



CHURCHILL VI REAL ESTATE LIMITED PARTNERSHIP

2008 Investment Offering

PORTFOLIO SUMMARY:

Equity Raised	\$25,501,250
Total Units Issued	20,401
-Per Limited Partnership unit	\$250
-Per Debenture	\$1000
 Total Portfolio Acquired	 \$49,480,000
Number of Properties	7
Gross Sale Proceeds	\$60,020,000

PROPERTIES:



Maple Leaf Foods Distribution Centre Saskatoon, SK

Purchase date:	June 24, 2009
Purchase price:	\$10,503,000
Property type:	Industrial
Net rentable area:	163,418 s.f.
Key tenant:	Maple Leaf Foods
Sale date:	January 29, 2010
Sale price:	\$12,750,000

The Churchill on Yates Victoria, BC

Purchase date:	July 18, 2008
Purchase price:	\$5,590,000
Property type:	Retail / Residential
Net rentable area:	40 units + 35,653 s.f.
Sale date:	May 25, 2012
Sale price:	\$7,601,500





**40 Holly Street
Toronto, ON**

Purchase date:	June 18, 2008
Purchase price:	\$11,800,000
Property type:	Office
Net rentable area:	67,928 s.f.
Sale date:	April 30, 2011
Sale price:	\$14,000,000

**The CARA Building
Vaughan, ON**

Purchase date:	May 5, 2010
Purchase price:	\$8,978,750
Property type:	Office
Net rentable area:	100,398 s.f.
Sale date:	50% April 2011 50% April 2013
Sale price:	\$10,500,000



**Greenvale Court (428-436 Westmount)
Sudbury, ON**

Purchase date:	April 30, 2008
Purchase price:	\$7,100,000
Property type:	Office
Net rentable area:	66,905 s.f.
Sale date:	September 26, 2013
Sale price:	\$8,047,179

**555 Barrydowne Road
Sudbury, ON**

Purchase date:	April 30, 2008
Purchase price:	\$4,300,000
Property type:	Office / Retail
Net rentable area:	37,808 s.f.
Sale date:	September 26, 2013
Sale price:	\$5,416,621





**754 Falconbridge Road
Sudbury, ON**

Purchase date:	April 30, 2008
Purchase price:	\$1,500,000
Property type:	Office
Net rentable area:	12,638 s.f.
Sale date:	October 17, 2013
Sale price:	\$1,630,000

RETURN ON INVESTMENT:

Each Investment Unit was acquired for \$1,250, and all the properties were sold within five years of initial investment. The following is a summary of the cash distributions paid to Unitholders:

-Cash distributions paid on the Limited Partnership Units:	\$127.53
-Interest & principal paid on the Debentures:	<u>1,337.12</u>
-Total cash received from May 2008 to November 2013:	\$1,464.66

Gross return on investment:	17.17%
Internal rate of return (IRR):	4.75%



Committed to Quality Projects for our Investors