

Real Estate Investment

Investment with more control

Develop Commercial Property

Forego traditional bank financing

Business Opportunity

- ❑ A need for institutional grade and LEED certified office and commercial space located within 3 kilometres of Big Box Power Centres Canada, US, and Mexico.
- ❑ A need for an alternative real estate investment offering to JVs, REITs, and MICs that offers greater liquidity and leverage.
- ❑ An alternative with low fees not pegged to net asset value (NAV).
- ❑ An alternative that aligns the interests of the GP and the investors.

The Solution

- ❑ Development of four categories of qualified investments; professional centres, tech industrial, select retail, and suburban office.
- ❑ Managed through a pioneering and unique fund structure that provides the investor with a freely tradeable security for more control.
- ❑ These closed end funds are reporting issuers and as such can issue exchange traded debentures used for future development.
- ❑ Unit based compensation for the GP aligns interest with the LP rather than focusing on NAV based management fee as revenue.

Seamless scaling



Professional Centre

Sustainable earnings



Tech Industrial

Organic growth



Retail Select



Suburban Office

Strong Management Team

- ❑ The team has been directly involved in medium to large scale real estate projects for over 30 years
- ❑ Ten highly skilled executives with the capabilities to cover all areas from procurement, development, to management.

Limited Partnership

- ❑ A closed-end, reporting issuer fund with a fixed gross funded value (GFV)
- ❑ No hidden costs. Low fees. Management fees are based on GFV not NAV
- ❑ An infinitely replicable model allowing repetition at each development site.
- ❑ The goal is perpetual equity thru' buildings lifetime. 3X capital appreciation with 20% annual distributions
- ❑ Unit based compensation aligns interests. 90/10 split.
- ❑ First secured debt can be self issued creating 5X leverage compared to 3X via traditional bank finance. Debt does not have to be amortized.
- ❑ Limited Partnership units are freely tradeable. Minimum investment is \$250k

Categories of Qualified Investment

- ❑ Professional Centres...institutional grade office building. 3-5 storeys, 50,000 – 90,000 square feet
- ❑ Retail Select...10,000 – 25,000sqft designed for tenants requiring free standing space
- ❑ Suburban Offices...6-15 storeys, each plate 15,000 – 25,000sqft designed for professional service providers
- ❑ Tech Industrial...providing individual bays 2,000-10,000sqft