



## CHURCHILL VAUGHAN LIMITED PARTNERSHIP

### 2010 Investment Offering

#### LIMITED PARTNERSHIP:

Equity Raised	\$3,150,000
Total Units Issued	3,150
-Per Limited Partnership unit	\$1,000
Total Portfolio Acquired	\$8,687,700
Number of Properties	1
Gross Sale Proceeds	\$10,500,000

#### PROPERTY:

##### Cara Foods Corporate Headquarters Vaughan, Ontario

Purchase date:	May 5, 2010
Purchase price:	\$8,687,700
Property type:	Office
Net rentable area:	100,395 s.f.
Sale date:	April 15, 2011 (50%) June 5, 2013 (50%)
Sale price:	\$10,500,000



#### RETURN ON INVESTMENT:

The investment property was acquired in 2010. The Limited Partnership sold half the property within one year and the remaining half two years later. For each **\$100,000** investment, the following is a summary of the cash distributions paid to Unitholders:

-Cash distributions paid during ownership:	\$14,235.61
-Profit distribution paid on sale:	<u>\$128,412.13</u>
<b>-Total cash received from May 2010 to June 2013:</b>	<b>\$142,647.75</b>

Gross return on investment:	42.65%
Internal rate of return (IRR):	19.43%