

CANYON CREEK
DEVELOPMENT, INC.

OFFERING SUMMARY - LAND DEVELOPMENT
SENIOR HOUSING

HOBBS ASSISTED LIVING, LLC

COPPER SPRINGS SENIOR
LIVING COMMUNITY

3510 NORTH CENTRAL DRIVE
HOBBS, NEW MEXICO 88240
LEA COUNTY

ASSISTED LIVING
INDEPENDENT LIVING
MEMORY CARE



INVESTMENT SUMMARY

CLASS "B" PREFERRED
MEMBERSHIP INTERESTS

NOT 1031 ELIGIBLE

ANTICIPATED CLOSING DATE:
JANUARY 11, 2008

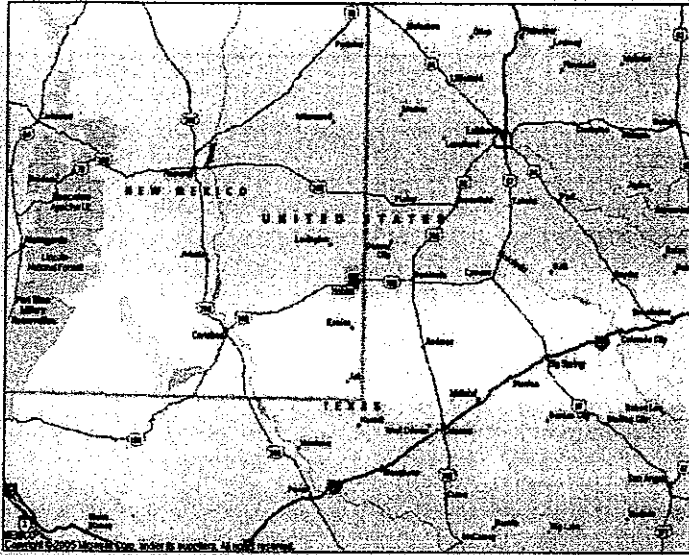
PREFERRED ANNUAL RETURN: 14%
*(10% PAID MONTHLY; 4% ACCRUED AND
PAYABLE AT REPURCHASE)*

MINIMUM INVESTMENT: \$50,000

TOTAL OFFERING: \$2,000,000

CANYON CREEK
FINANCIAL, LLC.

The Location



Hobbs, New Mexico, is located near the New Mexico/Texas border. The nearest major cities are Albuquerque, New Mexico (approximately 325 miles northwest), Roswell, New Mexico (approximately 125 miles northwest, and Lubbock, Texas (approximately 112 miles northeast).

Hobbs lies on the high plains of southeastern New Mexico at an elevation of 4,000 feet above sea level and is considered to have a high desert climate with hot summers and cold winters. The area experiences a large number of dry, sunny days with low humidity.

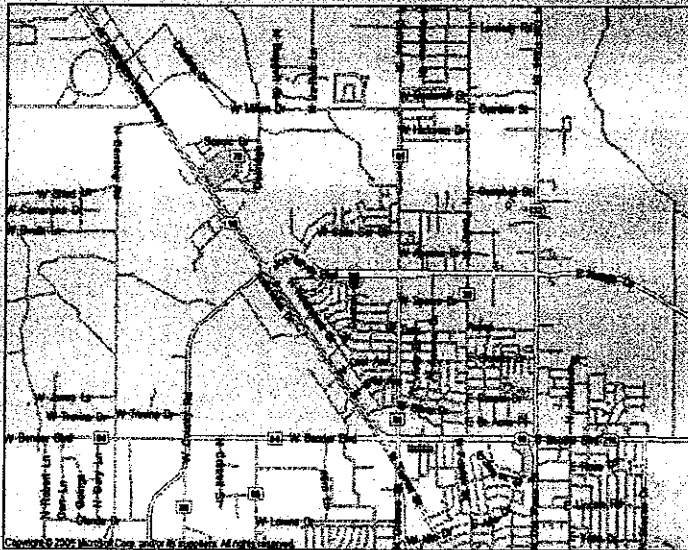
Highway 180 provides east/west access and connects Hobbs to highways 285 and 385 which connect to Interstate 20 and several other state highways. The Lea County Airport is located in Hobbs and offers several flights daily to and from Albuquerque as well as daily service to Dallas, Texas.

The area is serviced by one major medical center known as the Lea Regional Medical Center. This center provides service to Southeastern New Mexico and West Texas.

The number of householders 75 and over with annual income of \$25,000 to \$125,000 reflects growth of 44% from 2000 to 2006 and is estimated to increase 27% by 2011.

Currently within the primary market area, there is an excess demand of 46 private-pay units; demographics indicate an excess demand of 14 private-pay units by 2011. The 96 units from Copper Springs (the facility currently under construction) were included in this supply and demand analysis.

Upon completion of construction, Sunwest Management will assume management of the facility and projects, based on demand figures, a high probability of achieving occupancy of 95 to 100 percent within 18 to 24 months from the completion date.



The Development

In December of 2005 Canyon Creek Development ("CCD") closed the acquisition of approximately 5.14 acres of undeveloped land in Hobbs, New Mexico, with the intention of constructing a new 80,786 square foot senior housing facility that will be called Copper Springs Senior Living Community. Copper Springs will offer assisted living, memory care, and independent living cottages. Amenities will include prepared meals, an on-site nurse, scheduled activities, transportation, and multi-purpose and activities rooms.

The Operator sold \$1,736,000 in Membership Interests, which together with a construction loan equal to \$7,516,625 from Plains Capital Bank, was used to acquire the land and fund the development to date.

Appraised Value of the land as of January 4, 2006:

Undeveloped Land: \$670,000

Prospective Value at Construction Completion (initially projected for 11/06): \$9,100,000

Market value estimated at \$10,000,000 based on NOI of \$970,000 and a 9.7% cap rate.

** Projecting an 8.5% cap rate, CCD estimates the market value to be approximately \$9,400,000 when the current loan is due in May of 2009 (based on NOI of \$800,750) and \$18,900,000 at stabilization in January of 2010. **

Project Status as of November, 2007:

Construction is approximately 30% complete

Completion is anticipated by mid-Summer, 2008

Due to increased costs associated primarily with labor and materials, the Operator is seeking an additional equity raise in the amount of \$2,000,000.

Original Budget

Total: \$9,314,698

Price Per Unit: \$97,028

Hard/Total Costs Per Square Foot: \$83.26/\$115.30

Current Budget

Total: \$10,982,566

Price Per Unit: \$114,402

Hard/Total Costs Per Square Foot: \$97.79/\$135.95

Cottages:

Two Bedroom
Two Bathroom
Attached single car garage

5 duplexes: 10 units built to date
1,066 square feet each plus a
387 square foot garage

Assisted Living:

47,951 Square Feet
Two-Story Building
62 Units

Small Studio (32)
348-515 square feet

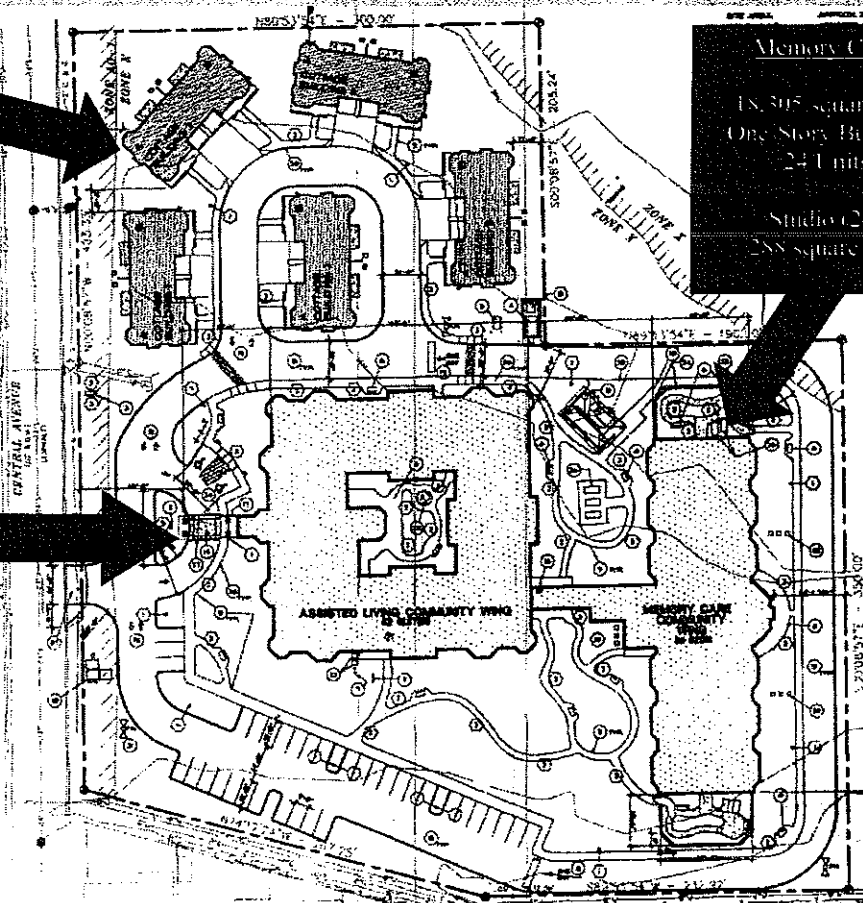
One Bedroom (8)
555 square feet

Deluxe One Bedroom (22)
634-638 square feet

Memory Care:

18,305 square feet
One-Story Building
24 Units

Studio (24)
288 square feet



Preliminary Site Plan

Investment Highlights

OPERATING LLC:

The Operator is Hobbs Assisted Living, LLC, a single purpose Oregon Limited Liability Company formed by and affiliated with Jon M. Harder and Darryl E. Fisher (the "Principals"). The sole purpose of the Operator is to build, manage, lease, operate and maintain the Facility. The Principals also own a majority of Sunwest Management, Inc., the proposed manager of the Property.

INVESTOR DEAL STRUCTURE:

All equity investors will be Class B preferred members of Hobbs Assisted Living, LLC, and will receive an annual return of 10% paid monthly. The Operator will be granted an option to repurchase an investor's interest anytime after 15 months at the purchase price paid by the investor plus 4% per year. Class A members are the original investors in the Operator and earn a return of 8% which currently accrues and is payable when the Operator decides to return their initial investment.

An investor may exercise a put option to Jon Harder if the Operator fails to distribute three months of the preferred return.

We anticipate that most, if not all, of the monthly return will be a return of capital. Since the repurchase option can only be exercised after 15 months, the difference between an investor's tax basis and their repurchase amount will be long-term capital gain for tax purposes. Please consult your tax advisor.

A detailed description of the preferred membership interest is set forth in the Operating Agreement in Exhibit D of the offering memorandum.

Offering Memorandum dated:
December 17, 2008

DISCLAIMER

The information contained herein has either been given to Canyon Creek Development by the current owner/representative and/or agent of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The value of this investment is dependent upon the estimates and assumptions made above, as well as the investment income, the tax bracket and other factors which a tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, expense, and all other information contained herein.

The property is subject to change in terms of price, prior sale and/or mortgage, or withdrawal at any time, for any reason whatsoever without notice.

No representations or warranties, expressed or implied, relating to any matter contained in this submission or the condition of premises or parts thereof, are made to any purchaser who is deemed not to rely on any representations, but is relying solely on their own investigation.

This material does not constitute an offer or a solicitation to purchase securities and must be accompanied or preceded by the corresponding Offering Memorandum (OM) and any amendments thereto. All prospective accredited investors must read the OM, which contains more complete information on the risks and terms of the offering, the terms of the lease which will generate the projected cash flow, and the source and use of funds including acquisition and/or development costs.

ADDRESS	3510 North Central Drive Hobbs, New Mexico 88240 Lea County
PROPERTY TYPE AND DESCRIPTION	Approximately 5.14 acres of partially improved land. Improvements include a two-story assisted living building, a one-story memory care building and 5 duplex cottages.
LEGAL DESCRIPTION	See Exhibit A in the Offering Memorandum for a complete legal description.
ANTICIPATED CLOSING DATE	January 11, 2008
PREFERRED ANNUAL RETURN	14% See investor deal structure.
TOTAL OFFERING	\$2,000,000
MINIMUM CASH INVESTMENT	\$50,000 <u>Not 1031</u> exchange eligible.
APPROXIMATE LOAN ASSUMPTION	No debt is available for assumption.
LENDER	PlainsCapital Bank provided the \$7,516,625 construction loan which is due May 2009 (personally guaranteed by the Principals)
COLLATERAL REQUIRED	All membership interests are subordinate to the existing loan.