



CHURCHILL DALLAS DRIVE #1 LIMITED PARTNERSHIP

2011 Investment Offering

LIMITED PARTNERSHIP:

| | |
|-------------------------------|--------------|
| Equity Raised | \$5,382,000 |
| Total Units Issued | 5,382 |
| -Per Limited Partnership unit | \$1,000 |
| | |
| Total Portfolio Acquired | \$13,100,000 |
| Number of Properties | 3 (1 sold) |
| Gross Sale Proceeds to Date | \$6,786,150 |

PROPERTIES:

8195 Dallas Drive Kamloops, BC

Purchase date: June 30, 2011
 Purchase price: \$13,100,000 for portfolio
 Property type: Industrial
 Net rentable area: 48,000 Sq. Ft.
 Notable Tenants: NRI Distribution



8175 Dallas Drive Kamloops, BC

Purchase date: June 30, 2011
 Purchase price: \$13,100,000 for portfolio
 Property type: Industrial
 Net rentable area: 56,000 Sq. Ft.
 Notable Tenants: NRI Distribution, Fed-Ex
 Sale Date: April 20, 2017
 Sale Price: \$6,786,150



**9835 Dallas Drive
Kamloops, BC**

Purchase date: June 30, 2011
Purchase price: \$13,100,000 for portfolio
Property type: Industrial
Net rentable area: 32,400 Sq. Ft.
Notable Tenants: NRI Distribution



RETURN ON INVESTMENT:

The investment properties were acquired in 2011 and continue to be owned and operated on behalf of the investors. For each **\$100,000** investment, the following is a summary of the cash distributions paid to Unitholders as at May 1, 2017:

| | |
|--|---------------------|
| -Cash distributions paid to date: | \$152,802.21 |
| -Approximate property value on sale ⁽¹⁾ : | <u>\$40,830.70</u> |
| -Total estimated return from July 2011 to May 2017: | \$193,632.91 |

| | |
|---------------------------------------|---------------|
| Gross return on investment: | 93.63% |
| Internal rate of return (IRR): | 13.81% |

⁽¹⁾Based upon appraised remaining property values of \$9,225,000

