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British Columbia Land AUCTION

SUNDAY, AUGUST 8th, 2PM

Delta Vancouver Airport Hotel and Marina Richmond, B.C.

(Just minutes from the Vancouver airport!)



ALL PROPERTIES WILL SELL
TO THE HIGHEST BIDDER
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Apple Auction Corporation
REAL ESTATE AUCTIONS

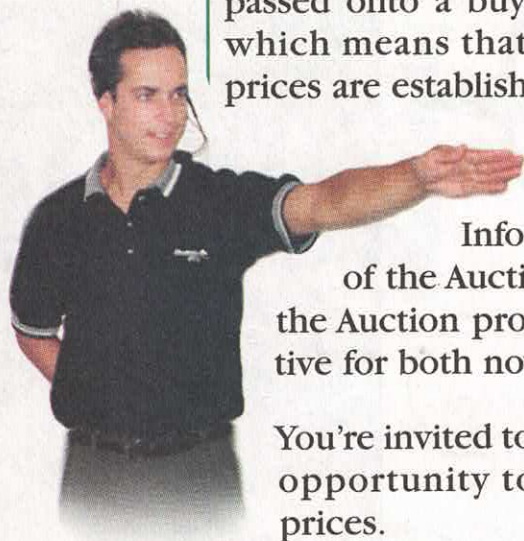


Introduction

REAL ESTATE AUCTIONS

This Auction catalog will introduce you to an exciting way to buy recreation and residential property in beautiful B.C.

An unreserved Auction accelerates the process of a Real Estate transaction. An owner will sell out a development or portfolio in one day instead of up to several years. Time is money. Interest, other costs and supply can create huge savings to be passed onto a buyer. This Real Estate Auction is unreserved which means that there are no price limits or reserve. All prices are established by open and competitive bidding.



You set the price!

Information will be presented at the beginning of the Auction to familiarize prospective bidders with the Auction process. This brief workshop will be informative for both novice and experienced Auction attendees.

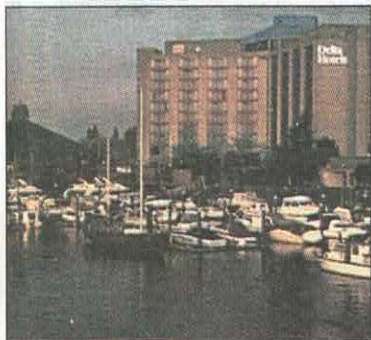
You're invited to attend this Auction, which is an incredible opportunity to invest in prime Real Estate at Auction prices.

If you have any questions, or would like more information, please call the owner anytime at (250) 861-9088 or 1-800-883-8699.



Apple Auction Corporation
REAL ESTATE AUCTIONS

AUCTION LOCATION



ACCOMMODATION

A special rate for those attending the Auction is available for \$79.00.

ADDRESS

Delta Vancouver Airport
Hotel & Marina
3500 Cessna Drive
Richmond, British Columbia
Canada V7B 1C7
Telephone: (604) 278-1241
Fax: (604) 276-1975

Held at the

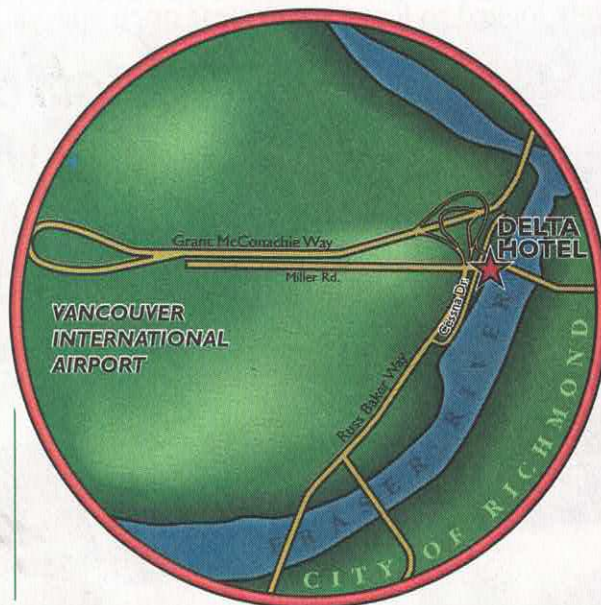
Delta Vancouver Airport Hotel & Marina

LOCATION

The closest hotel to Vancouver International Airport. Located on 9 acres of land on the banks of the Fraser River and only a 20 minute drive from downtown Vancouver.

TRANSPORTATION

All major car rental companies, taxi, public transportation, coach or van, airport shuttle bus, courtesy bus to the shopping mall.



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I Gabriola Island • 80 Acres

LEGAL DESCRIPTION: Part N 1/2 of NE 1/4, S 8, Nanaimo L.D.

PROPERTY INFORMATION: Gabriola Island is truly an island paradise. It is approximately 10 miles long and 5 miles wide. These island properties offer a tranquil lifestyle but are still close to all the city amenities. This level 80 acre parcel is located at the intersection of North Road and Degnan Road. It is zoned for lot sizes of 20 acres. The site has been selectively logged to leave some clear open spaces. See map for location of property.

ZONING: Rural

PROPERTY TAXES: \$1,342.76 (1998)

ASSESSED VALUE: \$604,000.00



2 Gabriola Island • 16.3 Acres

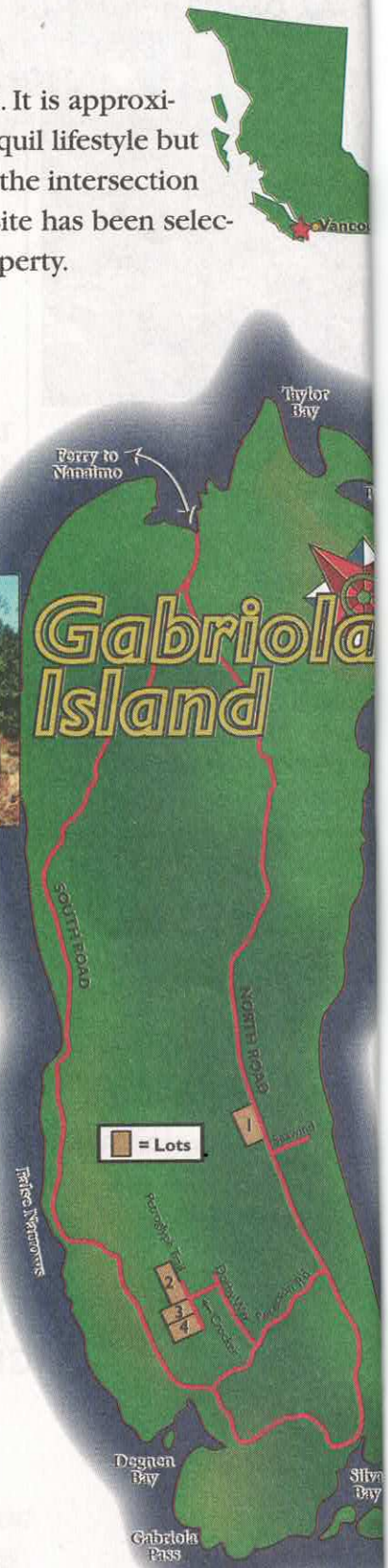
LEGAL DESCRIPTION: Lot 1, VIP66198 S2, Nanaimo L.D.

PROPERTY INFORMATION: Gabriola Island is only a 10 minute ferry ride from Nanaimo (population 90,000) on Southern Vancouver Island and has only a few thousand year round residences. This 16.3-acre estate lot has been selectively cleared to open up good building sites. A producing well has been drilled on the property and good driveway access has also been created. The setting is very private with good mountain views. The property is located on Petroglyph Trail at the corner of Crocker road. See map for location of property.

ZONING: Rural

PROPERTY TAXES: \$1,500.36

ASSESSED VALUE: \$170,000.00



3 Gabriola Island • 22.2 Acres

LEGAL DESCRIPTION: Lot 2, VIP66198, S 2, Nanaimo L.D.

PROPERTY INFORMATION: A marina, golf course and a small shopping mall are only minutes away. The Silva Bay marina is a popular destination for boaters from the mainland. This 22.2-acre estate lot has been selectively cleared to open up good building sites. A producing well has been drilled on the property and good driveway access has also been created. The setting is very private and offers good mountain views. The property is located on Petroglyph Trail at the corner of Crocker Road. See map on page four for location of property.

ZONING: Rural

PROPERTY TAXES: \$1,597.43

ASSESSED VALUE: \$181,000.00



4 Gabriola Island • 19.6 Acres

LEGAL DESCRIPTION: Lot 3, VIP66198, S 2, Nanaimo L.D.

PROPERTY INFORMATION: Mild weather with temperatures in the mid 70's during the long summer months and the mid 50's during the winter months make Gabriola Island an ideal year around residential area. This 19.6-acre estate lot has been selectively cleared to open up good building sites. A producing well has been drilled on the property and good driveway access has also been created. The setting is very private and offers good mountain views. The property is located on Petroglyph Trail at the corner of Crocker Road. See map on page four for location of property.

ZONING: Rural

PROPERTY TAXES: \$1,579.79

ASSESSED VALUE: \$179,000.00



5 Queen Charlotte Island • 160 Acres

LEGAL DESCRIPTION: D.L. 527 Queen Charlotte L.D.

PROPERTY INFORMATION: This land has approximately 1/2 mile frontage on the Tlell River and is inland from Lawn Hill. There are two large islands in the Queen Charlotte group; Graham and Morsby, and more than 150 smaller islands. The total population is 5000. This 160 acre parcel on Graham Island is heavily timbered with spruce, cedar and hemlock. The owner estimates that there is a total of 30,000 cubic meters: 7,000 Spruce, 3,000 Cedar, 20,000 Hemlock. Present gross value of the timber is approximately \$3,000,000.00.

ZONING: Rural

PROPERTY TAXES: \$337.67

ASSESSED VALUE: \$42,000.00



6 Queen Charlotte Island • 15.9 Acres

LEGAL DESCRIPTION: Lot 1, PL PR P14885 D.L. 2361 Q.C. L.D.

PROPERTY INFORMATION: This is a remote get-away with excellent fishing and an abundance of black-tailed deer. It's not uncommon to see 30 deer in a day. The acreage is near the Tlell across the highway from a low bank oceanfront and features beautiful unobstructed ocean views. See lot plan with Auction number 8.

ZONING: Rural

PROPERTY TAXES: \$1090.57

ASSESSED VALUE: \$120,000.00



7 Queen Charlotte Island • 16.2 Acres

LEGAL DESCRIPTION: Lot 7, PL PR P14885 D.L. 2361 Q.C. L.D.

PROPERTY INFORMATION: This is a remote get-away with excellent fishing and an abundance of black-tailed deer. The acreage is in the same subdivision as Auction number 6, near the Tlell across the highway from low bank oceanfront and features beautiful unobstructed ocean views. See lot plan with Auction number 8.



ZONING: Rural

PROPERTY TAXES: \$1,099.67

ASSESSED VALUE: \$121,000.00



8 Queen Charlotte Island • 40 Acres

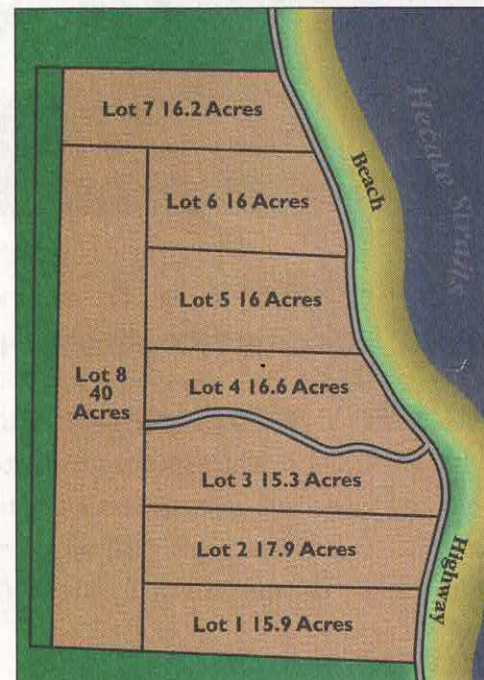
LEGAL DESCRIPTION: Lot 8, PL PR P14885 D.L. 2361 Q.C. L.D.

PROPERTY INFORMATION: This acreage also has beautiful, unobstructed ocean views. There is access to the beach.

ZONING: Rural

PROPERTY TAXES: \$1,063.31

ASSESSED VALUE: \$117,000.00



9 Quadra Island • 5.03 Acres

LEGAL DESCRIPTION: Lot 1, PL VIS 4188 D.L. 496 Q.I. Sayward L.D.

PROPERTY INFORMATION: This is a beautiful waterfront lot over 5 acres in size, with good deep water moorage. Water is available from a drilled well. Logged about 7 years ago, second growth trees are taking a good hold. There is a public boat launch on site and access via a good all weather access road. It's only a five minute ferry ride to Quadra Island from the city of Campbell River on Vancouver Island (population 45,000). Quadra Island is approximately 30 miles long and 5 miles wide.



ZONING: Rural

PROPERTY TAXES: \$863.32

ASSESSED VALUE: \$125,000.00



10 Quadra Island • 5.06 Acres

LEGAL DESCRIPTION: Lot 14, PL VIS 4188 D.L. 496 Q.I. Sayward L.D.

PROPERTY INFORMATION: This is a beautiful waterfront lot over 5 acres in size, with good deep water moorage. Water is available from a drilled well. Logged about 7 years ago, second growth trees are taking a good hold. There is a public boat launch on site and access via a good all weather access road. This property and Auction number 9 are in the same development, located 10 miles north of Heriot Bay.



ZONING: Rural

PROPERTY TAXES: \$897.86

ASSESSED VALUE: \$130,000.00

11 Clearwater • 10.28 Acres

LEGAL DESCRIPTION: Lot 3 of D.L. 3056 Except P 27199

PROPERTY INFORMATION: Clearwater is located approximately 50 miles north of Kamloops on Highway 5. A large scenic creek runs through this property and there is a well. There is good access from the main road.

ZONING: Rural

PROPERTY TAXES: To be set.

ASSESSED VALUE: This is a new title and has not been assessed yet.



12 Clearwater • 84.26 Acres

LEGAL DESCRIPTION: Remainder of D.L. 3056 EX P 27199

PROPERTY INFORMATION: Clearwater is a small town about 1 1/2 hours north of Kamloops near Wells Gray Provincial Park, in the panoramic Clearwater Valley. This area of high tourism features a mountainous area with lush valleys abundant with wildlife. Tourism and Forestry are the main industries (population 2500). A large creek runs through this property, which is just a short distance off of the scenic Yellowhead highway. This large acreage is nicely treed and affords some good building sites.



ZONING: Rural

PROPERTY TAXES: To be set.

ASSESSED VALUE: This is a new title and has not been assessed yet.

13 Salmon Arm • 43.6 Acres

LEGAL DESCRIPTION: Lot 13, PL KAP 56370 S 33, Township 22, R 10, Meridian 6, Kamloops Division of Yale L.D.

PROPERTY INFORMATION: This property is located in southern central BC, approximately a four hour drive from Vancouver by car, and is situated above Shuswap Lake. The 43.6 acre parcel is approximately a 13 mile drive from Salmon Arm, located off of the Eagle Bay Road near Balmoral and affords a beautiful view over Shuswap Lake. Access is by an all weather-paved road; power and telephone are available.



ZONING: Rural

PROPERTY TAXES: \$741.19

ASSESSED VALUE: \$95,600.00



14 Salmon Arm • 2.8 Acres

LEGAL DESCRIPTION: Lot 16 PL KAP56370 S 33, Township 22, R 10, Meridian 6, Kamloops Division of Yale L.D.

PROPERTY INFORMATION: Shuswap Lake is a summer recreational lake that is nearly 80 miles long. The area features beautiful scenery of rolling hills and hot summers with mild winters. The surrounding population is approximately 15,000. This building lot has driveway access and a cleared building site. This site is located off of the Eagle Bay Road near Balmoral. There is an excellent view over Shuswap Lake and is in a mature area of seasonal and permanent residences.



ZONING: Rural

PROPERTY TAXES: \$438.83

ASSESSED VALUE: \$56,600.00



15 Mara Lake • 137 Acres

LEGAL DESCRIPTION: Parcel A, P DD237667 E.P. SE 1/4 S6 Township 20, Range 8, Meridian 6, Kamloops Div. of Yale L.D. except plan R170, PT Lying W. of River

PROPERTY INFORMATION: This 1/2 mile of river frontage offers excellent boating along the Shuswap River, with direct access to Mara Lake. There are approximately 10 to 15 acres of flat land along the river. This property is between Salmon Arm and Vernon and is in the Agriculture Land Reserve (ALR). It is accessible by major highway routes. A good building site is located along the river with a lot of privacy.



ZONING:Rural

PROPERTY TAXES: \$962.14

ASSESSED VALUE: \$44,250.00

16 Nelson Island • 64.8 Acres

LEGAL DESCRIPTION: D.L. 2732 New West Group 1 L.D. Vanguard Bay

PROPERTY INFORMATION: There is 1/2 a mile of water frontage and an approval was in place for a 5 oceanfront lot subdivision. This can be renewed. Nelson Island is located about 10 miles by water from Powell River, on the Sunshine Coast providing excellent sport fishing and a mild year round climate. A 50 mile ferry trip to Vancouver Island or two ferry rides to Vancouver make Nelson Island very accessible. This 64.8-acre parcel is located in Vanguard Bay, which is a very protected moorage area for BC Coastal Cruising. Access is by water only. A good landing site for a barge has been prepared. There is approximately 1.5 million yards of black topsoil on the site.



ZONING:Rural

PROPERTY TAXES: \$1,607.02

ASSESSED VALUE: \$242,000.00

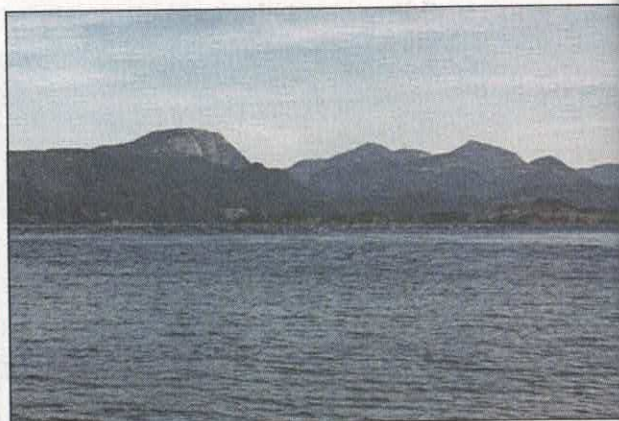


17 Port H'Kusam • 178.5 Acres

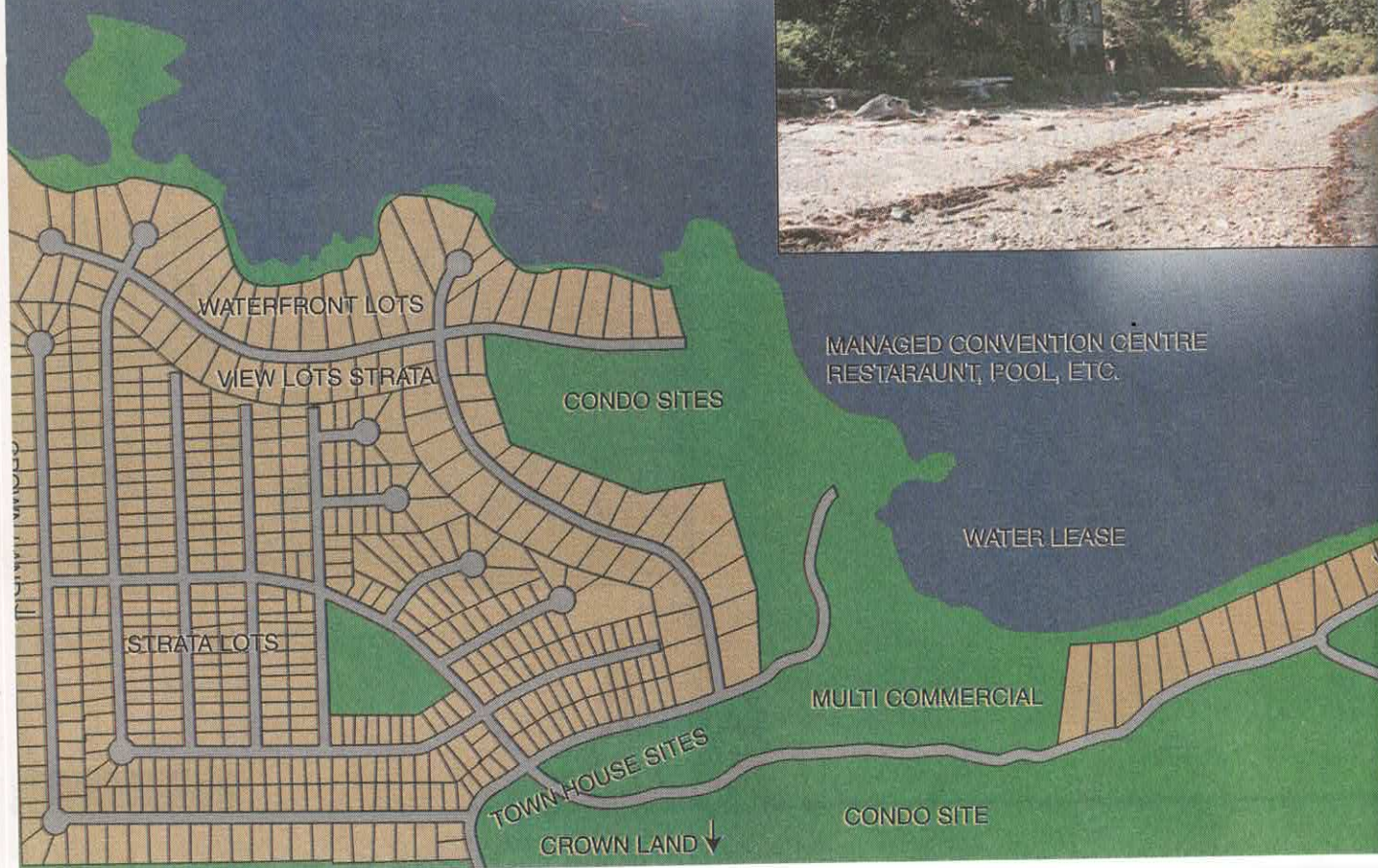
LEGAL DESCRIPTION: District Lot 495, and Sayward District - 119 Acres.
District Lot 885, Sayward District - 59.5 Acres.

LOCATION: Port H'Kusam is 40 minutes north of Campbell River on the east coast of Vancouver Island. Victoria will be 3 hours away when the new highway is completed.

PROPERTY INFORMATION: Approximately 10,000 feet of oceanfront beach is sandy with some gravel walk and bedrock banks. There was a foreshore lease of 5 acres in the bay that may be revived with an application and plans showing a proposed wharfage use. The property has a forest cover of Christmas trees and a large strand of older and some second growth timber. The remains of the H'Kusam Hotel, Saloon and Post Office are on the property. The town was built in the early 1900's and was one of the first steamer stops for that part of the coast.



Port H'Kusam PROPOSED DEVELOPMENT LAYOUT



...Port H'Kusam • 178.5 Acres

ZONING: Open (unrestricted / no zoning) governed only by the local services act by the Department of Highways in Courtney, B.C.

PROPERTY TAXES: Lot 495 at \$3,866.57, lot 885 at \$2,657.02 for a present total of \$6,502.72.

FINANCING: 65% of the purchase price is available, quarterly payment, 3 year term, semi-annual payments, 9.5% interest, no qualifying.

PROPOSED SUBDIVISION: An appraisal of the land in it's current condition in the amount of \$10,000,000.00 is available. A future development shows up to 1,246 units can be created. This includes 70 waterfront lots, 140 view lots, 410 RV lots and cabin sites. A Proforma is on page 14.



...Port H'Kusam • 178.5 Acres, continued from page 12, 13

Proforma Example Of Development For Conventional Marketing

CONSTRUCTION PHASE 1 - Feb. 2000 to Feb. 2001*Sales starting Feb., 2001*

• 20 high bank waterfront lots @ \$225,000	\$4,500,000
• 20 view lots @ \$85,000	1,700,000
• 25 standard lots @ \$65,000	1,625,000
• 20 unobstructed view lots @ \$150,000	2,500,000
• 10 waterfront walk on beach lots @ \$250,000	2,500,000
• 50 RV sites @ \$35,000	1,750,000
• 5 acre multi-commercial site @ \$10/sq. ft.	2,178,000
	\$16,753,000
Running Balance	\$16,753,000

CONSTRUCTION PHASE 2 - Start Feb. 2001*Sales continue to Feb. 2002*

• 20 high bank waterfront lots @ \$225,000	\$4,500,000
• 15 view lots @ \$85,000	1,275,000
• 10 standard lots @ \$65,000	650,000
• 30 unobstructed view lots @ \$125,000	3,750,000
• 20 waterfront walk on beach lots @ \$250,000	5,000,000
• 50 RV sites @ \$35,000	1,750,000
• 100 unit hotel site @ \$25,000/unit	2,500,000
• 5.5 acre marina site @ \$10/sq. ft.	2,395,800
	\$21,820,800
Running Balance	\$38,573,800

CONSTRUCTION PHASE 3 - Start Feb. 2002*Sales to continue to Feb. 2003*

• 100 RV lots @ \$35,000	\$3,500,000
• 10 high bank waterfront lots @ \$225,000	2,250,000
• 35 unobstructed view lots @ \$125,000	4,375,000
• 35 unit house site @ \$15,000/unit	525,000
• 60 unit condo site @ \$15,000/unit	900,000
• 10 waterfront walk on beach lots @ \$250,000	2,500,000
	\$14,050,000
Running Balance	\$52,623,800

END OF CONSTRUCTION*Sales continue Feb. 2003 to Feb. 2004*

• 100 RV sites @ \$35,000	\$3,500
• 15 high bank waterfront lots @ \$225,000	3,375
• 60 view lots @ \$85,000	5,100
	\$11,975
Running Balance	\$64,598

Sales continue Feb. 2004 to Feb. 2005

• 45 view lots @ \$85,000	\$3,825
• 100 RV sites @ \$35,000	3,500
	\$7,325
Running Balance	\$71,923

Sales continue Feb. 2005 to Feb. 2006

• 50 RV sites @ \$35,000	\$1,750
• 5 unobstructed view lots @ \$125,000	625
	\$2,375
Running Balance	\$74,298

Sell area "O" 60 acres for tenting and cabins	\$1,500
Running Balance	\$75,798
TOTAL SALES	\$75,798

Less 6% sales commissions (\$4,547,926)	(4,547,926)
Less advertising and promotion (\$3,000,000)	(3,000,000)
Running Balance	\$68,250

Less land @ \$10,000,000	(10,000,000)
Running Balance	\$58,250

Less servicing @ \$15,456,971	(15,456,971)
Possible Profit	\$42,793

NOTE 1: Another Proforma has been prepared with fewer lots at lower sale prices showing a possible profit of \$14,267,000.00

NOTE 2: The gross profit is based on appraised value versus chase price of the land.

