



CHURCHILL 11 REAL ESTATE LIMITED PARTNERSHIP

2011 Investment Offering

PORTFOLIO SUMMARY:

Equity Raised	\$22,958,750
Total Units Issued	18,367
-Per Limited Partnership unit	\$250
-Per Debenture	\$1,000
 Total Portfolio Acquired	 \$39,568,000
Number of Properties	4 (2 Sold)
Gross Sale Proceeds to date	\$13,495,000

PROPERTIES:



8205 Dallas Drive Kamloops, BC

Purchase date:	October 27, 2011
Purchase price:	\$6,160,000
Property type:	Industrial
Net rentable area:	142,396 s.f.
Key tenant:	NRI Distribution
Sale date:	August 28, 2015
Sale price:	\$6,895,000

Ranch Market Strathmore, AB

Purchase date:	December 9, 2011
Purchase price:	\$26,633,000
Property type:	Retail
Net rentable area:	98,125 s.f.
Key tenant:	Shoppers Drug Mart
Sale date:	N/A
Sale price:	N/A





Iron City Square Penticton, BC

Purchase date:	December 1, 2011
Purchase price:	\$1,900,000
Property type:	Land/Retail
Net rentable area:	~33,565 s.f.
Key Tenant:	Landmark Cinemas
Sale date:	N/A
Sale price:	N/A

Spire Business Centre Langley, BC

Purchase date:	April 17, 2012
Purchase price:	\$4,875,000
Property type:	Industrial
Net rentable area:	44,963 s.f.
Key Tenant:	Tapp Industries
Sale date:	October 1, 2014
Sale price:	\$6,600,000



RETURN ON INVESTMENT:

To date, for each Investment Unit acquired for \$1,250 and investor has received returns totaling \$730.60, or 58.45% of their original investment. The following is a summary of the cash distributions paid to Unitholders as at December 31, 2016:

-Cash distributions paid on the Limited Partnership Units:	\$19.96
-Interest & principal paid on the Debentures:	<u>\$710.64</u>
-Total cash received to date:	\$730.60

Churchill 11 continues to own and operate all remaining properties, each of which are currently being made available for sale to qualified purchasers.



Committed to Quality Projects for our Investors