



## CHURCHILL IV REAL ESTATE LIMITED PARTNERSHIP

### 2006 Investment Offering

#### PORTFOLIO SUMMARY:

|                               |                  |
|-------------------------------|------------------|
| Equity Raised                 | \$30,000,000     |
| Total Units Issued            | 2,400            |
| -Per Limited Partnership unit | \$2,500          |
| -Per Debenture                | \$10,000         |
| <br>Total Portfolio Acquired  | <br>\$70,776,000 |
| Number of Properties          | 12 (9 Sold)      |
| Gross Sale Proceeds to date   | \$62,228,000     |

#### PROPERTIES:

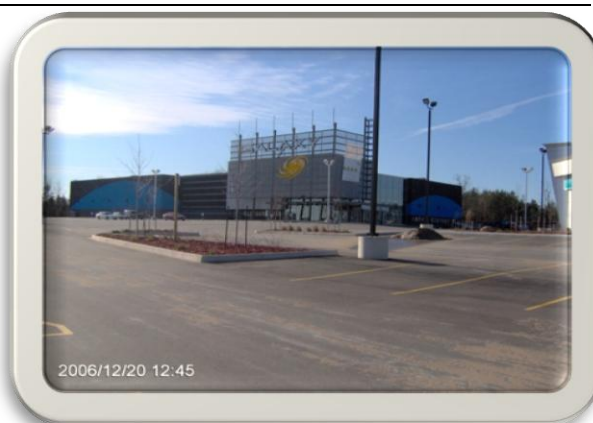


#### 18/33 Alliance Boulevard Barrie, ON

|                    |                  |
|--------------------|------------------|
| Purchase date:     | March 8, 2007    |
| Purchase price:    | \$5,500,000      |
| Property type:     | Industrial       |
| Net rentable area: | 76,717 s.f.      |
| Sale date:         | January 18, 2011 |
| Sale price:        | \$6,170,000      |

#### 34/62/72 Commerce Park Drive Barrie, ON

|                    |                   |
|--------------------|-------------------|
| Purchase date:     | March 8, 2007     |
| Purchase price:    | \$16,050,000      |
| Property type:     | Retail/Office     |
| Net rentable area: | 80,532 s.f.       |
| Key tenant:        | Cineplex/Sun Life |
| Sale date:         | N/A               |
| Sale price:        | N/A               |





### **The Paris Building (25%)**

**Winnipeg, MB**

|                    |                    |
|--------------------|--------------------|
| Purchase date:     | September 11, 2007 |
| Purchase price:    | \$2,750,000        |
| Property type:     | Office             |
| Net rentable area: | 22,750 s.f.        |
| Key Tenant:        | Province of MB     |
| Sale date:         | April 30, 2010     |
| Sale price:        | \$3,225,000        |

### **Denison Square**

**Markham, ON**

|                    |                  |
|--------------------|------------------|
| Purchase date:     | March 15, 2007   |
| Purchase price:    | \$7,788,000      |
| Property type:     | Retail           |
| Net rentable area: | 37,345 s.f.      |
| Key Tenant:        | Giant Tiger      |
| Sale date:         | December 1, 2010 |
| Sale price:        | \$8,000,000      |



### **1945 Dundas Street East**

**Mississauga, ON**

|                    |                  |
|--------------------|------------------|
| Purchase date:     | April 2, 2007    |
| Purchase price:    | \$5,700,000      |
| Property type:     | Retail/Office    |
| Net rentable area: | 44,663 s.f.      |
| Key Tenant:        | Skiis & Bikes    |
| Sale date:         | October 21, 2016 |
| Sale price:        | \$8,350,000      |

### **Brampton Executive Centre**

**Brampton, ON**

|                    |                  |
|--------------------|------------------|
| Purchase date:     | January 18, 2007 |
| Purchase price:    | \$11,188,000     |
| Property type:     | Office           |
| Net rentable area: | 76,451 s.f.      |
| Key Tenant:        | City of Brampton |
| Sale date:         | April 30, 2010   |
| Sale price:        | \$14,000,000     |





**St. Anthony's Medical Centre  
Victoria, BC**

|                    |                   |
|--------------------|-------------------|
| Purchase date:     | December 18, 2006 |
| Purchase price:    | \$5,700,000       |
| Property type:     | Medial Office     |
| Net rentable area: | 29,930 s.f.       |
| Key Tenant:        | LifeLabs          |
| Sale date:         | March 31, 2010    |
| Sale price:        | \$6,470,000       |

**Stroud Retail Plaza  
Stroud, ON**

|                    |                  |
|--------------------|------------------|
| Purchase date:     | November 9, 2006 |
| Purchase price:    | \$5,100,000      |
| Property type:     | Retail           |
| Net rentable area: | 32,303 s.f.      |
| Key Tenant:        | Rexall Pharmacy  |
| Sale date:         | August 31, 2016  |
| Sale price:        | \$2,825,000      |



**1310 Dundas Street East  
Mississauga, ON**

|                    |                 |
|--------------------|-----------------|
| Purchase date:     | October 3, 2006 |
| Purchase price:    | \$11,000,000    |
| Property type:     | Retail/Office   |
| Net rentable area: | 101,310 s.f.    |
| Key Tenant:        | SoftMoc         |
| Sale date:         | August 10, 2012 |
| Sale price:        | \$13,188,000    |

**RETURN ON INVESTMENT:**

*To date, for each Investment Unit acquired for \$12,500 an investor has received returns totaling \$10,171.04, or 81.37% 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: | \$950.69           |
| -Interest & principal paid on the Debentures:              | <u>\$9,220.35</u>  |
| <b>-Total cash received to date:</b>                       | <b>\$10,171.04</b> |

Further, Churchill IV continues to own and operate the following properties:

- 34 Commerce Park Drive, Barrie, Ontario
- 62 Commerce Park Drive, Barrie, Ontario
- 72 Commerce Park Drive, Barrie, Ontario

All of the remaining properties in Churchill IV are actively being marketed for sale to qualified purchasers. We continue to explore all strategies to sell the remaining properties within the portfolio.



**Committed to Quality Projects for our Investors**