

INTRODUCING: Cacoeli Jane Teston LP – Tranche II

An equity opportunity to invest in a **substantially risk-reduced** land redevelopment project in the burgeoning city of Vaughan, Ontario.

CACOELI JANE TESTON LP is offering a Tranche-II equity investment opportunity to participate in the land redevelopment project ("the Project") in the City of Vaughan. With a density target generating a mix of 253 market and affordable housing units in a premium location one block north of Canada's Wonderland, the project has completed submission of OPA and ZBA applications and reduced development risk. Increasing rental demand, lack of supply, and strong supports from various levels of government further strengthen the success of this investment. Target annualized ROI is 17% with a reduced risk level and shorter investment period. Minimum Investment: \$250,000

TRACK RECORD : Average net levered IRR's to Cacoeli investors range from 13% to 30% since 2003. ¹CACOELI 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.

¹ Source: Cacoeli Asset Management

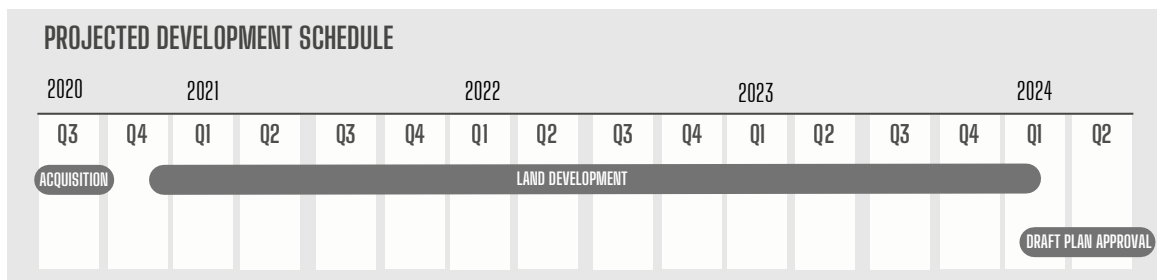


CACOELI JANE TESTON LP – TRANCHE II VAUGHAN, ONTARIO.		DEAL SUMMARY
KEY INVESTMENT MERITS	DETAIL	
PROJECT TYPE	AFFORDABLE RENTAL HOUSING DEVELOPMENT	
STRUCTURE	LIMITED PARTNERSHIP	
LOCATION	10811-10819 JANE STREET. VAUGHAN, ON.	
PROPOSED DENSITY	220,000sq.ft	
PROJECT LIFE	12-18 MONTHS	
TARGET EQUITY RAISE	\$1.5 M	
TARGET ANNUALIZED ROI* / EQUITY MULTIPLES	17% / 1.73X	
DEVELOPMENT MANAGER	TERRA BONA DEVELOPMENTS LTD.	
PROJECT & ASSET MANAGER	CACOELI ASSET MANAGEMENT INC.	
*THE RETURN IS COMPRISED OF A PREFERRED 15% PLUS 20% OF REMAINING PROFIT.		



We target a yearly average return to the investor of 17%

Cacoeli & Terra Bona have a combined 35+ years of experience in land/property development and multi-family asset management. Our investor returns have either met or exceeded projections in completed projects. Today, our target return is appropriately set at 15% preferred and profit share totaling a reasonable 16-18% return to investors after all obligations are met.



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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RISK FACTORS

It is important for investors to consider the particular risk factors that may affect the real estate investment markets generally and therefore the availability and stability of LP distributions. See "Risk Factors" in the LP's marketing deck for a more complete discussion of these risks and their potential consequences.

CURRENCY

In the presentation, all dollar amounts are expressed in Canadian dollars, unless otherwise stated.