

Mobile Home Parks

Income & Growth Investment Opportunity



PRESTIGIOUS PROPERTIES



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Executive Summary



- The manager intends to deliver its investors risk adjusted returns by acquiring existing mobile home communities in Central Alberta.
- The investment strategy is based on the Principal's extensive real estate experience, including the acquisition and asset management of over \$180M of existing multi residential rental properties over the last 15 years.
- The presentation serves as an overview of the investment opportunity, while complete details can be found in the Limited Partnership Agreement and Subscription Agreement.



Investment Overview

Type of Investment:	Existing Mobile Home Parks
Offering Size:	\$2,100,000
Investment:	Minimum \$100,000 for accredited investors, close business associates, friends or family members of the directors, or total corporate investment amounts greater than \$150,000. Not TFSA or RRSP eligible.
Target Hold Period:	7-10 years
Structure:	85% of cash distributions paid to Class A Limited Partners (Investors) and 15% paid to Class B Limited Partners (Managers)
Objective:	To produce income and achieve capital growth by purchasing three mobile home parks in Central Alberta.
Leverage:	75% LTV conventional first mortgage
Asset Management Fees:	None
Acquisition Fee:	3.0% of property purchase price (one time)



Why Invest in Mobile Home Parks?

- **Affordable housing** - during good and bad economic times, there will always be demand for affordable housing. Mobile homes are one of the most economic housing options available.
- **Land Lease - owning a mobile home park is similar to a land lease. The park owner owns the land and infrastructure including roads and utilities. The residents own the homes that occupy the park.**
- **Supply and demand** (ie limited supply of new parks being built) - in many parts of the country it is difficult to obtain zoning, build, lease out news pads and make an economic profit on new mobile home parks. Building new parks is often not feasible. This creates a high barrier to entry for competition.
- **Redevelopment potential (future) - targeting parks on large pieces of land and located in existing towns or cities provides future redevelopment potential and further appreciation in the land value.**
- **High tenant moving costs** (ie. low tenant turnover) - given the high cost to move a mobile home residents are unlikely to move a home. The cost, which can be \$5,0000 or higher, includes unhooking, moving and resetting their home in another park. This is a much higher cost than it costs for tenants in apartment buildings to move, and therefore, it happens very infrequently.



Why Invest in Mobile Home Parks?

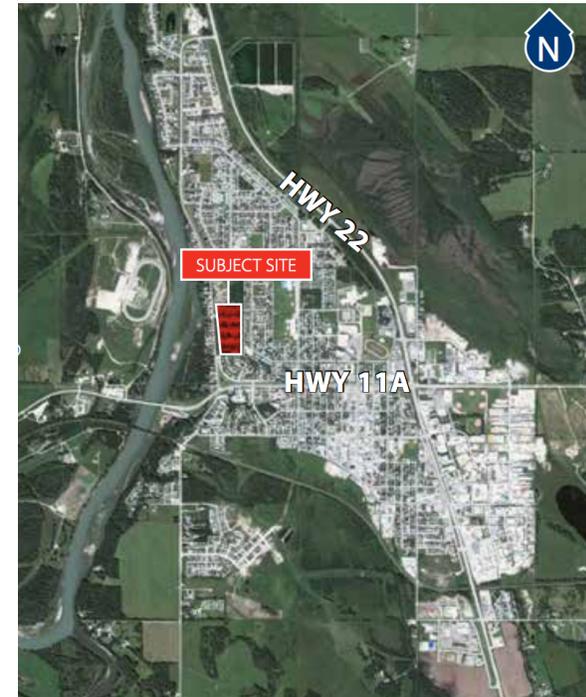
- **High occupancy rates** - once a park is stabilized, the occupancy typically stays high given the high moving costs mentioned above.
- **Rent increases** - It is much easier to pass along reasonable rent increases or pass through increased utility costs and retain existing tenants. If rent increases \$25 per month, it would take a resident over 15 years to recoup the cost of moving their home at a cost of approximately \$5,000.
- **Higher cap rates** - mobile home parks tend to trade at cap rates higher than other asset classes which provide higher cash flow immediately.
- **Lower maintenance expenses** - when compared to other real estate classes, the maintenance costs are significantly lower. The park owner is only responsible for maintaining the land and the residents are responsible for maintaining their own home and fixing toilets, flooring, kitchen cabinets, etc.
- **Limited Competition**

Property 1

- Property: Kilian Estates Mobile Home Park
- Location: 5311 - 60 Street, Rocky Mountain House, Alberta (approximately 80km west of Red Deer)
- Description: Existing 85 pad mobile home community built in the 1970's with full municipal services and paved roads on approximately 15.52 acres.
- Occupancy: 99%
- Pad Rent: \$405 per month. Rent includes water, sewer, garbage removal, street lights and snow removal.
- Opportunity: Up to 25% immediate rental upside due to park location and appeal

Operations:

- Gross Revenue: approx. \$403,000 per annum (up to 25% or \$95/pad rent increase possible for potential gross revenue of \$505,000)
- Operating Expenses: approx. \$141,000 per annum
- Net Operating Income (NOI): approx. \$262,000 per annum (\$364,000 potential)
- Cap rate: 6.8% (9.5% potential)
- Potential NOI and Cap rate assume rent increases of \$95/month/pad



Property 2



- Property: Kilian Estates Mobile Home Park
- Location: 5823 - 52 Street, Eckville, Alberta (approximately 35km west of Red Deer)
- Description: Existing 62 pad mobile home community built in 2008 (Phase 1) and 2011 (Phase 2). Plus approx. 12 acres (58 pad) future development land. Existing homes are approximately 10 years old and newer.
- Site Size: approximately 23.9 acres
- Occupancy: 41 out of 62 serviced pads (property is in lease up phase after recently being constructed)
- Pad Rent: \$405 per month. Rent includes garbage removal, street lights and snow removal.
- Opportunity: “Free” additional land and “free” serviced but vacant pads with medium term income upside

Operations:

- Gross Revenue: approx. \$183,900 per annum
- Operating Expenses: approx. \$28,400 per annum
- Net Operating Income (NOI): approx. \$155,500 per annum
- Cap rate: 8.4%



Property 3



- Property: Western Mobile Home Park
- Location: 5309 – 52 Street, Drayton Valley, Alberta
- Description: Existing 15 pad mobile home community built in 1978
- Site Size: approximately 1.53 acres
- Occupancy: 100%
- Pad Rent: \$395 to \$405 per month. Rent includes water, sewer, garbage removal, street lights and snow removal.
- Opportunity: Up to 20% immediate rental upside due to park location. The park is the smallest and least desirable of the three properties but must be acquired in a package from the Seller. It is less than 10% of the overall purchase price and will likely be the first property sold.
- **Operations:**
 - Gross Revenue: approx. \$68,600 per annum
 - Operating Expenses: approx. \$28,700 per annum
 - Net Operating Income (NOI): approx. \$39,900 per annum
 - Cap rate: 6.7%



Capital Structure



Partnership:

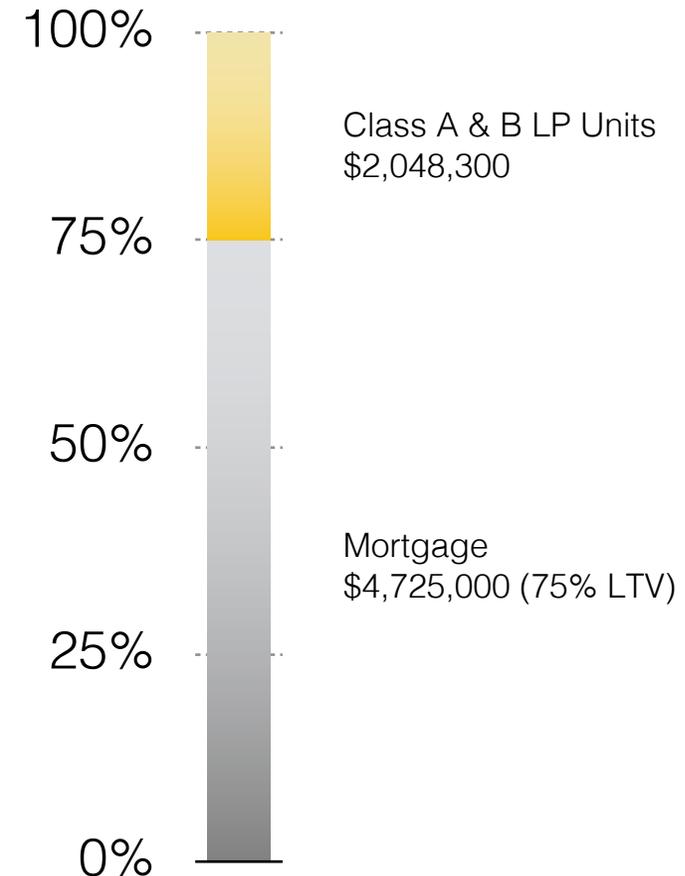
- Structure: Limited Partnership (LP)
- General Partner: Prestigious Properties MHP GP Inc.
- Class A LP Units: 85% of all cash distributions
- Class B LP Units: 15% of all cash distributions
- Management Fee: None
- Acquisition Fee: 3.0% of Asset Purchase Price (one time)

Mortgage:

- Amount: \$4,725,000
- Loan to Value (LTV): 75%
- Amortization: 25 years
- Interest Rate: 3.85% fixed
- Term: 3-5 years (equity takeout re-finance anticipated)

Capital:

- Purchase Price: \$6,300,000
- Down Payment: \$1,575,000
- Closing Costs: \$298,300
- Cash Reserve: \$175,000
- Total Cash Required: \$2,048,300



Investment Opportunity

Class A LP Units

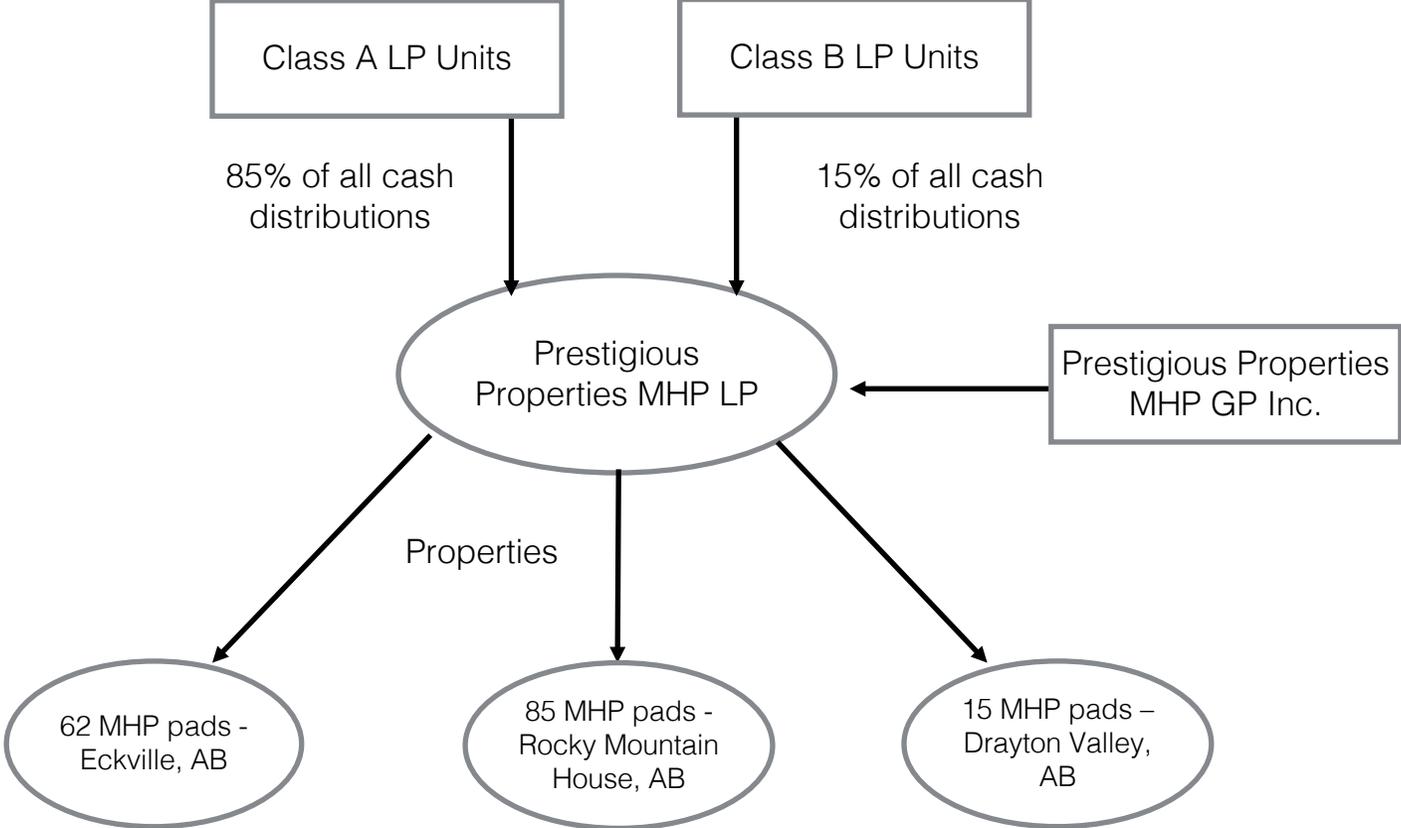
- Income & Growth Units
- 85% of all cash distributions
- Monthly distribution
- Target 7-10 year term
- \$1,000 per Class A LP unit (minimum 100 units)

Order of distributions on property cash flow, mortgage refinance or property sale:

1. Mortgage and any other debts are paid out,
2. 85% of cash distributions paid to Class A Limited Partners (Investors) and 15% paid to Class B Limited Partners (Managers)



Investment Structure



Why now?

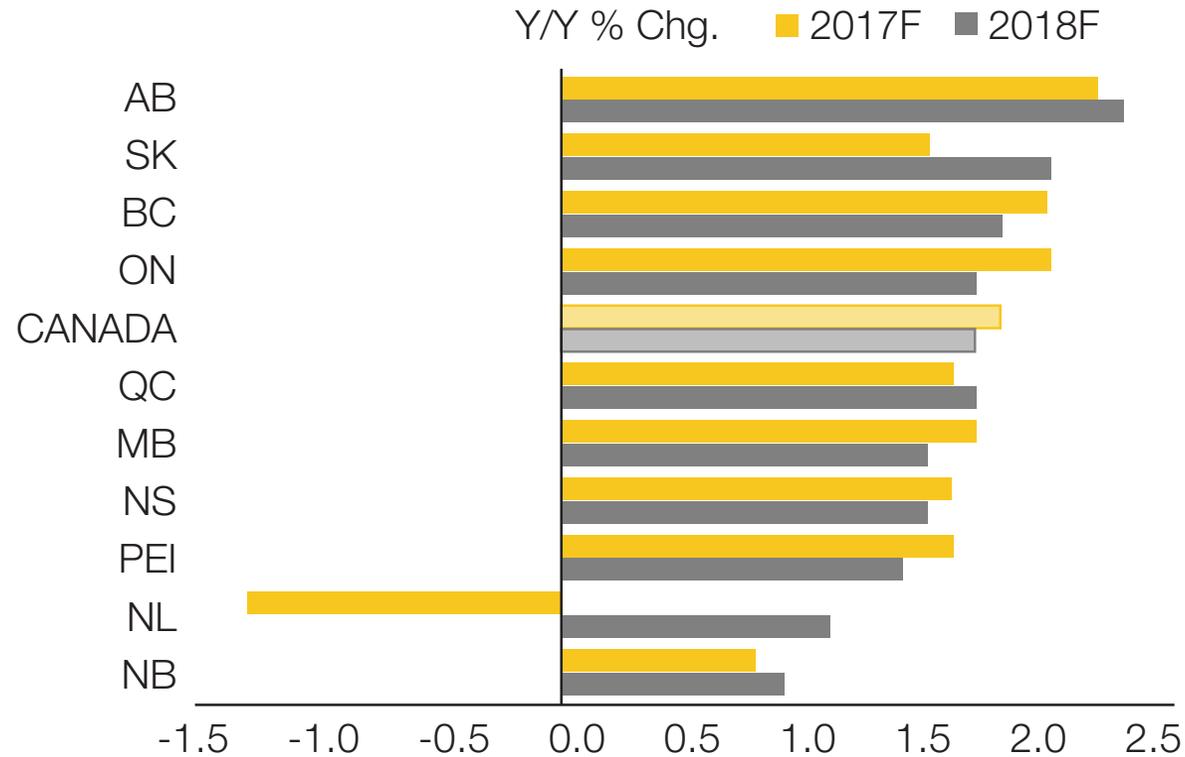
- **Buy Low, Sell High** - Best time to buy is when there is 'blood in the streets'. In our view, the Alberta real estate market has bottomed in late 2016 and in early 2017 we now see economic green shoots including new jobs, stabilized rents and falling vacancies.
- **Acquire Below Market Value** – The three properties appraised for a total of \$6,675,000 in January 2017 which is approximately 6% higher than our purchase price of \$6,300,000.
- **Favourable Debt Financing** - bank and/or credit union financing available at low, long term interest rates providing positive spread to cap rates
- **High Demand** - occupancy extremely high in good and bad economies
- **Inflation Protection - income producing real estate is a hedge against future inflation as rents increase along with inflation**
- **Portfolio Diversification - private real estate investments are not correlated to and have less volatility than the stock market**
- **Value-Add** - opportunity to increase revenue by renting vacant pads and increase existing rents to market rates. Also, future development potential with excess land.
- **Interests Aligned** - Prestigious Properties investing along side investors



Why Alberta?

Projected to lead country in growth in 2017 & 2018, by TD Economics

REAL GDP GROWTH BY PROVINCE



Source: Statistics Canada. Forecast by TD Economics as at September 2016.



Why Alberta?

Alberta should lead in GDP growth for next 2 years, TD forecasts

'The good news for Alberta is that the worst is in the rear-view mirror,' says 2017-18 outlook



At nine per cent, Calgary's unemployment rate in September led all major cities in Canada, but TD Economics says the economy should grow in 2017 and 2018. (Evelyne Asselin/CBC)

Alberta's economy — in a tailspin since the 2014 crash in oil prices and the Fort McMurray fires earlier this year — will lead the country in GDP growth in 2017 and 2018, Toronto-Dominion Bank predicts.

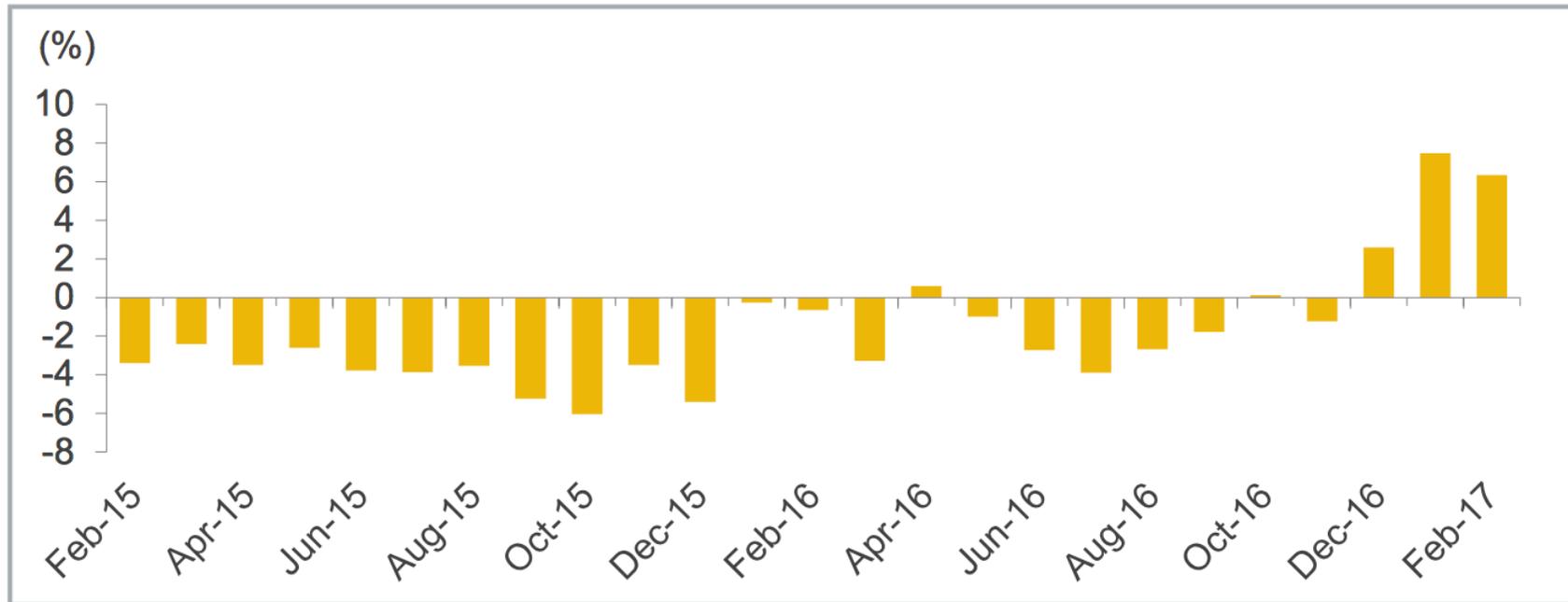
CBC News, Sept 30, 2016 – TD Economics September 2016



Why Alberta?

Retail Sales

Monthly, year-over-year % change



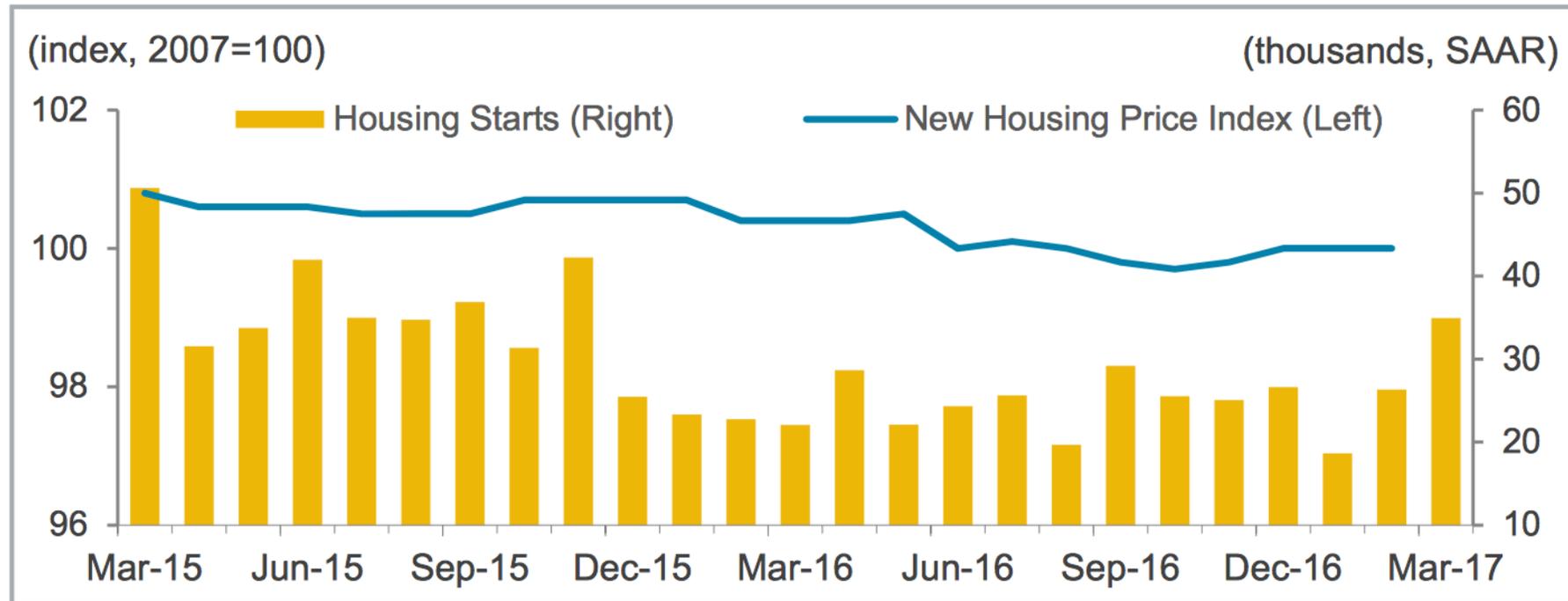
Source: Statistics Canada

Alberta Government, Apr 28, 2017 – Statistics Canada



Why Alberta?

Housing Market Monthly

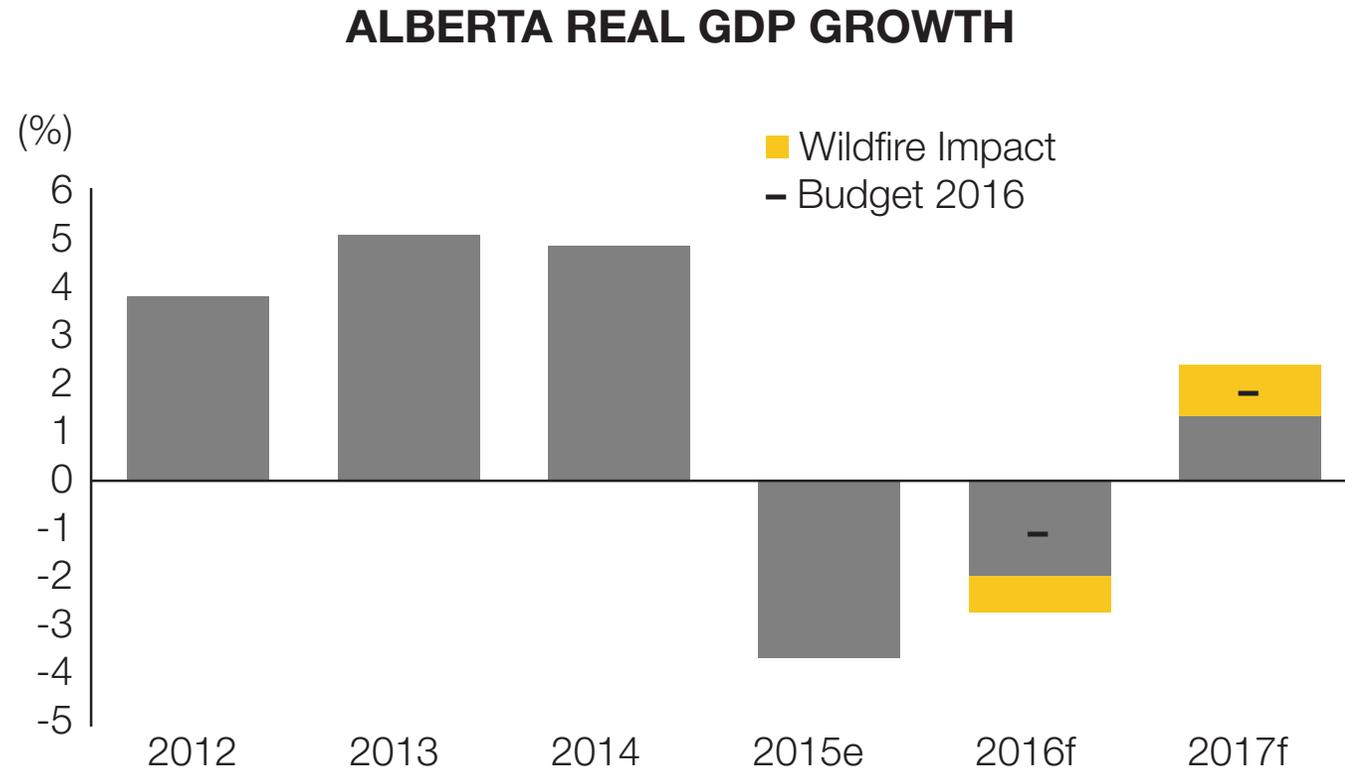


Source: Statistics Canada

Alberta Government, Apr 28, 2017 – Statistics Canada



Why Alberta?



Source: Statistics Canada and Alberta Treasury Board and Finance



Why Alberta?

Drill, lately, drill: Thousands more oil and gas wells expected in revised 2017 forecast

Petroleum Services Association of Canada expects activity to grow by 64% over last year

CBC News | Posted: Apr 27, 2017 2:56 PM MT | Last Updated: Apr 27, 2017 6:41 PM MT



A pumpjack operates beneath the aurora borealis northwest of Calgary. Alberta is seeing more and more drilling activity in 2017 after two years of decline, according to the Petroleum Services Association of Canada. (Robson Fletcher/CBC)

Oil and gas drilling activity continues to recover in Alberta and across Canada, with the number of wells drilled this year now expected to outpace last year's total by 64 per cent.

Stay Connected with CBC News



CBC News, Apr 27, 2017– Petroleum Services Association of Canada



Why Alberta?

Alberta economy will grow modestly in 2017 — and energy sector won't fuel it, analysts say

GDP growth forecast to nudge upward by 2.2% as tourism booms and energy sector slowly recovers

CBC News | Posted: Mar 01, 2017 10:43 AM MT | Last Updated: Mar 01, 2017 1:17 PM MT



Alberta's GDP is forecast to grow by 2.2 per cent in 2017, according to the latest report from ATB Financial. (Sue Ogrocki/Associated Press)

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Alberta's economy will return to modest growth in 2017, but it won't be fuelled by the energy sector, according to ATB Financial's latest outlook.

The report forecasts GDP growth of 2.2 per cent this year — led by agriculture, agri-food and tourism — after a 2.7-per cent contraction in 2016.

CBC News, Mar 1, 2017– ATB Financial



Declining job uncertainty supports growing single-family home construction starts



JOSH SKAPIN, CALGARY HERALD
More from [Josh Skapin, Calgary Herald](#)

Published on: April 21, 2017 | Last Updated: April 21, 2017 4:15 PM MDT



New construction of single-family homes is on the rise in the Calgary area. *GAVIN YOUNG / CALGARY HERALD*



SHARE

The pace of new single-family home construction is continuing to show improvement in the Calgary area, growing 23 per cent in March from the same time in 2016.

Why Alberta?

Calgary Herald, Apr 21, 2017 – CMHC



Why Alberta?

Alberta's economy will grow again in 2017: BMO report

Forecast comes on the heels of a TD report also predicting a rebound for sputtering provincial economy

By Robson Fletcher, [CBC News](#) Posted: Oct 06, 2016 3:20 PM MT Last Updated: Oct 06, 2016 3:20 PM MT

Another major Canadian bank is predicting Alberta's economy will return to growth in 2017, after two years of recession.

The BMO Blue Book report for October says Alberta's real GDP shrank by four per cent in 2015 and is expected to contract by another 2.3 per cent by the end of this year, before rebounding in 2017.

The report forecasts 2.3 per cent growth in Alberta next year — second only to B.C.'s mark of 2.5 per cent.

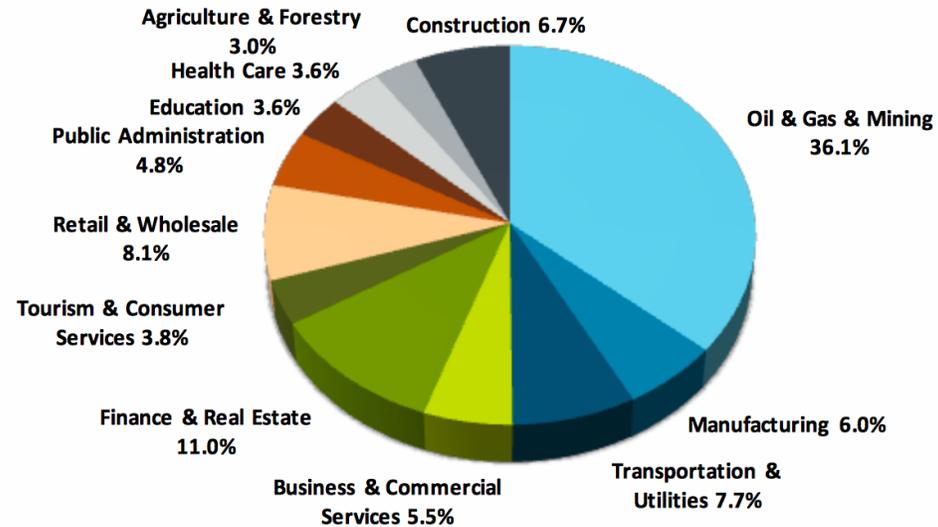
- [Alberta should lead in GDP growth for next 2 years, TD forecasts](#)
- [WTI tops \\$50 a barrel for 1st time since June](#)

BMO senior economist Benjamin Reitzes said Alberta's economy bounced back slightly in the third quarter of 2016 and he expects the trend to continue into the new year.

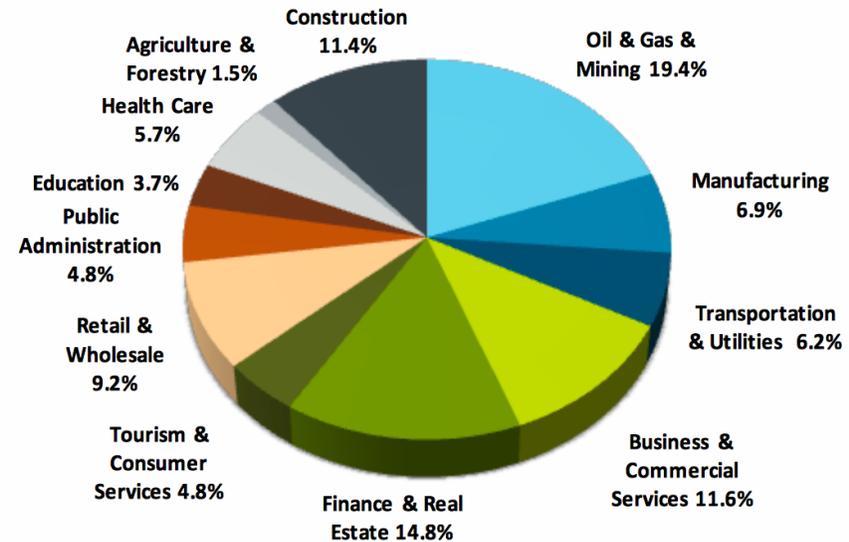
CBC News, Oct 6, 2016 – BMO Blue Book Report October 2016

Why Alberta?

Economic Diversity: 1985 Percentage Distribution of GDP Total GDP: \$67.6 Billion*



Economic Diversity: 2015 Percentage Distribution of GDP Total GDP: \$326.4 Billion*



* GDP at market prices

Sources: Statistics Canada, Alberta Treasury Board and Finance and Alberta Economic Development and Trade

Alberta Economic Development and Trade – Highlights of the Alberta Economy 2017

Summary - Investment Units



Hold Period:	Target 7-10 years. One or two properties could be sold before then if a substantial lift in property value can be achieved earlier.
Manager:	The General Partner (GP) of the partnership is Prestigious Properties MHP GP Inc.. Management and operation decisions for the business will be made by the GP.
Accounting:	Accountant prepared Notice to Reader annual financial statements. Investors will receive a T5013 (Statement of Partnership Income/Loss) in March of each year.
Targeted Returns:	12-15%+ total annual return (IRR)
Structure:	Limited Partnership (LP)
Distributions:	85% of cash distributions paid to Class A Limited Partners (Investors) and 15% paid to Class B Limited Partners (Managers)
Targeted Cash Flow Yield:	8% per annum, paid monthly
Asset Management Fee:	None
Acquisition Fee:	3.0% of the purchase price of the assets (one time fee)
Property Management:	Market property management fee paid to 3rd party management company (Fireside Property Group)
Minimum Investment:	\$100,000 (100 Class A LP Units at \$1,000 each)
Investor Suitability:	Accredited Investors, close business associates, friends or family members of the directors, or total corporate investment amounts greater than \$150,000. Not TFSA or RRSP eligible.

Proforma



EQUITY		End of Year	Initial	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
28	Property Value		\$6,300,000	\$6,394,500	\$6,490,418	\$6,587,774	\$6,686,590	\$6,786,889	\$6,888,693	\$6,992,023	\$7,096,903	\$7,203,357	\$7,298,834	
29	Cash		\$175,000	\$127,535	\$99,630	\$79,399	\$66,956	\$212,418	\$200,535	\$196,795	\$201,323	\$214,240	\$235,674	
30	Total Assets		\$6,475,000	\$6,522,035	\$6,590,048	\$6,667,172	\$6,753,546	\$6,999,307	\$7,089,227	\$7,188,818	\$7,298,226	\$7,417,597	\$8,034,509	
31	Mortgage Principal Paydown			\$115,768	\$117,279	\$118,695	\$120,008	\$121,208	\$121,745	\$123,334	\$124,824	\$126,204	\$127,467	
32	Mortgage Refinance Proceeds			\$0	\$0	\$0	\$0	\$836,917	\$0	\$0	\$0	\$0	\$0	
33	Total Mortgage Balances		\$4,725,000	\$4,609,232	\$4,491,953	\$4,373,258	\$4,253,250	\$4,968,959	\$4,847,214	\$4,723,879	\$4,599,055	\$4,472,851	\$4,345,385	
34	Mortgage Loan to Value		75%	72%	69%	66%	64%	73%	70%	68%	65%	62%	56%	
35	Investor Redemptions			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
36	Total Equity		\$1,750,000	\$1,912,803	\$2,098,095	\$2,293,915	\$2,500,296	\$2,030,349	\$2,242,013	\$2,464,939	\$2,699,171	\$2,944,746	\$3,689,124	

INCOME		End of Year	Initial	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
42	NET OPERATING INCOME (NOI)			\$504,000	\$511,560	\$519,233	\$527,022	\$534,927	\$542,951	\$551,095	\$559,362	\$567,752	\$576,269	\$584,913
43	- CAPEX			49000	37000									
44	- Mortgage Payment			\$297,680	\$297,680	\$297,680	\$297,680	\$297,680	\$313,050	\$313,050	\$313,050	\$313,050	\$313,050	\$313,050
45	- Asset Management Fees			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
46	- Placement Trailer			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
47	- Partnership Costs (G&A)			\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
48	CASH FLOW			\$145,320	\$164,880	\$172,553	\$180,342	\$188,247	\$180,901	\$189,046	\$197,312	\$205,702	\$214,219	

The financial model presented in this spreadsheet was compiled and interpreted exclusively for internal use. Any alternative use, including that by a third party, or any reliance on, or decisions based on the financial model is the responsibility of the alternative user or third party.

* Assumes mortgage refinance in year 5.

Proforma



CASH		Initial	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
54	Beginning Cash Balance		\$175,000	\$127,535	\$99,630	\$79,399	\$66,956	\$212,418	\$200,535	\$196,795	\$201,323	\$214,240	
55	Plus Cash Flow		\$145,320	\$164,880	\$172,553	\$180,342	\$188,247	\$180,901	\$189,046	\$197,312	\$205,702	\$214,219	
56	Plus Additions to Cash Reserves		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
57	Plus Mortgage Refinance Proceeds		\$0	\$0	\$0	\$0	\$836,917	\$0	\$0	\$0	\$0	\$0	
59	Minus Investor Redemptions		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
60	Minus Cash Distribution		\$192,785	\$192,785	\$192,785	\$192,785	\$879,702	\$192,785	\$192,785	\$192,785	\$192,785	\$192,785	
61	Ending Cash Balance		\$127,535	\$99,630	\$79,399	\$66,956	\$212,418	\$200,535	\$196,795	\$201,323	\$214,240	\$235,674	

INVESTOR IRR		Initial	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
62	Investment Investment	(\$2,048,338)											
63	Total Cash Distributions		\$192,785	\$192,785	\$192,785	\$192,785	\$879,702	\$192,785	\$192,785	\$192,785	\$192,785	\$3,881,909	
64	Cash Distribution (Class A LP Units - Investors)		\$163,867	\$163,867	\$163,867	\$163,867	\$747,747	\$163,867	\$163,867	\$163,867	\$163,867	\$3,299,622	
65	Cash Distribution (Class B LP Units - Managers)		\$28,918	\$28,918	\$28,918	\$28,918	\$131,955	\$28,918	\$28,918	\$28,918	\$28,918	\$582,286	
66	Total Investor Cash Flows	(\$2,048,338)	\$163,867	\$163,867	\$163,867	\$163,867	\$747,747	\$163,867	\$163,867	\$163,867	\$163,867	\$3,299,622	

PROJECTED INVESTOR IRR	13.6%
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Management Team

Thomas Beyer: Lead Manager - 20 years experience with the acquisition, financing and asset management of over \$225M of commercial real estate:

- B.Sc. (1986) from the Technical University of Munich
- MBA (1988) University of Alberta
- Long time REIN member, now Honorary REIN member, occasional speaker
- 2005 to 2010 and 2011 REIN “Top Player of the Year” Award
- 2011 REIN Michael Millenaar Leadership Award for helping and mentoring others succeed in real estate
- Occasional speaker at both Ozzie Jurock’s Landrush and Michael Campbell’s Money Talks events
- Author of the book “80 Lessons Learned on the Road from \$80,000 to \$80,000,000” with a foreword by Don R. Campbell and co-author of the best selling book “Real Estate Action 2.0” with Ozzie Jurock
- Former UNA Director and current member of a UBC/UNA financial sustainability task force
- President of Prestigious Properties Group, Chairman of the Board of Fireside Property Group, Chairman of Oliver Landing Development Corp.

Mike Hammerlindl: Lead Manager - Over 10 years experience with the acquisition, financing and asset management of over \$210M of commercial real estate:

- BSc. in Civil Engineering (2005) from the University of Alberta
- Certified Commercial Investment Member (2010), CFA charterholder (2013)
- VP Acquisitions of Prestigious Properties Group

Keith McMullen: Property Management - Fireside Property Group: Over 20 years experience with Gateway Property Management (Canada's largest property management firm), TransGlobe (Canada's 3rd largest apartment building owner), and Realstar Management Ltd. Keith is a licensed real estate broker



Track Record

	#	Property Name	Location	# of units	Purchase Price	Selling Price	Approx. Value (March 13, 2017) - Change in Properties Owned Value (%)	
	1	Westview Manor	Edmonton, AB	15	\$ 570,000	\$ 750,000	\$ -	32%
	2	Crestview Place	Edmonton, AB	20	\$ 712,000	\$ 1,000,000	\$ -	40%
	3	Piccadilly	Edmonton, AB	24	\$ 1,233,600	\$ 1,480,000	\$ -	20%
	4	Washington Court	Edmonton, AB	24	\$ 1,080,000	\$ 1,488,000	\$ -	38%
	5	Sandstone	Red Deer, AB	21	\$ 900,000	\$ 1,597,500	\$ -	78%
	6	Spruce Manor	Edmonton, AB	12	\$ 492,500	\$ 585,000	\$ -	19%
	7	Westview Manor	Stony Plain, AB	47	\$ 2,140,000	\$ 4,394,500	\$ -	105%
	8	Lexington	Edmonton, AB	39	\$ 1,900,000	\$ 3,900,000	\$ -	105%
	9	Windsor Estates	Edmonton, AB	120	\$ 5,050,000	\$ -	\$ 13,800,000	173%
LP1	10	College Plaza	Edmonton, AB	101	\$ 4,161,000	\$ 9,929,000	\$ -	139%
	11	Casa Bella & Casa Grand	Fox Creek, AB	38	\$ 1,300,000	\$ 1,563,000	\$ -	20%
	12	Cedar Gardens	Fox Creek, AB	20	\$ 730,000	\$ 1,350,000	\$ -	85%
	13	Oceanview Estates	Powell River, BC	64	\$ 3,300,000	\$ 2,856,960	\$ -	-13%
	14	Worthington	Powell River, BC	41	\$ 1,600,000	\$ 1,607,040	\$ -	0%
	15	Grizzly Manor	Fox Creek, AB	21	\$ 600,000	\$ 1,546,000	\$ -	158%
LP2	16	Kensington Manor	Camrose, AB	42	\$ 2,150,000	\$ 4,719,930	\$ -	120%
LP3	17	Grand Park Village	Camrose, AB	84	\$ 6,700,000	\$ 9,036,000	\$ -	35%
	18	Poplar Grove Estates	Wetaskiwin, AB	104	\$ 8,125,000	\$ 9,568,000	\$ -	18%
	19	Sunset Vistas	Powell River, BC	19	\$ 1,000,000	\$ 1,090,000	\$ -	9%
	20	Yorkton Manor	Yorkton, SK	45	\$ 1,050,000	\$ 2,610,000	\$ -	149%
LP4	21	Seward Place	Detroit, MI	45	\$ 599,436	\$ 100,000	\$ -	-83% USD
	22	Parks of Denton	Denton, TX	308	\$ 13,320,000	\$ 25,250,000	\$ -	90% USD
	23	Prestigious Place	Sudbury, ONT.	93	\$ 3,950,000	\$ 5,350,000	\$ -	35%
PRISM A LP	24	Sherbrooke House	Yorkton, SK	25	\$ 875,000	\$ 1,592,901	\$ -	82%
	25	Highland Estates	Yorkton, SK	8	\$ 338,200	\$ 509,728	\$ -	51%
	26	Parkview Place	Yorkton, SK	48	\$ 2,256,000	\$ 3,058,370	\$ -	36%
	27	Yorkton Village (10 acres)	Yorkton, SK		\$ 365,000	\$ 970,000	\$ -	166%
	28	Discovery Village	Campbell River, BC	65	\$ 4,290,000	\$ 5,192,375	\$ -	21%
	29	Westview Manor	Stony Plain, AB	47	\$ 4,394,500	\$ -	\$ 5,400,000	23%
Kings Castle LP	30	Courtyard Estates	Abbotsford, BC	108	\$ 8,500,000	\$ 10,300,000	\$ -	21%
	31	Castleview Park	Calgary, AB	90	\$ 10,987,500	\$ -	\$ 15,637,500	42%
	32	Castleview Park	Calgary, AB	30	\$ 3,662,500	\$ -	\$ 5,212,500	42%
	33	Hawkwood Manor	Red Deer, AB	18	\$ 1,750,000	\$ -	\$ 2,100,000	20%
	34	Castle Harbour	Edmonton, AB	71	\$ 10,650,000	\$ -	\$ 10,520,000	-1%
	35	Spruce Vale Place	Red Deer, AB	18	\$ 1,890,000	\$ -	\$ 2,150,000	14%
	36	Blackfalds Estates MHP (Lot A)	Blackfalds, AB	32	\$ 1,542,000	\$ -	\$ 1,475,000	-4%
	37	Grand Rocky Estates MHP	Cranbrook, BC	67	\$ 2,700,000	\$ -	\$ 3,400,000	26%
	38	Blackfalds Estates MHP (Lot B)	Blackfalds, AB	50	\$ 2,058,000	\$ -	\$ 2,100,000	2%
TOTAL				2024	\$ 126,455,583	\$ 113,394,304	\$ 61,795,000	39%



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PRESTIGIOUS PROPERTIES