

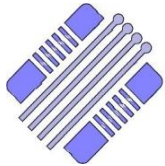
TEKMART
INTERNATIONAL INC

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666 Vaughan Road, Toronto, Ontario, Canada M6E 2Y5

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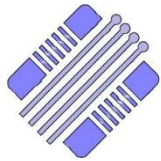


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Key Points

- Purchase of business with building provides key benefit of carry-forward tax losses of 120 Million RMB.
- Purchase of building only at significant discount from original construction cost.
- Ready for immediate occupancy.



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Offering Turn-Key Manufacturing Facility

The owner has retained the services of Tekmart International as its agent to offer for purchase its interest in the property located at 2 HengYun Road, TEDA Yat-Sen Scientific Industrial Park, Tianjin, China.

Inspections can be arranged at the interested party's convenience.

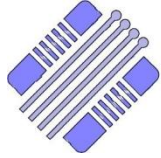
**Initial offers to acquire the property
Tekmart International Inc.**

**666 Vaughan Road
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Tel: 1-416-385-1956 Fax: 1-416-385-0810:**

Contacts:

Junaid Omer , Account Manager 1-847-655-6786





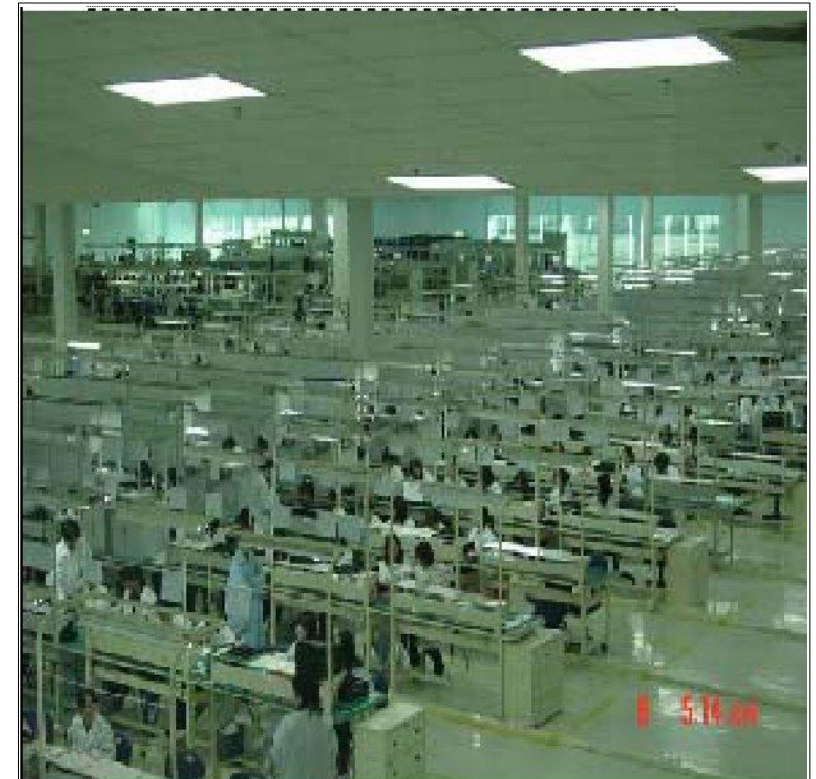
Executive Summary

The property is located at 2 Heng Yun Road in Yat-Sen Scientific Industrial Park, Tianjin (YSP) – a sub-area of the national level Tianjin Economic-Technical Development Area (TEDA). YSP is administered by TEDA and enjoys all its preferential policies (subject to individual application). It is in the center of the highly developed Bohai Bay, between Beijing and Tianjin, facing the Pacific Ocean. YSP offers excellent rail and freeway access. 40 international enterprises (e.g. Tianjin Samsung SDI, AVX Electronics Tianjin) have incorporated in the park.

The almost brand new modern facility was completed in 2005. The construction of the single level high bay manufacturing facility was supervised by Bechtel. The total land area is 63,119 sqm. The construction area of the steel building comprises 28,322 sqm leaving ample space for a future expansion. The property offers all standard connections that are provided by YSP.

The property can be used for light manufacturing, testing, research & development, warehousing and administration. The property has ISO 9001, ISO 14001 and OHSAS 18001 certifications. It is perfect for high tech manufacturers. The handover condition is vacant possession.

This makes the property one of the best factory choices in China today.



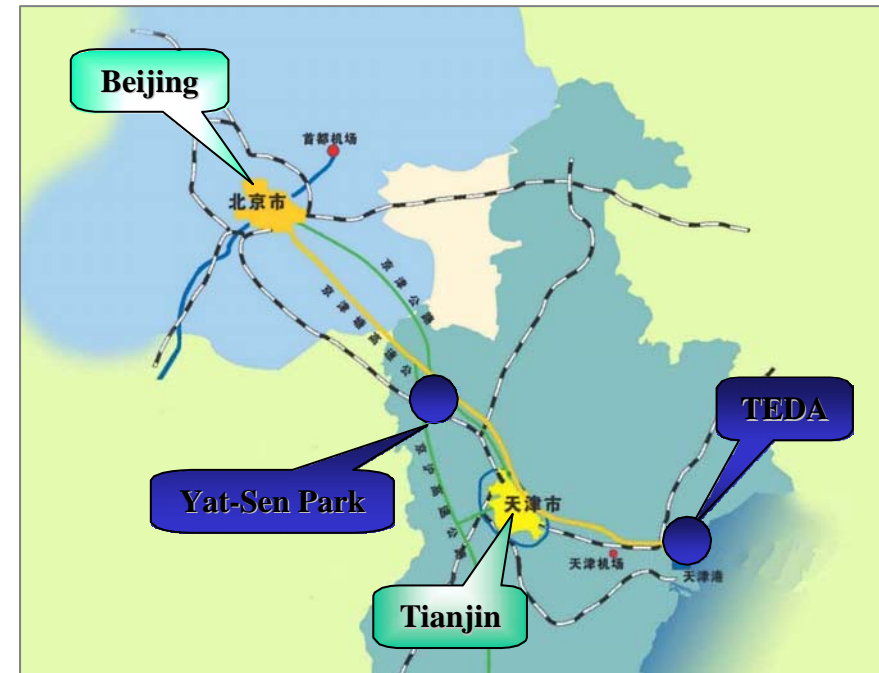
Property Location

The property is located at 2 Heng Yun Road in Yat-Sen Scientific Industrial Park, Tianjin (YSP) – a sub-area of the Tianjin Economic-Technical Development Area (TEDA). YSP is in the center of the highly developed Bohai Bay between Beijing and Tianjin, facing the Pacific Ocean.

YSP offers excellent rail and freeway access. The distance to the capital Beijing is 70 km. Downtown Tianjin is 25 km away and TEDA 70 km.

Beijing International Airport, the largest passenger airport in China, is 90 km away. The distance to Tianjin Binhai International Airport is 40 km which is being developed into the largest air-cargo airport for north China.

The distance to the deep-sea Tianjin Port, the largest comprehensive trading port in north China, is 80 km. In 2005 its cargo handling capacity reached 240 million tons.



Tianjin

Tianjin is the birthplace of the modern Chinese mechanical industry. After the foundation of the People's Republic of China over a dozen industrial areas were established, among them Tianjin.

In 1980 China adopted new policies. The central government designated Tianjin as one of its first cities to open up to the outside world. Gradually six industries were identified and formed – electronic information, automobile, metallurgy, chemical industrial, biotechnology and modern medicine, new energy resources and environmental protection. Since then over 16,000 enterprises have been established with foreign investments. 100 of the to 500 enterprises of the world are among them.

Tianjin provides more than 20 universities with a total of 260,000 students. 60,000 students graduate from university or a special technical secondary school each year.

The average labor cost is 800-1,000 RMB/month.

Today Tianjin is the fourth largest city in China with a 2004 population of 9.4 million. The GDP in 2004 amounted to US\$36 billion.



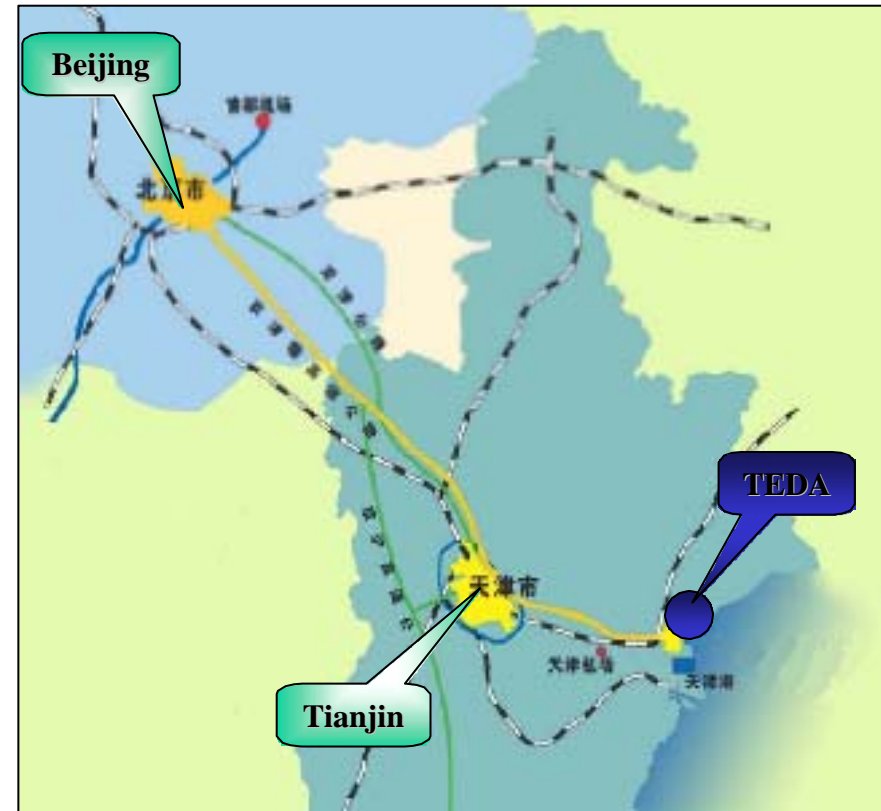
Tianjin Economic-Technical Development Area (TEDA)

TEDA was established in 1984 as a state-level development area. It is located in the east of Tianjin. The original area of 33 sqkm is well developed and has been supplemented by further industrial areas.

For the last eight years TEDA has been ranked first of all zones in China. It has attracted 4,067 foreign funded enterprises with a combined contractual investment of US\$22,88 billion.

57 multinationals of the top 500 companies of the world have funded 123 enterprises. The four key industries in TEDA are electronics and communications, food machinery and pharmaceuticals. Companies incorporated in TEDA include Motorola, Toyota, IBM, Nestle, Coca-Cola, Pepsi, Honeywell, Schneider, Panasonic, Sanyo, ABB, Akz Nobel, Volkswagen, Honda and Philips.

TEDA benefits from its location in the centre of the prestigious Bohai Bay, adjacent to the Tianjin Port. With a fully established transportation network to many markets, TEDA is ideally positioned.



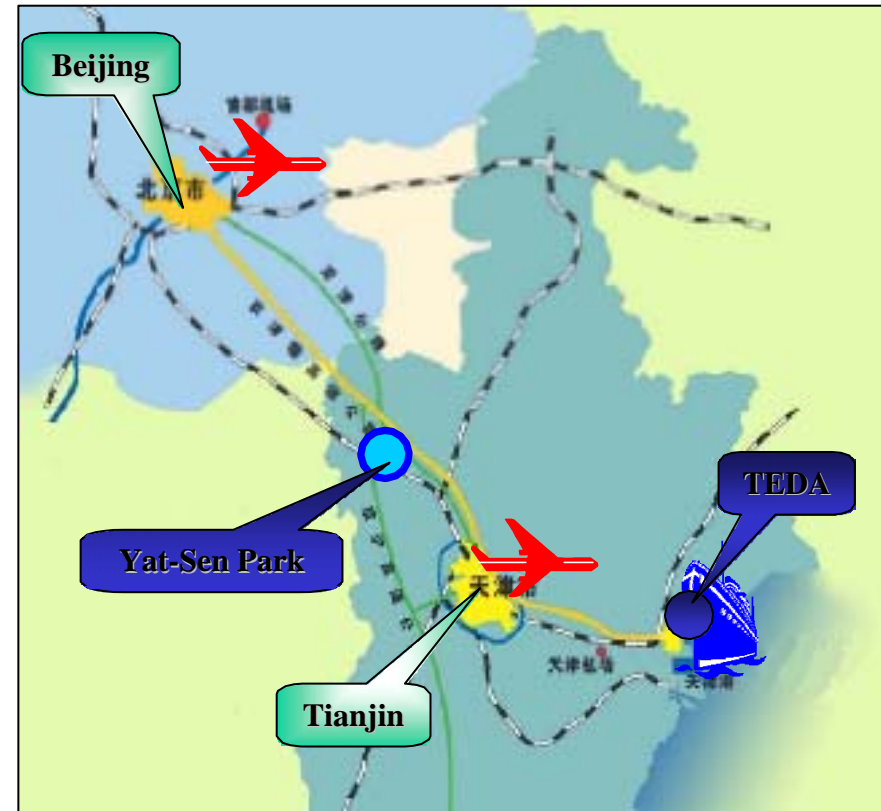
TEDA Yat-Sen Scientific Industrial Park (YSP)

In 1996 Yat-Sen Scientific Industrial Park, Tianjin (YSP) became a sub-area of the national level economic development area TEDA. YSP is administered by TEDA and enjoys all its preferential policies (subject to individual application). YSP is in the center of the high developed Bohai Bay, between Beijing and Tianjin, facing the Pacific Ocean.

Its planned area is 10 sqkm. YSP is developed as an industrial area for foreign investment of high advanced technologies. 40 international enterprises (e.g. Tianjin Samsung SDI, AVX Electronics Tianjin) have incorporated in the park.

The distance to the capital Beijing is 70 km. Downtown Tianjin is 25 km away and TEDA 70 km. YSP offers excellent rail and freeway access. Beijing International Airport, the largest passenger airport in China, is 90 km away. The distance to Tianjin Binhai International Airport is 40 km which is being developed into the largest air-cargo airport for north China.

The distance to the deep-sea Tianjin Port, the largest comprehensive trading port in north China, is 80 km. In 2005 its cargo handling capacity reached 240 million tons.



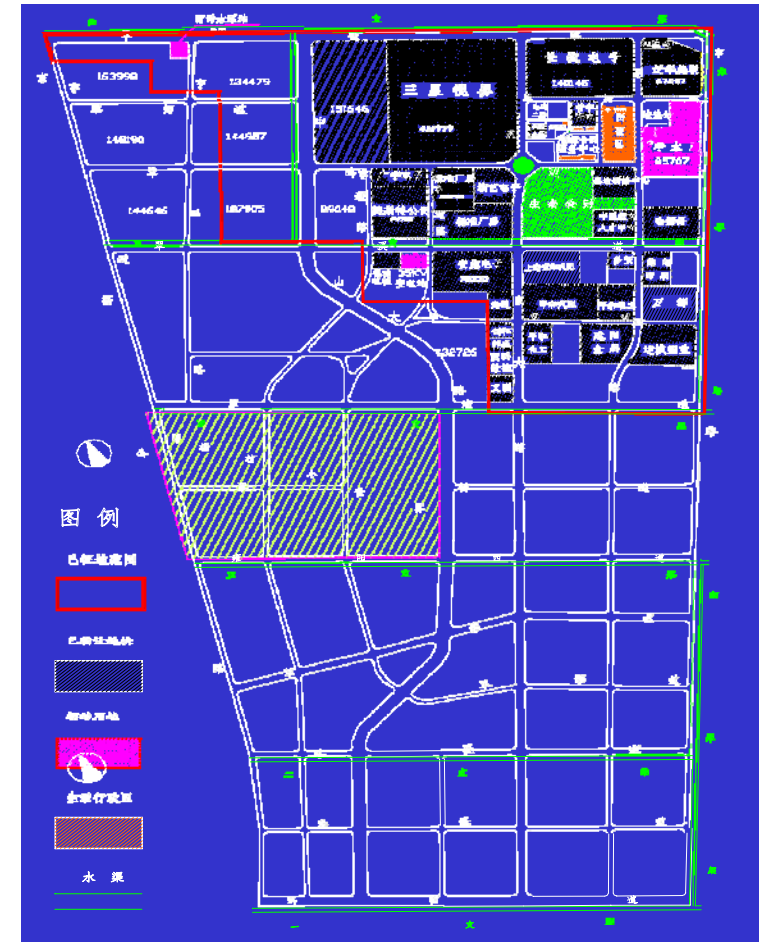
TEDA Yat-Sen Scientific Industrial Park (YSP)

YSP provides an extensive road network with an attractive green ratio. The land has been flattened.

All necessary connections are available: One 220 KV and one 35 KV transformer substations have been set up. A water treatment plant with a designed capacity of 90,000 tons/day has been installed. At present, the plant can supply 30,000 tons of treated water and 30,000 tons of raw water per day. A separating rainwater and sewage pump station is available. Drainage volume of rainwater is 14m³/s and of sewage is 0.95m³/s. A heating plant provides heat and hot water. Its capacity is 7,000 sq meter and 30 tons/hour of geothermal water. Natural gas is provided by pipelines. Communication circuits are underground, China Telecom provides 100M fiber. Internet is available through 1000M DDN special lines.

YSP is administered by TEDA and enjoys all its preferential policies (subject to individual application). Income tax reductions and preferential policies targeting special industries are offered.

An international school, hospital and supermarket are in close proximity to YSP.



The Property

The property is located in Yat-Sen Scientific Industrial Park, Tianjin (YSP) – a sub-area of the national level economic development area TEDA.

The almost brand new modern facility was completed in 2005 in accordance with international standards. The construction of the single level high bay manufacturing facility was supervised by Bechtel.

The construction area of the steel building is 28,322 sqm, with 19,560 sqm of manufacturing space. The total land area is 63,119 sqm leaving ample space for a future expansion.

The property is equipped with a central utility building. A cafeteria and locker room exist. At the entrance is a guardhouse.



The Property

The floor loading for the manufacturing space in the new facility is 11 t/sqm. There are two loading docks in the new facility and one in the old building. The clear height in the new manufacturing building is 4.9 meters and 4.5 meters in the old manufacturing building. The property provides ESD tile flooring and is temperature and humidity controlled.

The property offers all standard connections (electricity, water, drainage, heat, gas, communications) that are provided by YSP. The property has ISO 9001 (in 2000), ISO 14001 (in 2004) and OHSAS 18001 certifications.

The property can be used for light manufacturing, testing, research & development, warehousing and administration. In the past the facilities were used for mobile phone contract manufacturing and testing functions. The handover condition is vacant possession.

This makes the property one of the best factory choices in China.

Function	Age	Construction	GFA	Stories
Manufacturing	1	Steel	15,925 sqm	1
Manufacturing	5	Steel	4,266 sqm	2
Administration	1	Steel	2,852 sqm	3
Locker Room / Cafeteria	1	Steel	3,627 sqm	1
Utilities	1	Reinforced Concrete	1,555 sqm	2
Guardhouse	1	Reinforced Concrete	97 sqm	1

The Property



The Property

