



RRSP ELIGIBLE / FIVE-YEAR TERM

ARIZONA ACQUISITION FUND



CBIGROUP®





CBIGROUP® | CBI Group is proud to present the Arizona Acquisition Fund

*CBI Group Arizona Acquisition Fund¹ (AAF)
presents an opportunity for our investors to
participate in the Phoenix area.*

The challenges facing the U.S. housing market have been impossible to avoid noticing. This sort of downturn is not unheard of and in fact, historically these cycles are the reason why profits can be made through carefully planned and executed real estate investments.

By making our move now, CBI Group plans to benefit from the downturn of the market cycle by holding and renting these homes through the anticipated market upswing and eventually selling at higher market values.

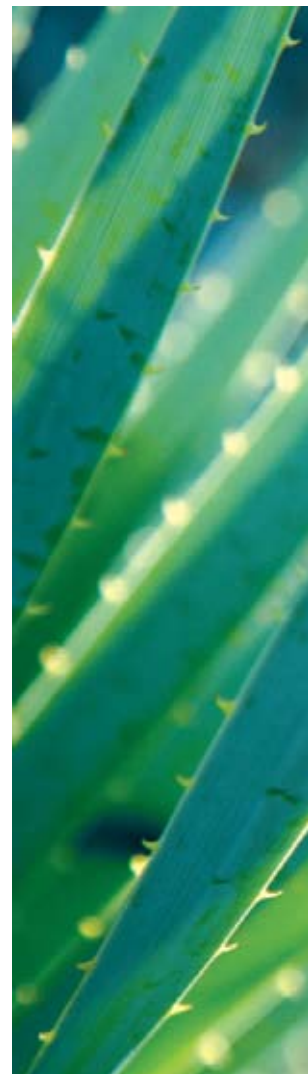
Our confidence in the AAF's business strategy for investing in Arizona real estate is based on our personal and professional experiences in that market. Through affiliated projects,

CBI Group remains very involved in the Arizona real estate market, allowing AAF to access a vast network of industry contacts.

This network is expected to provide AAF with up-to-the-minute information about new listings and market conditions, which will help AAF quickly identify, assess and acquire properties that meet its investment standards.

We would like to take this opportunity to thank our first time real estate investors for considering CBI Group and our Arizona Acquisition Fund for your investment portfolio. For returning investors, we thank you for placing your continued trust in our organization.

*Sincerely,
CBI Group*



6%

BOND*
(FIVE-YEAR TERM**)

60%

NET PROFIT PAID
TO INVESTORS

ARIZONA ACQUISITION
FUND HIGHLIGHTS

- \$10,000 (Cdn) minimum investment
- RRSP eligible
- Bond disbursed as cash flow permits through term duration

* Refer to Offering Memorandum for details

** Commencement of bond September 13, 2008





BABY BOOMERS AND BEYOND

The current low real estate prices in the Phoenix area make this an opportune moment to make your bid for Arizona real estate.

Arizona boasts the second highest population growth rate in the U.S. and third highest rate of job growth. ¹

Contrary to popular opinion, most of the State's population growth is not centered on retirees. The fastest growing population

is younger than the national average, many of who are in the prime home buying demographic. ²

TIMING IS EVERYTHING

Surging interest from offshore buyers/investors, the recovery of the U.S. economy and the stabilization in the financial sector is almost certain to drive prices back up.

ABOUT THE AAF

The Arizona Acquisition Fund intends to raise \$12.5

million (Cdn), which will be used for operations including acquiring approximately 175 single-family homes over the next 12 months. ³

With changes in home ownership through foreclosure and/or tighter mortgage standards, an anticipated increase in rental demand should follow.

For this reason, these homes will be rented to generate cash flow. CBI Group intends to then sell the properties when the real estate market recovers.

¹ Arizona State University, U.S. Bureau of Labor Statistics, 2007

² Arizona Department of Commerce

³ Refer to Offering Memorandum





The downturn in the U.S. housing market, speculators, excess inventory and credit conditions have created a buyer's market.

The Arizona Acquisition Fund intends to raise \$12.5 million (Cdn) to provide equity toward acquiring approximately 175 single-family homes.





Many people are comfortable with the idea of finding their own way in a foreign real estate market. However, others, either because they lack experience or funds can find the intricacies of such investments to be overwhelming.

That's where a grouped project like the Arizona Acquisition Fund can offer an option. By pooling the resources of many

individuals it's possible to minimize perceived barriers and take greater advantage of limited market conditions.

Beyond increased purchasing power, the Arizona Acquisition Fund could also offer other turnkey benefits, including the management of cross-border legal and taxation processes, property management, and property resale.



The Arizona Acquisition Fund Strategy

The AAF is looking to acquire real estate in areas with low vacancy rates and family-based homes showing pride of ownership.

On behalf of AAF, CBI Group has engaged a Phoenix area property management team to assist in targeting the best neighbourhoods for home rentals.



With diverse backgrounds and a depth of personal experience, the CBI Group team offers a combination of skills and insight.

The CBI business philosophy is built upon a commitment to our customers.

We express this philosophy through a dedication to solid customer service and communication. We are determined to select only the properties with profit potential for our investors.

CBI GROUP SYNDICATED INVESTMENT OFFERINGS

Keystone Business Park
Industrial Real Estate
Project
Balzac, Alberta

Lake House
Four Season Recreational
Development
Sylvan Lake, Alberta

Diamond Key Capital Fund
Residential Development
Loan Facility
Red Deer, Alberta



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