

Pacrim Dieppe Limited Partnership No. 2

ASG FINANCIAL CORP. in partnership with '**PACRIM Hospitality Services Inc**'. is offering investors the opportunity to participate in the growth of the North American hospitality industry. Together we are offering partnership units in a new hotel to be constructed with 86 rooms in Dieppe, New Brunswick. ONLY the 'Offering Memorandum' describes fully the partnership and financial structure in detail. You must examine the information carefully before subscribing to the partnership units.

INVESTMENT HIGHLIGHTS

- Equity requirement for the entire project is \$3,400,000 of which \$2,650,000 has been raised to date.
- The total of this offering is \$750,000. Partnership units are \$1000, with a minimum purchase requirement of \$25,000.
- 10% cumulative preferred return to be paid to investors from available cash flow
- Investors will share 62.5% of any cash flow in excess of the preferred return until they achieve a 20% overall return. Cash flow in excess of this amount will be split 50/50 with the promoters.
- Planned opening is May 1st, 2006, just prior to the busy tourism season.
- Managed by 'PACRIM Hospitality Services Inc.'
- Distributions are 'projected' to commence in the fourth quarter of 2006.
- Market study made available upon request
- Both 'PACRIM' and the Master Franchise holder will guarantee the mortgage.
- The construction cost and schedule are guaranteed on a penalty basis by the builder.
- Only hotel within 3km of the Moncton Airport.

This document is not intended to be relied upon in conjunction with a purchase of securities. The financial highlights are for information purposes only and do not constitute an offer to sell or a solicitation to buy the securities referred to herein. The securities are offered only by means of the 'Confidential Offering Memorandum'. Only a formal 'Offering Memorandum' is intended to be relied upon in connection with the purchase of securities. This document represents a historical view of financial results and may not be an indication of future performance

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It is projected that the annualized return, on a simple interest basis, including both annual distributions from operating cash flow and gain on disposition of the property in 2010 will be as follows:

Projected Capitalization Rate	11%	10.75%	10.50%
Projected Annualized Return	20%	21%	22%

The above projected results are no guarantee of actual returns which may differ significantly from the above. This information should be read in conjunction with the 'Confidential Offering Memorandum' and audited financial projections which are attached hereto.

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