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TABER, ALBERTA

**Wal-Mart "Shadow" Anchored Retail Development
Located at the S.W. Junction of Highway 3 and Highway 36 N.**

Tenants:	Wal-Mart	70,000 - 100,000 sq.ft.
	Boston Pizza	6,000 sq.ft.
	Tim Horton's	3,000 sq.ft.
	Sugar Town Spirits	3,500 sq.ft.
	Telus Mobility	1,500 sq.ft.
CRU available:	Retail Strip	1,500 - 30,000 sq.ft.
	Pads (with Drive-thru)	6,000 - 10,000 sq.ft.
Terms:	For Sale or Build to Suit	

Population:	Trade Area	25,781
	Town	7,500

Traffic Counts:	Highway 3	8,950 = AADT
Traffic Counts:	Highway 36 N.	6,130 = AADT

AADT = Average Annual Daily Traffic.

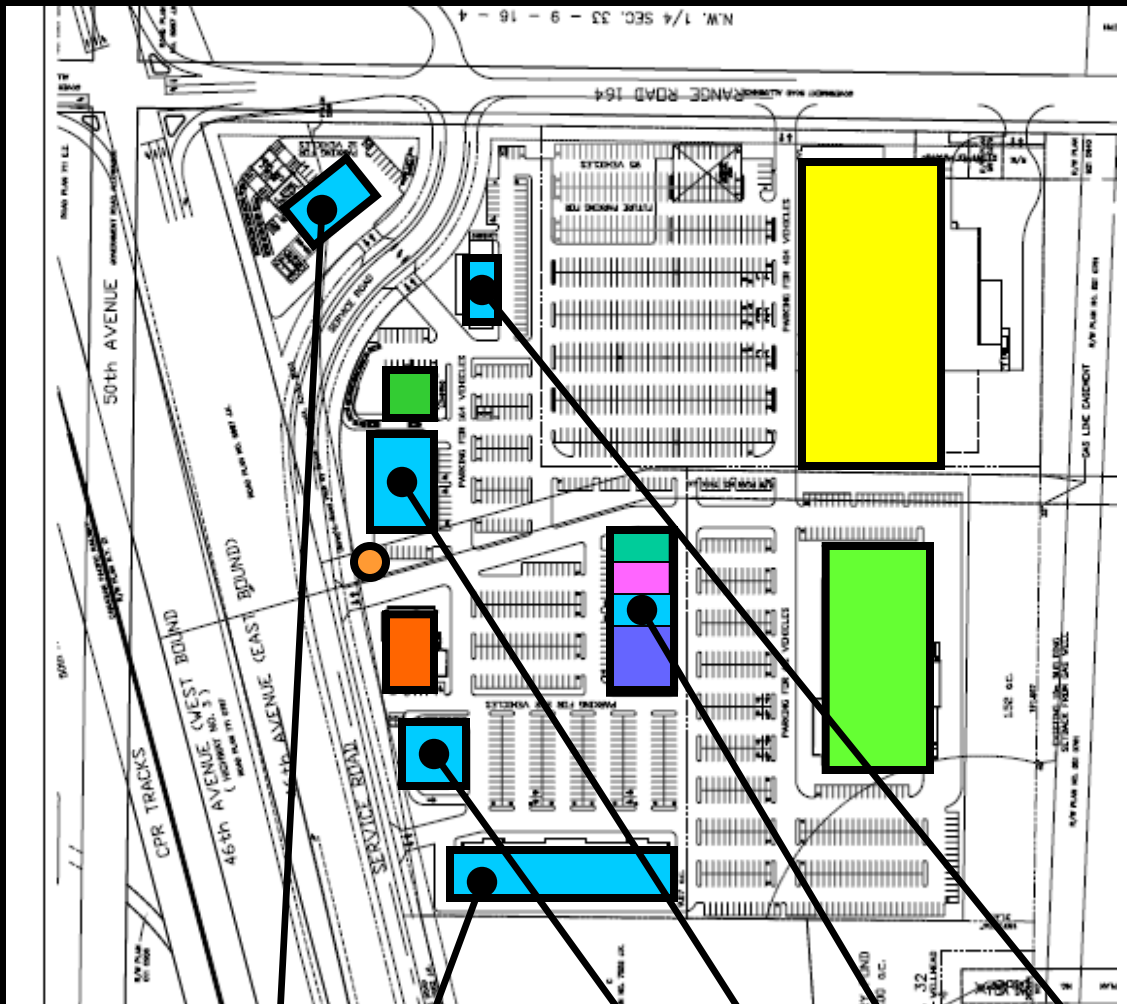
Industries:	McCain's Foods, Lamb Weston, Rogers Sugar, Hostess Frito Lay, Lucerne Foods, Select Turkey, diversified Agriculture, and Oil and Gas Services
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Taber – Site Plan, Tenant Allowance, and Lease and Pylon Sign Rates

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Wal-Mart
Boston Pizza
Tim Horton's
Dollar Giant
Telus Mobility
Sugar Town Spirits
For Lease
For Sale
Pylon Sign \$50.00 per foot of depth. Includes both sides the of the Pylon Sign.

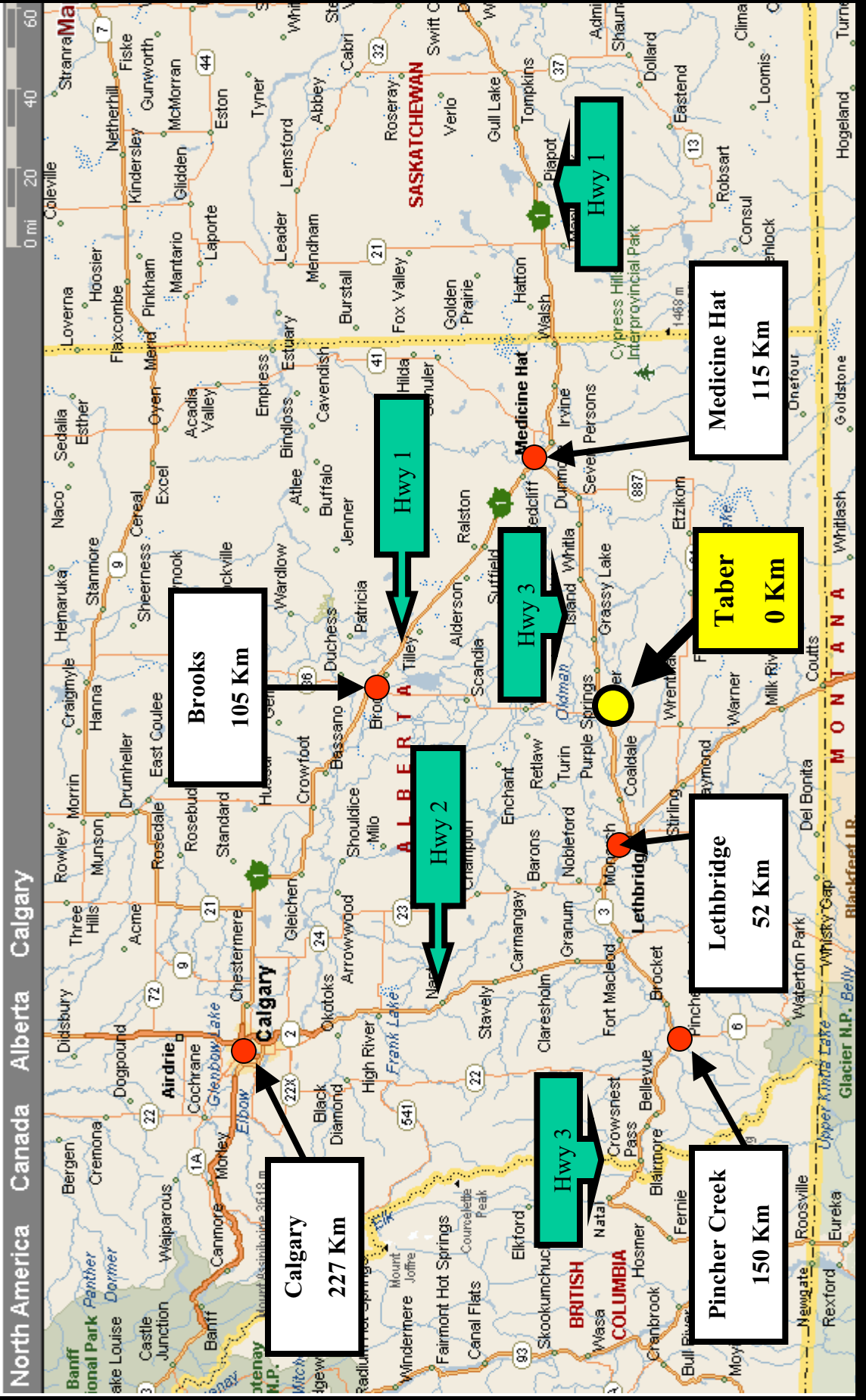


Tenant Allowance Up to \$10.00 P.S.F.
Gas Bar – C-Store \$22.00 - \$25.00
CRU "A" \$18.00 - \$20.00
CRU "B" \$19.00 - \$21.00
CRU "E" \$19.00 - \$21.00
CRU "D" \$18.00 - \$20.00
CRU "G" \$19.00 - \$21.00



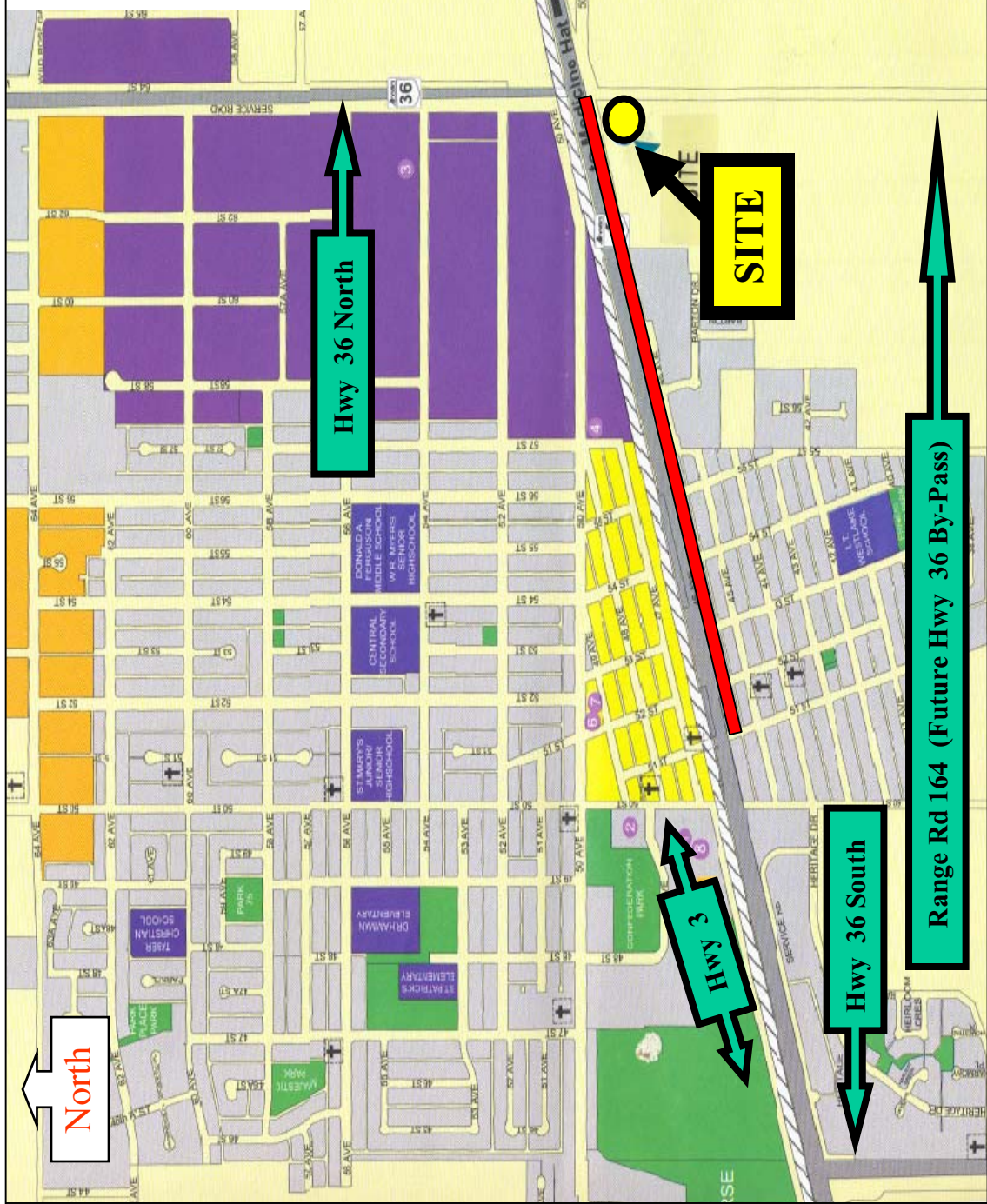
Taber – Location in Alberta









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Taber – Zoning Map

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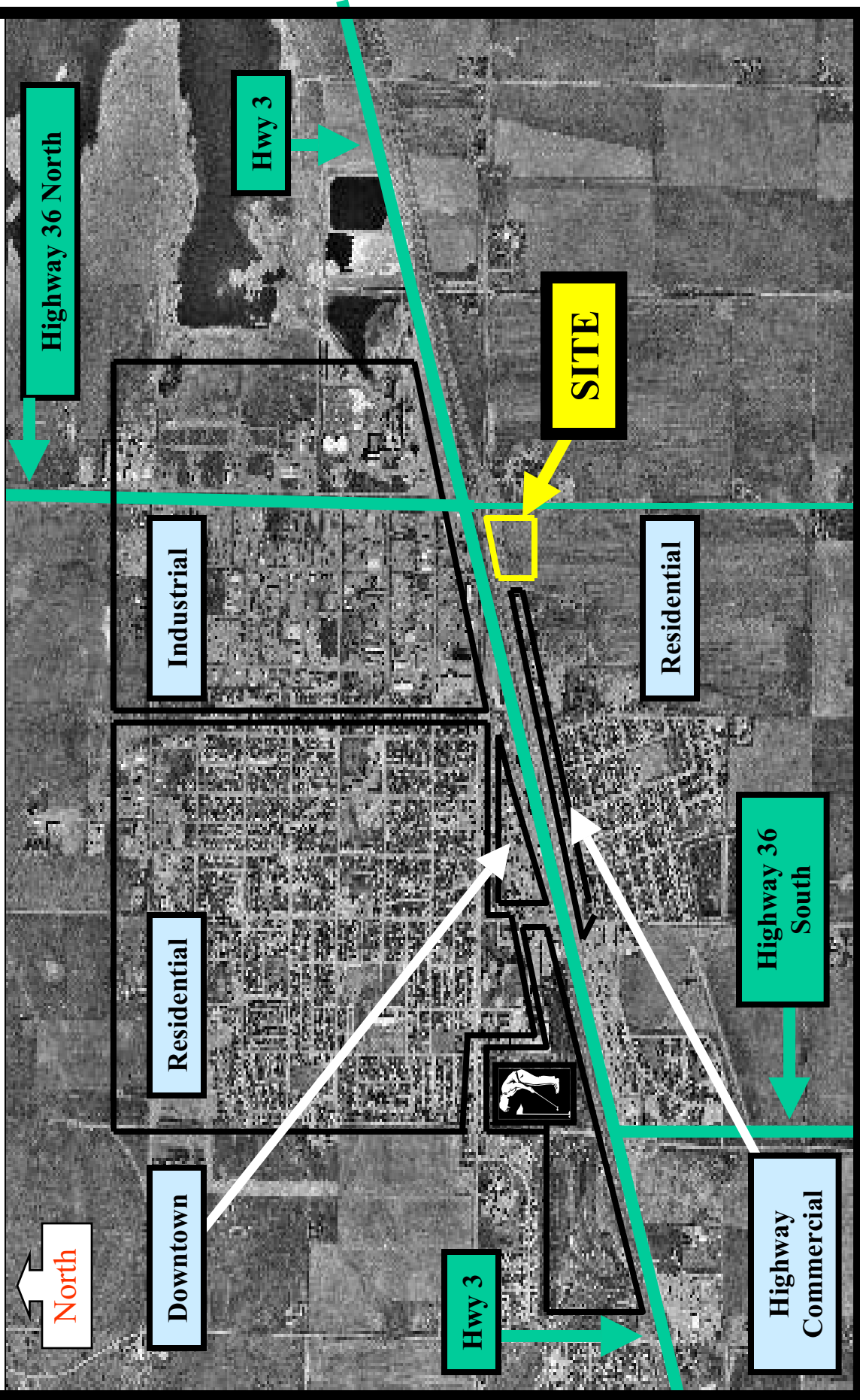


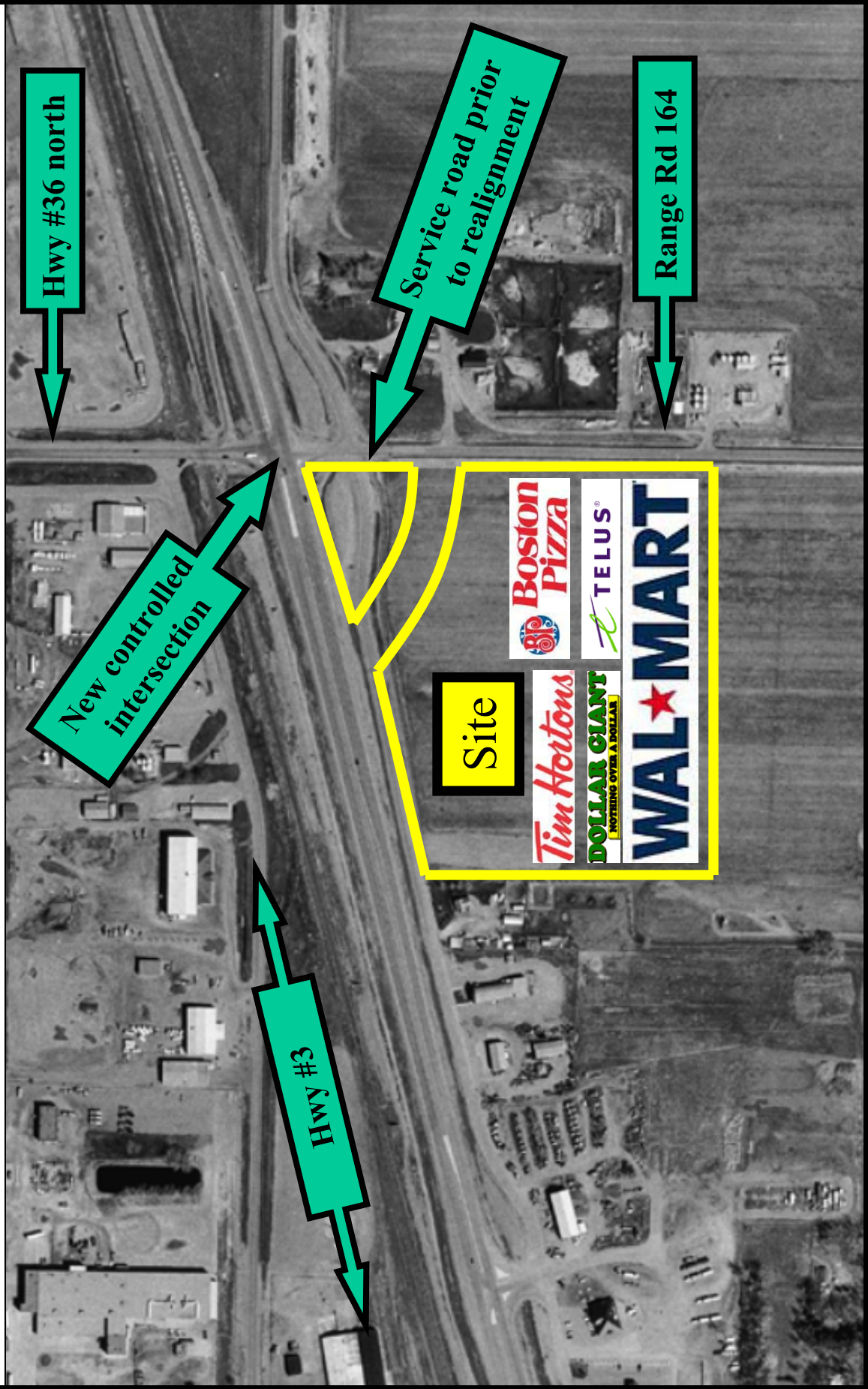
-  Hwy Commercial
-  Industrial Area
-  Downtown
-  Residential
-  School
-  Recreation
-  Service Commercial
-  CPR Track



Taber – Aerial Photo of Town

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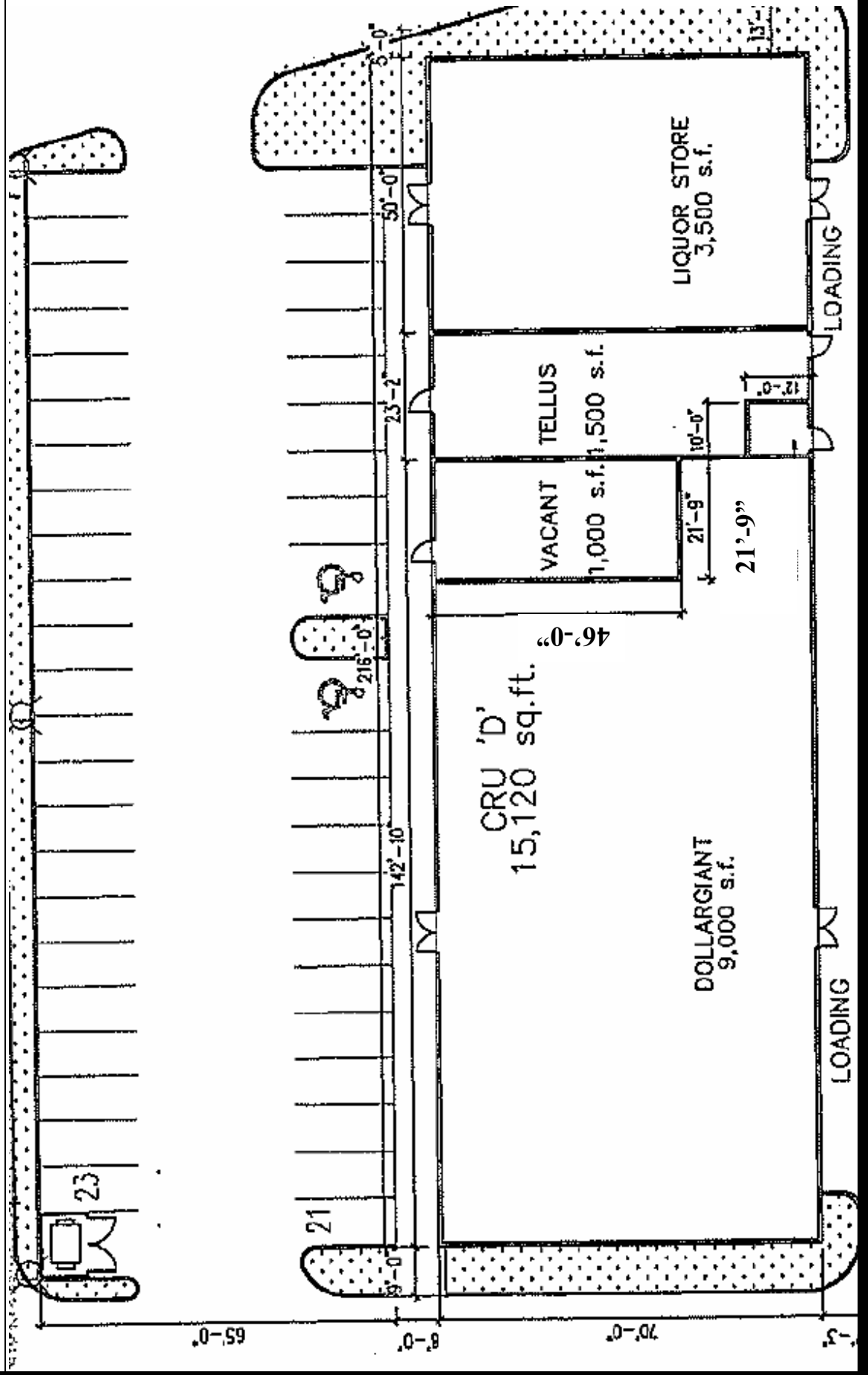






Taber - CRU "D"

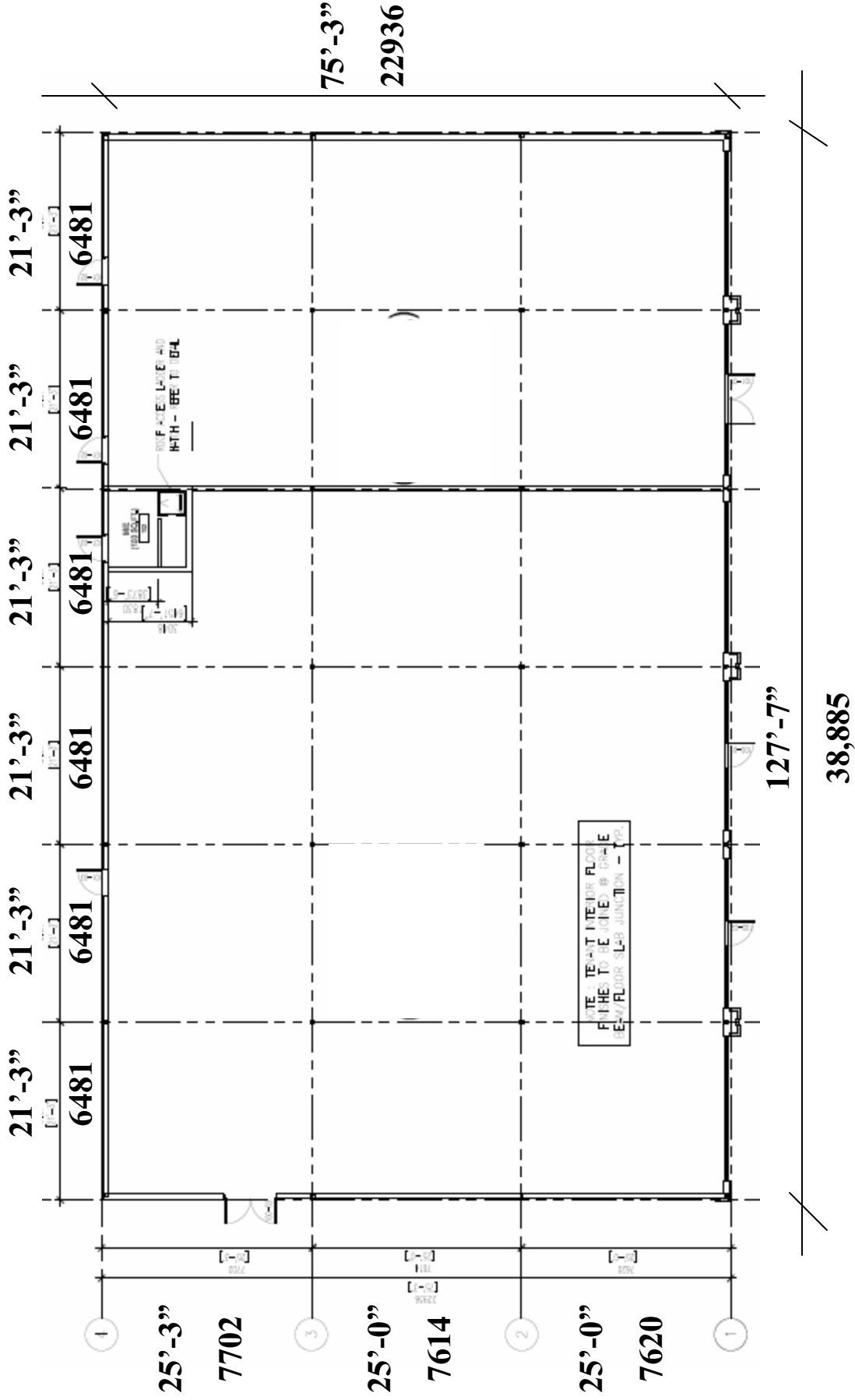
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Taber - CRU "E"

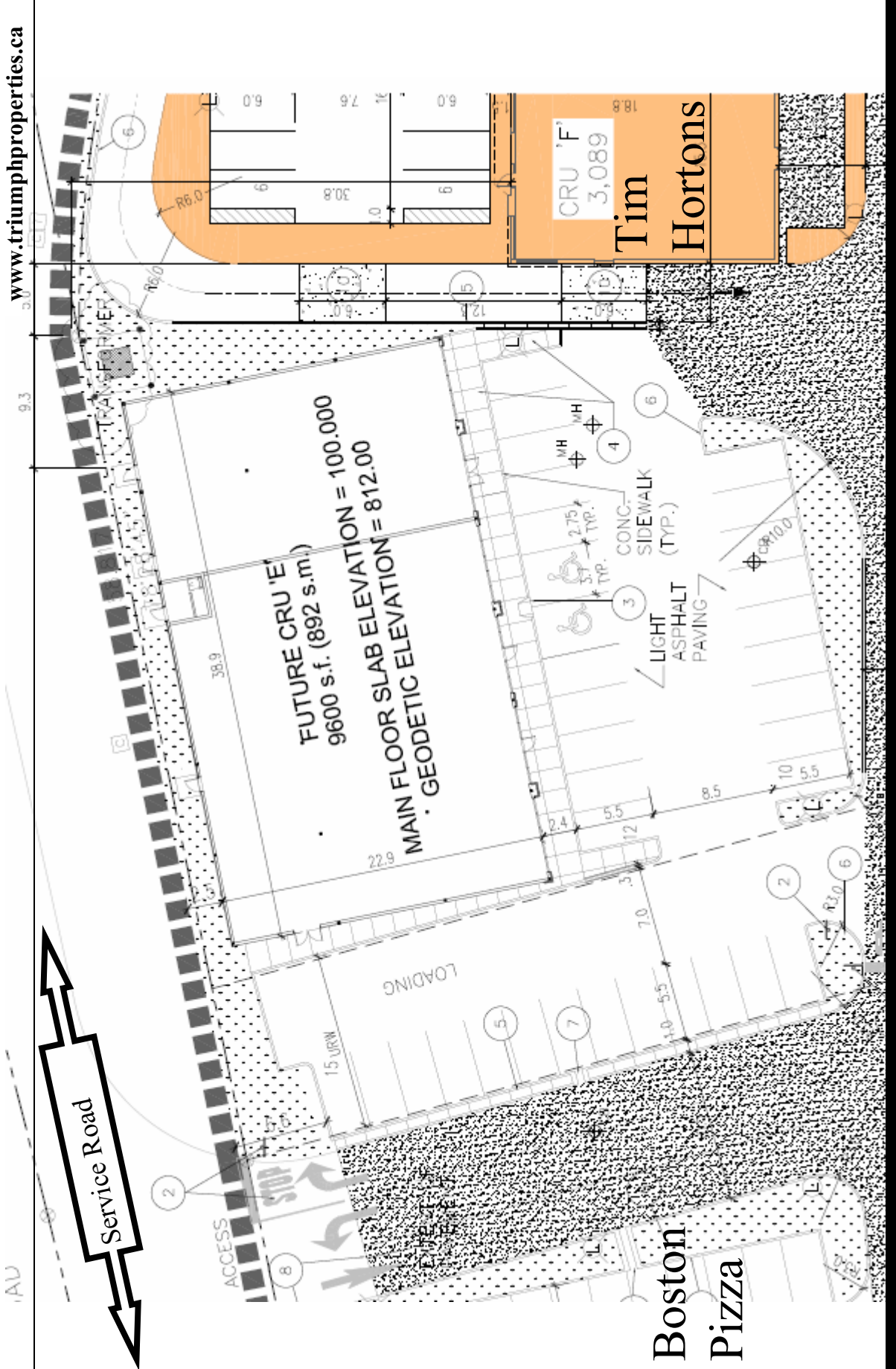
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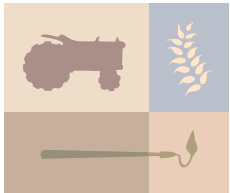


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Agriculture

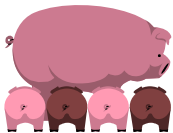
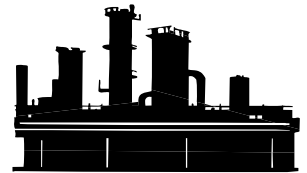


While many agricultural communities struggle from year to year getting the crops to harvest Taber has a secret weapon. Irrigation is the lynch pin of the Taber agriculture community. *Southern Alberta has over 75% of Canada's irrigated land* and it is found throughout the Taber area.

Irrigation, nutrient rich soil and more sunlight than any other community in Canada, combine to create one of the most diversified and stable agricultural regions anywhere in North America.

Food Processing

Within the Taber area *the Food Processing Industry has spent over \$240 million dollars on capital improvements since 1999.* McCains French Fries, Rogers Sugar, Hostess Frito Lay, and Lamb Weston each have over 100 full time employees and 100s of temporary employees.



Other industries also make Taber home including, vegetable canning, corn, dry beans, potatoes, onions, carrots, poultry, beef and hog production. All these industries help ensure Taber's agricultural diversity, prosperity, and growth.



Oil and Gas Industries



Oil and Gas operations include a variety of oil field services: pipeline contracting, pipeline locating, drilling and pump equipment servicing, welding, well site rentals, heavy equipment, water and oil hauling, oil site clean-up, oilfield waste treatment, truck carriers, etc.

Recent Capital Projects:

Companies		Year	Expenditures
Lamb Weston	(processing factory)	2000	\$105,000,000
McCain	(processing factory)	2000	\$93,900,000
Rogers Sugar	(cooling tower addition)	2000	\$1,200,000
Lucerne Foods	(warehouse addition)	2000	\$330,000
Hostess Frito-Lay	(facility expansion)	2000	\$213,000
Select Turkey	(facility expansion)	2000	\$200,000
Rogers Sugar	(building and equipment)	1999	\$40,000,000
Hostess Frito-Lay	(building and spur line)	1999	\$1,200,000
Total Food Processing Industry Expenditures since 1999			<u>\$242,043,000</u>

Food Processing Employers:

- **Rogers Sugar**
120 permanent 260 temporary employees
- **Lucerne Foods**
62 permanent 125 temporary employees
- **McCains**
220 permanent
- **Bountiful Produce**
Staff range 20-49
- **Select Turkey**
25 permanent 50-75 temporary employees
- **Hostess Frito Lay**
125 permanent 50 temporary
- **Lamb Weston**
215 permanent employees
- **Gouw Quality Onions**
25 permanent 50-75 temporary
- **New Way Irrigation**
Staff range 10-19
- **Taber Feed Service**
Staff range 10-19

Triumph Properties Ltd Taber - Trade Area Southern Alberta



EXECUTIVE SUMMARY

Area: Taber, Alberta Estimated Trade Area

Population

- In 2001, the Census of Canada showed this area's population to be 25,781. Of this population, 9,469 (36.7%) live in downtown or suburban areas, and 16,312 (63.3%) live in a rural setting.
- The average density of population is 1.8 persons per square km.
- In 2001, the median age in the study area was 32.6, with the majority of the population in the 5 to 19 years age group.
- 11,641 people (62.0% of those 15 years and over) are currently married.

Households and Families

- The number of households in this area is 8,080. Of these, 76.8% are single families, 0.3% are multiple families, and 23.1% are non-family households.
- Of the 6,311 families in the area, 5,770 are married or common law couples; 3,368 of the couples have one or more children at home. There are 562 single-parent families. Altogether, there are 8,796 children living in the area, an average of 1.4 children per family.

Dwellings

- There are 8,079 occupied dwelling units in this area, of which 6,340 (78.5%) are owner-occupied, and 1,728 are rented.
- The average value of housing units in 2001 was \$103,000.
- Most of the dwellings in this area are single-detached houses (84.5%) or movable dwelling (5.9%) and were built in the years 1946 to 1960 (22.6%).
- 850 dwelling units (10.5%) are considered to be in need of major repairs.

Income

- The average household income in this area in year 2000 was \$52,898, and the median income was \$46,165. In Canada, the average household income was \$58,360, and the median was \$47,071.
- 486 families in this area (8% of all families) are considered to be low-income families.

Language, Mobility and Immigration

- In the 2001 Census, 20,520 people (80.8%) reported English as their home language, and 10 people (0.0%) reported French.
- The dominant non-official home language, German, is spoken by 1,752 people, followed by Japanese, spoken by 55.
- According to the 2001 census, 3,124 people (12%) had moved to their current address in the previous year, and 7,803 people (33%) had moved in the preceding five years. 567 people (2%) had moved from outside Canada in the five year period.
- The dominant place of birth for recent (1996-2001) immigrants was Mexico, followed by South Korea.

Labour Force and Industry

- Most (33%) of the 12,747 workers living in the area are employed in the Agriculture, forestry, fishing and hunting industry. The most common occupational group (***) is """".
- 2,517 of workers (20%) usually commute to a different "Census Subdivision", while 4,058 (33%) commute within the local area. 4,236 people work at home.
- 7,273 people (90% of commuters) travel by car, truck or van, while 19 (0%) use public transit.

Education

- 1,603 people (43%) in the 15-24 year age group attend school either full-time or part time.
- Of the population 20 years and older, 1,109 (7%) have a bachelor's degree or higher, and 4,444 (27%) have a technical or academic certificate or diploma.
- 8,911 people over 20 years old have not received post-secondary education; of these, 2,318 graduated from secondary school.



Triumph Properties Ltd
 Taber - Trade Areas
 Summary

2005 Estimates and Projections Demographic Summary	Taber, Alberta Estimated Trade Area
Total Population 2005 estimated	26,732
Total Households 2005 estimated	8,700
Median Age	32.3
Average household income 2005 estimated	\$ 62,506
Aggregate household income (\$000) 2005 estimated	\$ 543,776



Triumph Properties Ltd
 Taber - Trade Areas
 Population by Age

2005 Estimates and Projections Population by Age	Taber, Alberta Estimated Trade Area	
		%
2005 Estimated Population	26,732	% base
0 to 4 years	2,308	9%
5 to 9 years	2,142	8%
10 to 14 years	2,112	8%
15 to 19 years	2,098	8%
20 to 24 years	2,042	8%
25 to 29 years	1,927	7%
30 to 34 years	1,580	6%
35 to 39 years	1,581	6%
40 to 44 years	1,896	7%
45 to 49 years	1,946	7%
50 to 54 years	1,622	6%
55 to 59 years	1,325	5%
60 to 64 years	1,008	4%
65 to 69 years	811	3%
70 to 74 years	760	3%
75 to 79 years	652	2%
80 to 84 years	502	2%
85 years and over	421	2%
Dominant Age Group	0 to 4	



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 Taber - Trade Areas
 Income Trends

2005 Estimates and Projections Income Trends	Taber, Alberta Estimated Trade Area	
2010 projected	\$ 76,676	
2010 projected	\$ 678,256	
Change in average household income 2005 to 2008 2008 to 2010	\$ 8,472 \$ 5,699	
Change in aggregate household income (\$000) 2005 to 2008 2008 to 2010	\$ 79,953 \$ 54,527	
2005 Estimated Households by Income Less than \$20,000 \$20,000 - 39,999 \$40,000 - 59,999 \$60,000 - 79,999 \$80,000 - 99,999 \$100,000 and over	8,700 1,099 1,903 2,098 1,514 1,206 880	% base 13% 22% 24% 17% 14% 10%



Triumph Properties Ltd
 Taber - Trade Areas
 Household Trends

2005 Estimates and Projections Household Trends	Taber, Alberta Estimated Trade Area	
2001 Census*	8,317	
2010 projected	8,846	
2015 projected	9,002	
Change in Households		
2001 to 2005	383	
2005 to 2008	88	
2008 to 2010	58	
2010 to 2015	156	
Change in Households (percent)		
2001 to 2005	4.6%	
2005 to 2008	1.0%	
2008 to 2010	0.7%	
2010 to 2015	1.7%	
Rate of Change in Households (percent per year)		
2001 to 2005	1.2%	
2005 to 2008	0.3%	
2008 to 2010	0.3%	
2010 to 2015	0.3%	
<i>* Household counts have been adjusted by MapInfo for census undercounts.</i>		



Triumph Properties Ltd
 Taber - Trade Areas
 Expenditures Summary

2005 CanEx - Expenditures Summary	Taber, Alberta Estimated Trade Area		
	Total Expenditure	Expenditure per Household	
Total expenditure	\$ 527,718,335	\$ 60,660	
Total current consumption	\$ 395,686,353	\$ 45,483	75%
Food	\$ 60,103,161	\$ 6,909	11%
Shelter	\$ 89,078,613	\$ 10,239	17%
Household operation	\$ 27,294,569	\$ 3,137	5%
Household furnishings and equipment	\$ 19,325,698	\$ 2,221	4%
Clothing	\$ 22,000,489	\$ 2,529	4%
Transportation	\$ 82,385,616	\$ 9,470	16%
Health care	\$ 17,355,836	\$ 1,995	3%
Personal care	\$ 8,552,761	\$ 983	2%
Recreation	\$ 35,506,463	\$ 4,081	7%
Reading materials and other printed matter	\$ 2,582,657	\$ 297	0%
Education	\$ 5,653,136	\$ 650	1%
Tobacco products and alcoholic beverages	\$ 13,533,946	\$ 1,556	3%
Games of chance	\$ 2,956,493	\$ 340	1%
Miscellaneous expenditures	\$ 9,367,715	\$ 1,077	2%
Personal taxes	\$ 87,354,890	\$ 10,041	17%
Personal insurance payments and pension contributions	\$ 29,542,089	\$ 3,396	6%
Gifts of money and contributions	\$ 15,136,911	\$ 1,740	3%



Triumph Properties Ltd
 Taber - Trade Areas
 Expenditures Households

2005 CanEx - Expenditures Household Operation	Taber, Alberta Estimated Trade Area	
	Total Expenditure	Expenditure per Household
Household operation	\$ 27,294,569	\$ 3,137
Communications	\$ 12,240,443	\$ 1,407
Telephone	\$ 8,358,224	\$ 961
Purchase of telephones and equipment	\$ 321,983	\$ 37
Telephone services	\$ 8,036,491	\$ 924
Telephone service	\$ 7,971,338	\$ 916
Installation and repairs	\$ 65,403	\$ 8
Cellular services	\$ 2,367,101	\$ 272
Internet services	\$ 903,562	\$ 104
Postal and other communication services	\$ 612,338	\$ 70
Child care expenses	\$ 1,946,455	\$ 224
Child care outside the home	\$ 1,408,738	\$ 162
Day-care centres	\$ 1,022,595	\$ 118
Other child care outside the home	\$ 386,387	\$ 44
Child care in the home	\$ 538,010	\$ 62
Domestic and other custodial services	\$ 687,610	\$ 79
Pet expenses	\$ 3,615,195	\$ 416
Pet food	\$ 1,959,571	\$ 225
Purchase of pets	\$ 305,988	\$ 35
Purchase of pet related goods	\$ 458,275	\$ 53
Veterinarian and other services	\$ 892,069	\$ 103
Household cleaning supplies	\$ 2,594,951	\$ 298
Paper, plastic and foil household supplies	\$ 3,068,018	\$ 353
Stationery (excluding school supplies)	\$ 643,579	\$ 74
Other paper and plastic supplies	\$ 2,424,739	\$ 279
Other paper supplies	\$ 1,617,233	\$ 186
Other plastic supplies	\$ 807,693	\$ 93
Garden supplies and services	\$ 2,443,123	\$ 281
Nursery and greenhouse stock, cut flowers, and deco	\$ 1,392,549	\$ 160
Fertilizers, soil and soil conditioners	\$ 298,324	\$ 34
Pesticides	\$ 144,511	\$ 17
Horticultural services, snow and garbage removal	\$ 608,518	\$ 70
Other household supplies	\$ 700,448	\$ 81