

**FORM 27**

**SECURITIES ACT**

**MATERIAL CHANGE REPORT UNDER SECTION 118(1) OF THE  
SECURITIES ACT**

**ITEM 1 Reporting Issuer:**

Mainstreet Equity corp.

**ITEM 2 Date of Material Change:**

December 8, 1999

**ITEM 3 News Release:**

The Press Release was issued on December 8, 1999 through Newslink.

**ITEM 4 Summary of Material Change:**

The Corporation acquired three buildings in Calgary containing 74 units and also the acquired one building in Edmonton containing 129 units.

**ITEM 5 Full Description of Material Change:**

Mainstreet Equity Corp. has continued its growth strategy with the acquisition of 203 units in Calgary and Edmonton. In Calgary, a total of 74 units were purchased consisting of two concrete high rises and a frame style walk up. The average acquisition price per suite on these two purchases is \$51,460. All three buildings are located close to Calgary's downtown core.

A 129-unit townhouse complex located in the North Central district of Edmonton was purchased for \$48,000 per suite or \$52 per square foot. These complexes are capable of achieving a projected capitalization rate of 10% and they are centrally located to major transportation routes and amenities such as schools, retail outlets and churches.

**ITEM 6 Reliance on Section 118(2) of the Securities Act:**

None

**ITEM 7 Omitted Information:**

None

**ITEM 8      Senior Officers:**

Bob Dhillon  
President  
Ph: (403)215-6060  
Fx: (403)266-8867

**ITEM 9      Statement of Senior Officer:**

The foregoing accurately discloses the Material Change referred to in this report.

This statement is made in the City of Calgary, in the Province of Alberta, on the 8<sup>th</sup> day of December, 1999.

(Signed) "Bob Dhillon"  
Bob Dhillon, President

IT IS AN OFFENCE UNDER THE *SECURITIES ACT* AND THE *SECURITIES REGULATION* FOR A PERSON OR COMPANY TO MAKE A STATEMENT IN A DOCUMENT REQUIRED TO BE FILED OR FURNISHED UNDER THE ACT OR THE REGULATION THAT, AT THE TIME AND IN THE LIGHT OF THE CIRCUMSTANCES UNDER WHICH IT IS MADE, IS A MISREPRESENTATION.