

Lethbridge

INCOME TRUST

YOUR BRIDGE TO OPPORTUNITY



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Prime Land Opportunity in Lethbridge



Mayor Magrath Drive is central to transportation in Lethbridge. Popularly known as "The Strip", it sees roughly 34,000 vehicles per day in weekday traffic, given that three provincial highways (3, 4 and 5) meet with the roadway, much of this traffic includes out-of-town tourists, commuters and truckers. Most retail and hospitality establishments in the city are concentrated on this roadway, and it serves as a major transportation hub that connects highways leading directly to the United States, British Columbia, Saskatchewan and the local airport.

Mayor Magrath Drive holds the bulk of the city's accommodations, including international chains such as Ramada, Best Western, Travelodge and Howard Johnson. Major shopping destinations such as Wal-Mart, Costco, Superstore, Safeway and Home Depot are also located on this roadway, as well as a large number of restaurants.

Prime Funds has secured a long sought after piece of Prime real estate located in this very desirable shopping destination of Lethbridge on Mayor Magrath drive. With several major national brands surrounding this location, most residents of the city visit this area frequently which makes this the ideal location for smaller national brands to make a home in what is the largest business park in Lethbridge. The location also sits at the edge of one the most affluent neighborhoods in Lethbridge "Fairmont" and is just minutes away from Lethbridge college.

What will it be?



"Proposed project rendering- may be subject to change"



Prim e Funds plans to construct approximately 50,000 Sq – Ft of retail space with several pad buildings ideal for banks. This booming commercial development continues to attract many high quality tenants such banks, restaurants and other fine retailers. This project will provide a convenient quick stop for both visitors and nearby residents to this shopping area. There is a long list of major brands that currently have no market share in Lethbridge and are looking for a strategic place to expand into this market. These buildings will be a high end development with several 'A' rated tenants.

Why Invest?

Lethbridge Income Trust

A fixed income investment with superior land security

10%*

This investment is fully eligible for all registered plans: RRSP, LIRA, TFSA, RRIF, etc.

Passive Cash Flow?

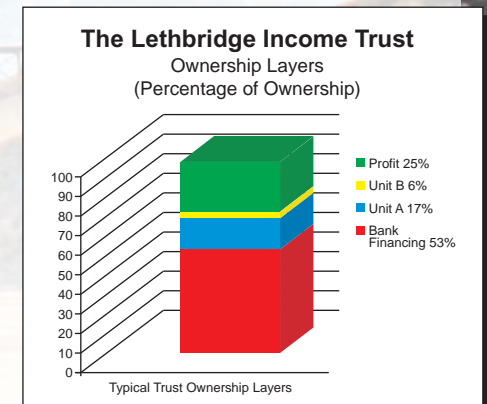
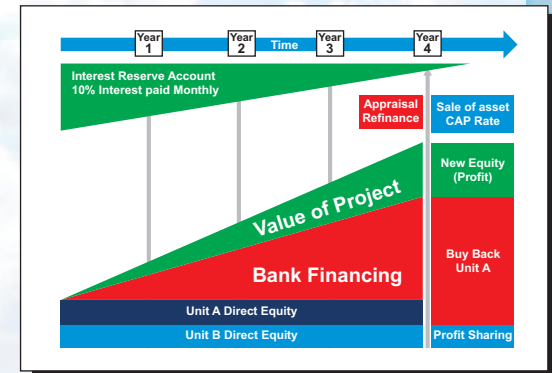
- Investors receive a 10%* simple annual return on a 5 year term, paid monthly.
- Minimum \$5,000.00 CDN investment
- Return payable as interest income from a fully funded interest reserve account.

Risk Management?

- Prime Funds takes advantage of sophisticated fund strategies to minimize risk for our investors.
- Carefully researched and selected "PRIME" land provides for shorter timelines.
- By utilizing an interest reserve account, we can manage return risk.
- A unit 'A' buy back technique (refinance) can be used to mitigate exit risk prior to the sale of asset.
- Prime Funds is compensated from profits which insures our commitment to a profitable exit from the project.

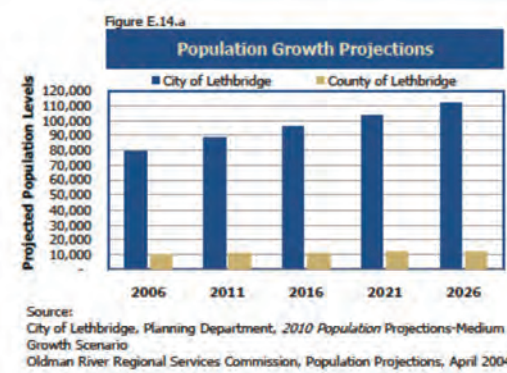
Ownership Security?

- The Lethbridge Income Trust has multiple layers of security that can buffer market fluctuations.
- By acquiring units of this 'Private Mutual Fund Trust' you retain ownership of the trust and all its assets directly.
- This trust is a separate legal entity from Prime Funds Inc and all other projects.
- We are one of the only companies that does not lift the land and offer transparent equitable relationships with all parties involved.
- This opportunity is tailored with the investor in mind and provides superior security and above average growth potential.



Why Lethbridge?

- It is Alberta's fourth-largest city by population after Calgary, Edmonton and Red Deer, and the third-largest by area after Calgary and Edmonton. Lethbridge is located in the southern portion of the western province of Alberta, Canada and is the centre of a trading area that serves approximately 275,000 people in Alberta, British Columbia and the State of Montana.
- Economic Development Lethbridge recently partnered with SouthGrow Regional Initiative and Alberta SouthWest Regional Alliance to create the Southern Alberta Alternative Energy Partnership. This partnership is responsible for the development and attraction of alternative energy business, including wind power (Bull Frog), solar power and biofuel (Kyoto Fuels).
- Lethbridge has seen substantial population growth over the last ten years which is an indicator of this current opportunity. With this trend forecasted to continue into the year 2026 at which point the population will be 30% higher than it is today, there will be an increasing demand for retail outlets and the city will see an even further outward growth.
- With a healthy average household income, this city is beginning to diversify its retail possibilities. There are countless retailers eyeing this city as their next strategic location to expand and with limited supply of affordable retail locations this project can see an accelerated leasing timeline and provide for a smooth exit.



*The contents of this brochure constitute neither an offer to sell nor an offer to buy any of Prime Funds managed investment programs. All securities offerings will be made to qualified purchasers in specified jurisdictions by delivery to them of formal offering documentation prepared in compliance with applicable securities laws of the specific jurisdiction in which the offering is being made. This investment is not guaranteed or insured. These forward-looking statements are subject to a variety of risks and uncertainties. Please read offering memorandum before investing.