

# INTRODUCING: Bloor Ossington Redevelopment Project

An equity opportunity to invest in a land assembly & land redevelopment project in the trendy Bloor-Ossington neighbourhood

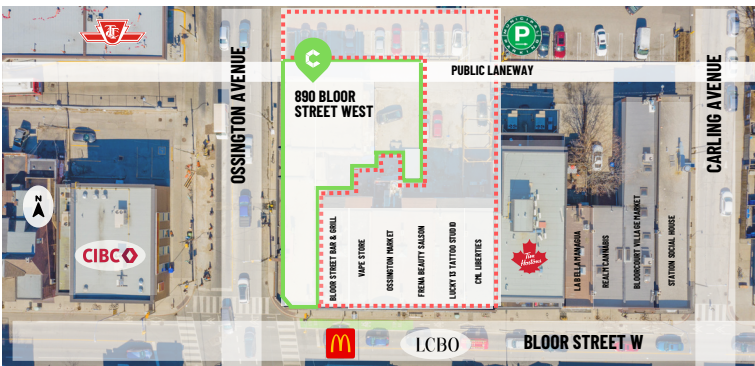
**Cacoeli Bloor Ossington LP** is offering an equity investment opportunity to participate in a land assembly & redevelopment project (the "Project") in the trendy neighbourhood at Bloor St. and Ossington Ave. in the city of Toronto. Located at the northeast corner of Bloor-Ossington intersection with ultra-high visibility and traffic, the Project plans to assemble an existing mixed-use property with additional neighbouring properties, rezone and increase its density to a target of ~170,000sf of mixed-use residential and commercial in the next 3 years. Proposed exit includes trade sale to builders, real estate companies, institutional or private investors.

Minimum investment: \$250,000

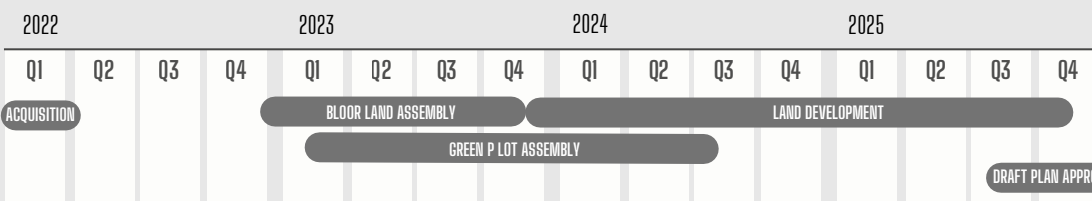
CACOELI is a disciplined asset manager with a primary focus in value-creation of existing multi-residential assets and development-quality assets.

**TRACK RECORD<sup>1</sup>**: Average net levered IRR's to Cacoeli investors range from 13% to 30% since 2003. CACOELI is a disciplined multi-residential asset manager and operator who acquires assets off-market and implements value-add strategies with an opportunistic approach. Currently, it owns, operates and manages more than 1.2 million sq.ft. of GTA real estate and over 250 multi-residential rental units valued at over \$165 million primarily in secondary Ontario markets.

<sup>1</sup> Source: Cacoeli Asset Management



## PROJECTED DEVELOPMENT SCHEDULE



CACOELI BLOOR OSSINGTON LP TORONTO, ONTARIO.		DEAL SUMMARY
KEY INVESTMENT MERITS	DETAIL	
PROJECT TYPE	MIXED-USE RESIDENTIAL HOUSING DEVELOPMENT	
STRATEGY	LAND ASSEMBLY & LAND REDEVELOPMENT	
CURRENT ASSET LOCATION	890 BLOOR ST. WEST, TORONTO, ON.	
FUTURE ASSET LOCATION	878-888 BLOOR ST. WEST & GREEN P LOTS	
PROPOSED DENSITY	~173,600SF	
PROJECT LIFE	3 YEARS	
STRUCTURE	LIMITED PARTNERSHIP	
TARGET EQUITY RAISE	\$15.5M	
TARGET ANNUALIZED IRR*	20%	
DEVELOPMENT MANAGER	TERRA BONA DEVELOPMENTS LTD.	
PROJECT & ASSET MANAGER	CACOELI ASSET MANAGEMENT INC.	

\*THE RETURN IS COMPRISED OF A PREFERRED 8% PLUS 70% OF REMAINING PROFIT.

## EXECUTION TEAM

 **Jedidiah Liu**  
Chief Executive Officer

 **Kasey Wong**  
Chief Operations Officer

 **Scott Maenpaa**  
Chief Financial Officer

**CACOELI - PROJECT EXECUTION TEAM:** Cacoeli group of companies is a fully-integrated real estate asset and property management firm. It specializes in identifying, repositioning and operating multi-residential rental projects in southwestern Ontario. Over the past 19 years, Cacoeli has organized 22 repositioning projects in the past 19 years, and completed 11 projects

 **Majid Tavakoli**  
Chief Executive Officer

**TERRABONA - DEVELOPMENT MANAGER:** Majid Tavakoli, CEO of TerraBona Developments Ltd., has developed over 350 acres of development land & created over \$1.5B in added value for his clients through his expertise in site selection, acquisitions as well as his knowledge of the municipal planning and development process. He has an extensive contact network to assist in identifying development, and currently manages the entire development process of 900+ affordable housing units.

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## CURRENCY

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