



CHURCHILL VII REAL ESTATE LIMITED PARTNERSHIP

2009 Investment Offering

PORTFOLIO SUMMARY:

Equity Raised	\$13,351,250
Total Units Issued	10,681
-Per Limited Partnership unit	\$250
-Per Debenture	\$1000
Total Portfolio Acquired	\$27,878,400
Number of Properties	2
Gross Sale Proceeds	\$33,750,000

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 CARA Building Vaughan, ON

Purchase date:	May 5, 2010
Purchase price:	\$17,375,400
Property type:	Office
Net rentable area:	100,398 s.f.
Sale date:	50% April 2011 50% April 2013
Sale price:	\$21,000,000



RETURN ON INVESTMENT:

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

-Cash distributions paid on the Limited Partnership Units:	\$316.23
-Interest & principal paid on the Debentures:	<u>1,158.18</u>
-Total cash received from May 2008 to November 2013:	\$1,474.41

Gross return on investment:	17.95%
Internal rate of return (IRR):	8.12%



Committed to Quality Projects for our Investors