

# INTRODUCING: Cacoeli Kennedy Steeles LP – Tranche II

An equity opportunity to invest in a **substantially risk-reduced** land re-development project in the city of Toronto

**CACOELI KENNEDY STEELES LP** is offering a Tranche-II equity investment opportunity to participate in the land redevelopment project ("the Project") in the City of Toronto. With the recently obtained Official Plan Amendment ("OPA") approval as a mixed-use residential zoning, this Project has now eliminated the most significant risk in the land redevelopment process. In the next 12-18 months, the Project will proceed with the zoning application to confirm the density that has been largely discussed during the OPA application process. Once the zoning approval is complete or near completion, the Project will proceed with trade sale to builders, real estate companies or private investors.

Minimum investment: \$250,000

CACOELI is a disciplined multi-family asset manager and operator who acquires assets off-market and implements value-add strategy with a buy-and-hold approach.

**TRACK RECORD** : 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 \$200 million primarily in secondary Ontario markets.

1 Source: Cacoeli Asset Management

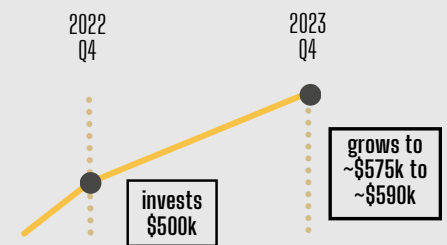
CACOELI KENNEDY STEELES LP TORONTO, ONTARIO.		DEAL SUMMARY
KEY INVESTMENT MERITS	DETAIL	
STRUCTURE	LIMITED PARTNERSHIP	
PROJECT TYPE	MIXED-USE RESIDENTIAL HOUSING DEVELOPMENT	
LOCATION	4577 STEELES AVENUE EAST. TORONTO, ON.	
CURRENT APPRAISED VALUE	\$25M	
PROPOSED DENSITY	290,000SF	
PROJECT LIFE	12-18 MONTHS	
TARGET EQUITY RAISE	\$3M	
TARGET ANNUALIZED RETURN	15-18%	
THE RETURN IS COMPRISED OF A PREFERRED 8% PLUS 30% OF REMAINING PROFIT.		
EACH PROSPECTIVE INVESTOR IS REQUIRED TO EXECUTE A SUBSCRIPTION AGREEMENT TO EFFECT AN INVESTMENT IN THE LIMITED PARTNERSHIP. OPPORTUNITY IS ONLY AVAILABLE TO ACCREDITED INVESTORS.		



## CURRENT & PROJECTED DEVELOPMENT SCHEDULE



## PROJECTED EQUITY BUILDUP SCHEDULE



## We target a yearly average return to the investor of 16%

Cacoeli & TerraBona 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 8% preferred and profit share totalling 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 Maempaa  
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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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.