



## CHURCHILL EASTERN AVENUE INDUSTRIAL LIMITED PARTNERSHIP

### 2006 Investment Offering

#### LIMITED PARTNERSHIP:

Equity Raised	\$775,000
Total Units Issued	775
-Per Limited Partnership unit	\$1,000
Total Portfolio Acquired	\$2,088,000
Number of Properties	1
Gross Sale Proceeds	\$2,600,000

#### PROPERTY:

##### Prince George Industrial

##### Eastern Avenue, Prince George, BC

Purchase date:	April 5, 2006
Purchase price:	\$2,088,000
Property type:	Industrial
Net rentable area:	43,220 s.f.
Sale date:	August 31, 2010
Sale price:	\$2,600,000



#### RETURN ON INVESTMENT:

The investment property was sold within four 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:	\$38,206.70
-Profit distribution paid on sale:	<u>\$140,646.00</u>
<b>-Total cash received from April 2006 to August 2010:</b>	<b>\$178,852.70</b>

Gross return on investment:	78.85%
Internal rate of return (IRR):	16.19%