



## CHURCHILL CT CANMORE LIMITED PARTNERSHIP

### 2012 Investment Offering

#### LIMITED PARTNERSHIP:

|                               |              |
|-------------------------------|--------------|
| Equity Raised                 | \$5,800,000  |
| Total Units Issued            | 5,800        |
| -Per Limited Partnership unit | \$1,000      |
| <br>                          |              |
| Total Portfolio Acquired      | \$17,800,000 |
| Number of Properties          | 1            |
| Gross Sale Proceeds           | \$20,500,000 |

#### PROPERTY:

**Canadian Tire  
Canmore, Alberta**

|                    |                 |
|--------------------|-----------------|
| Purchase date:     | June 20, 2012   |
| Purchase price:    | \$17,800,000    |
| Property type:     | Retail          |
| Net rentable area: | 50,000 s.f.     |
| Sale date:         | August 14, 2015 |
| Sale price:        | \$20,500,000    |



#### RETURN ON INVESTMENT:

The investment property was sold within three years of initial investment. For each **\$100,000** investment, the following is a summary of the cash distributions paid to Unitholders:

|  |                    |
|--|--------------------|
| -Cash distributions paid during ownership:                 | \$22,350.85        |
| -Profit distribution paid on sale:                         | <u>33,934.22</u>   |
| <b>-Total cash received from June 2012 to August 2015:</b> | <b>\$56,285.07</b> |

|                                |        |
|--------------------------------|--------|
| Gross return on investment:    | 56.26% |
| Internal rate of return (IRR): | 16.67% |