



CHURCHILL BARRIE POWER CENTRE LIMITED PARTNERSHIP

2008 Investment Offering

PORTFOLIO SUMMARY:

Equity Raised	\$5,100,000
Total Units Issued	5,100
-Per Limited Partnership unit	\$1,000
Total Portfolio Acquired	\$11,950,000
Number of Properties	4
Gross Sale Proceeds	\$13,875,000

PROPERTIES:



11 Commerce Park Drive Barrie, ON

Purchase date:	April 30, 2008
Purchase price:	\$2,050,000
Property type:	Retail
Net rentable area:	18,181 s.f.
Notable Tenant:	Jysk Linen & Furniture
Sale Date:	August 16, 2016
Sale Price:	\$2,380,230

22 Commerce Park Drive Barrie, ON

Purchase date:	April 30, 2008
Purchase price:	\$3,400,000
Property type:	Retail
Net rentable area:	21,706 s.f.
Notable tenant:	Sleep Country
Sale Date:	August 16, 2016
Sale Price:	\$3,947,700





**28 Commerce Park Drive
Barrie, ON**

Purchase date: April 30, 2008
 Purchase price: \$2,600,000
 Property type: Retail
 Net rentable area: 17,643 s.f.
 Notable Tenant: George Richards
 Men's Wear
 Sale Date: August 16, 2016
 Sale Price: \$3,018,900

**31 Commerce Park Drive
Barrie, ON**

Purchase date: April 30, 2008
 Purchase price: \$3,900,000
 Property type: Retail
 Net rentable area: 30,332 s.f.
 Notable Tenant: Sojourn, Aboda Decor
 Sale Date: August 16, 2016
 Sale Price: \$4,528,170



RETURN ON INVESTMENT:

The investment properties were acquired in 2008 and sold on August 16, 2016. For each \$100,000.00 investment, the following is a summary of cash distributions paid to Unitholders:

-Cash distributions paid during ownership:	\$46,704.94
-Distribution made on property sale:	<u>\$100,175.63</u>
-Total investment return from April 2008 to August 2016:	\$146,880.57

Gross Return on Investment:	46.88%
Annual Internal Rate of Return (IRR):	5.43%



Committed to Quality Projects for our Investors