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Case Study 1 - Yorkton, SK Portfolio

- Four Existing Apartment Buildings
- 126 Units Total
- Acquisition Overview
 - Date: May 2007 to September 2009
 - Total Purchase Price: Approximately \$4.5M with about \$2.2M cash
- Sale Overview
 - Date: September 2011
 - Total Sale Price: \$7,771,000 with a \$2.7M VTB
- Return on Investment:
 - Increase of ~85% in building values
 - 140%+ on the cash invested
 - (could have been even higher with re-fi)



Case Study 2 – Calgary 120 Suiter

Castleview Park Apartments – Calgary, AB

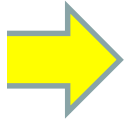
- 120 units
- 84 - 1BRs and 36 – 2 BRs
- Purchased for \$14.65M (~\$122,000/unit) in Dec. 2010
- \$10,065,000 first mortgage at 4% interest
- Current rent roll - \$120,000/month
 - About 15% higher than on purchase
- VALUE ANALYSIS
 - Appraised at \$16.6M in Jan. 2012 - our 5 year conservative value forecast
 - Offer received by a REIT for \$19.8M – over our most optimistic 5 year forecast
 - With an NOI of \$1,030,000 and a 5% CAP rate we believe the value today is: \$21.5M
- Assuming a conservative 4% annual growth ⇒ over our 10%+ annual cash-on-cash ROI target



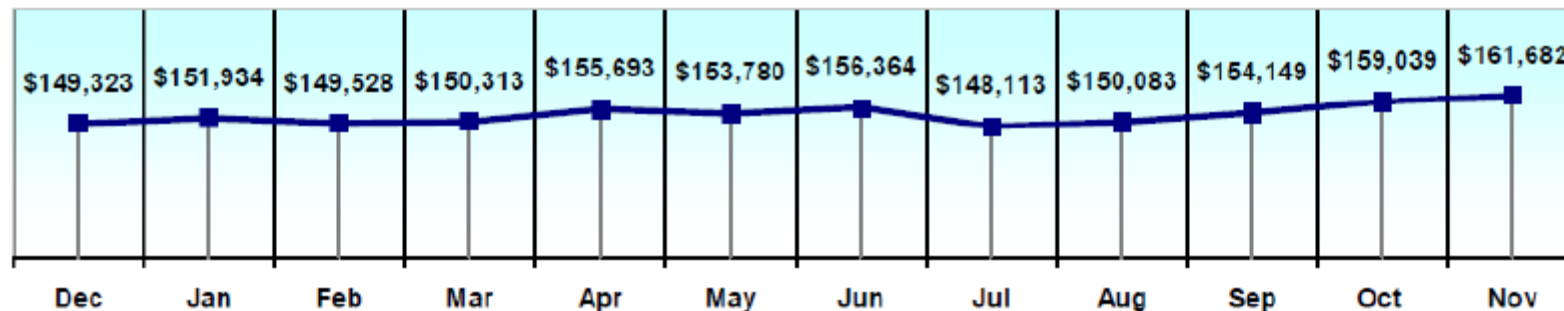
Case Study 3 – Denton, TX

Parks of Denton in Denton, TX (3/4 north of Dallas)

- 308 units on 13+ acres of land
- Purchased for \$13.2M (~\$42,000/unit) in Fall 2007
- 25% vacant when acquired
- Value today \$15 to \$16M
- Current rent roll - \$161,000/month
 - About 24% higher than on purchase
- Ye 2010 to YE 2011: 8% revenue growth
- 2-3% revenue growth even during US recession from early 2008 to early 2010
- Target hold to 2017



NET RENT COLLECTED



Case Study 4 – Campbell River 65 Suiter

Discovery Village – Campbell River, BC

- 65 units
 - Close to hospital
- 32 - 1BRs, 23 2BRs and 10 3 BRs townhouses – most with ocean view
- Purchased for \$4,387,500M (~\$67,700/unit) in Sept. 2008
 - \$687,500 cash to mortgage
 - Plus approx. \$250,000 in add'l cash since then
- \$3.7M mortgage (plus 183,000 CMHC fee) – paid down to about \$3.325M
- Sold for \$5.192M on Nov. 26, 2012 (approx. \$79,000/unit)
 - \$804,000 gain, plus
 - Approx. \$375,000 mortgage paydown
 - Total equity gain over \$1.1M in about 4 years !
- 119% cash-on-cash ROI in about 4 years
 - Add 20% for overhead and deduct 40% gain for GP
 - 65%+ ROI for investors on the allocated cash portion in PRISM A
 - Easily above our 10% target ROI !



PRESTIGIOUS PROPERTIES