



CHURCHILL MOUNTAINVIEW INDUSTRIAL BUSINESS PARK LIMITED PARTNERSHIP

2006 Investment Offering

LIMITED PARTNERSHIP:

| | |
|-------------------------------|--------------|
| Equity Raised | \$6,240,000 |
| Total Units Issued | 6,240 |
| -Per Limited Partnership unit | \$1,000 |
| | |
| Total Portfolio Acquired | \$9,300,000 |
| Number of Properties | 1 |
| Gross Sale Proceeds | \$11,750,000 |

PROPERTY:

Airdrie, Alberta Industrial Land

| | |
|-----------------|-----------------|
| Purchase date: | May 31, 2006 |
| Purchase price: | \$9,300,000 |
| Property type: | Industrial Land |
| Net area: | ~160 acres |
| Sale date: | March 31, 2007 |
| Sale price: | \$11,750,000 |



RETURN ON INVESTMENT:

The investment property was sold in less than one year at a gross profit of \$2,450,000. For each \$100,000 investment, the following is a summary of the cash distributions paid to Unitholders:

| | |
|---|---------------------|
| -Profit distribution paid on sale: | <u>117,919.86</u> |
| -Total cash received from May 2006 to March 2007: | \$117,919.86 |
| | |
| Gross return on investment: | 17.92% |
| Internal rate of return (IRR): | 19.92% |