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers.

Prospective investors may find it prudent to conduct an independent investigation for verification of the information provided herein and should seek legal, accounting and tax advice as necessary.

Disclaimer

Contact

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