

PROPERTY 1

PROPERTY 2



CREILAND
CONSULTANTS

TWO PROMINENT LP INVESTMENT OPPORTUNITIES

STONE CREEK, ON

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EXECUTIVE SUMMARY

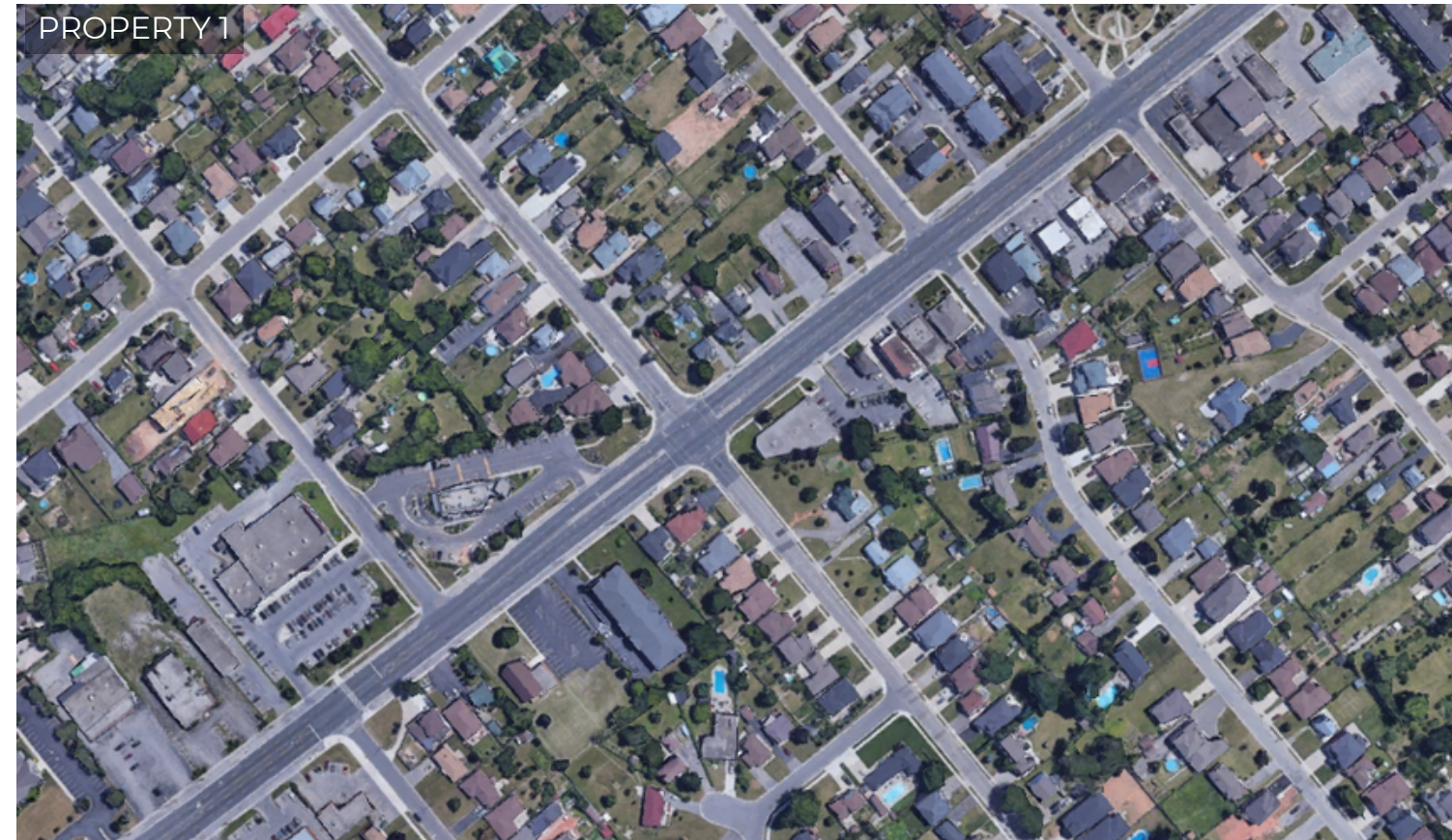
The subscription to the limited partnership will be offered through Morrison Park Advisors. We are only bringing awareness to the development opportunity.

- The two proposed apartment complexes are in an ideal location in the Stoney Creek neighborhood of Hamilton, and will contain ~265 units upon completion
- The current undersupplied housing climate provides robust and durable tailwinds for residential projects, particularly in regions such as Hamilton, which benefitted positively from the shift to work from home
- Pre-construction timeline of ~15 months with no obligation to participate in construction financing
- Short timeline represents a clear path to a 2.1x return following exit in 15 months
- Qualified interested parties who execute an NDA will be provided access to additional materials and a VDR

KEY INVESTMENT HIGHLIGHTS

1	ONTARIO GOVERNMENT HAS DECLARED A "HOUSING CRISIS" AND HAS SET A GOAL OF 150,000 NEW UNITS PER YEAR	 Pre-Construction Equity Required	6.2M
2	NEW LAW REQUIRING ZONING APPLICATION FEES TO BE REFUNDED IF CITY DECISION GOES BEYOND DEADLINE	 Combined Pre-Construction Internal Rate of Return	121%
3	HIGHER INTEREST RATES PRICING GENERAL POPULATION OUT OF OWNERSHIP AND TOWARDS RENTAL SOLUTIONS	 Equity Multiple	2.1x
4	CONSTRUCTION PARTNER WITH PERFORMANCE GUARANTEES IN PLACE TO HELP PREVENT COST OVERRUNS	 Total Units	265
5	CITY HAS ALREADY APPROVED SIMILAR PROJECTS IN THE LOCATION	 Commercial GFA (sq ft)	6,700

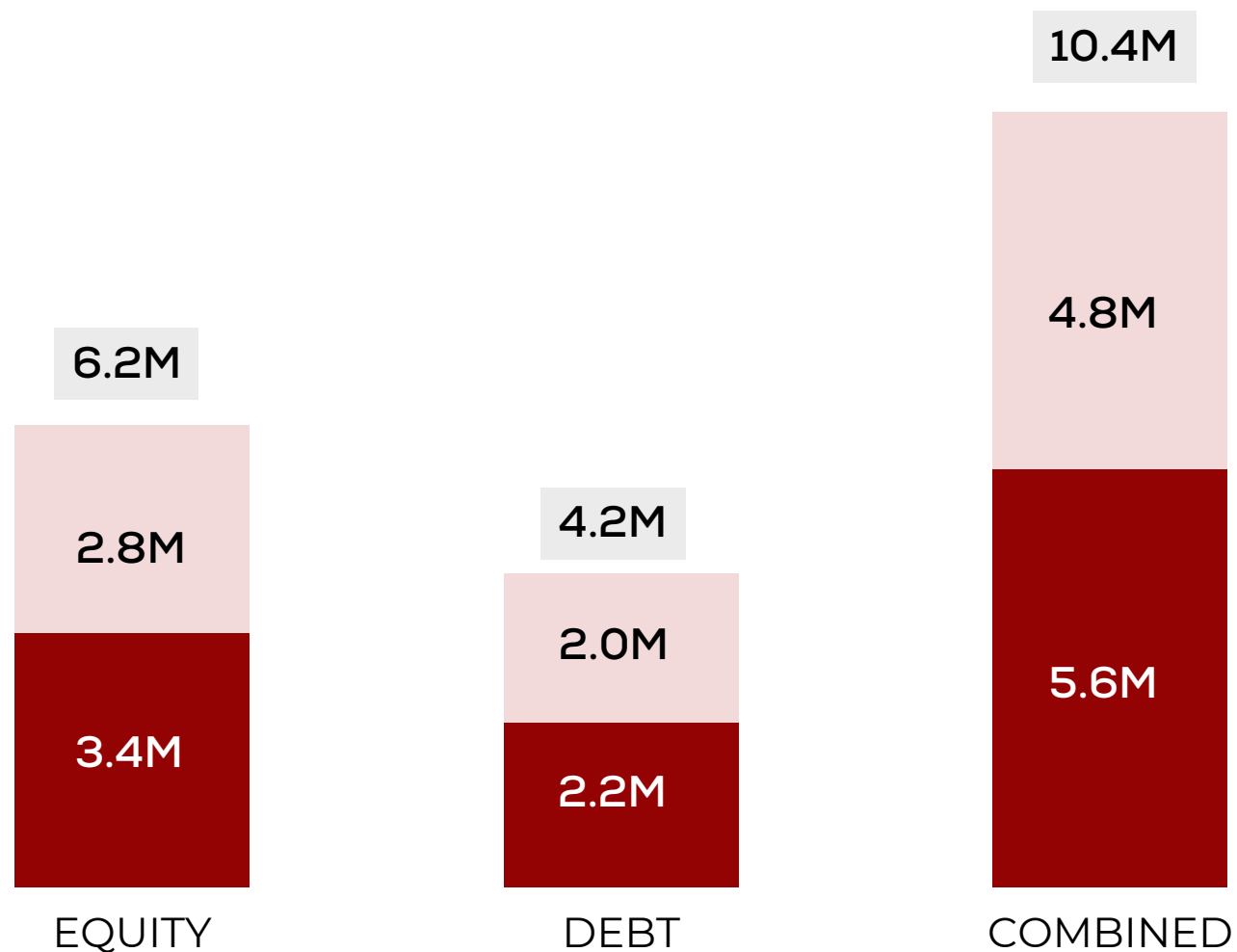
LOCATION MAP





CAPITALIZATION STRUCTURE

- Property 1
- Property 2



RENDERINGS





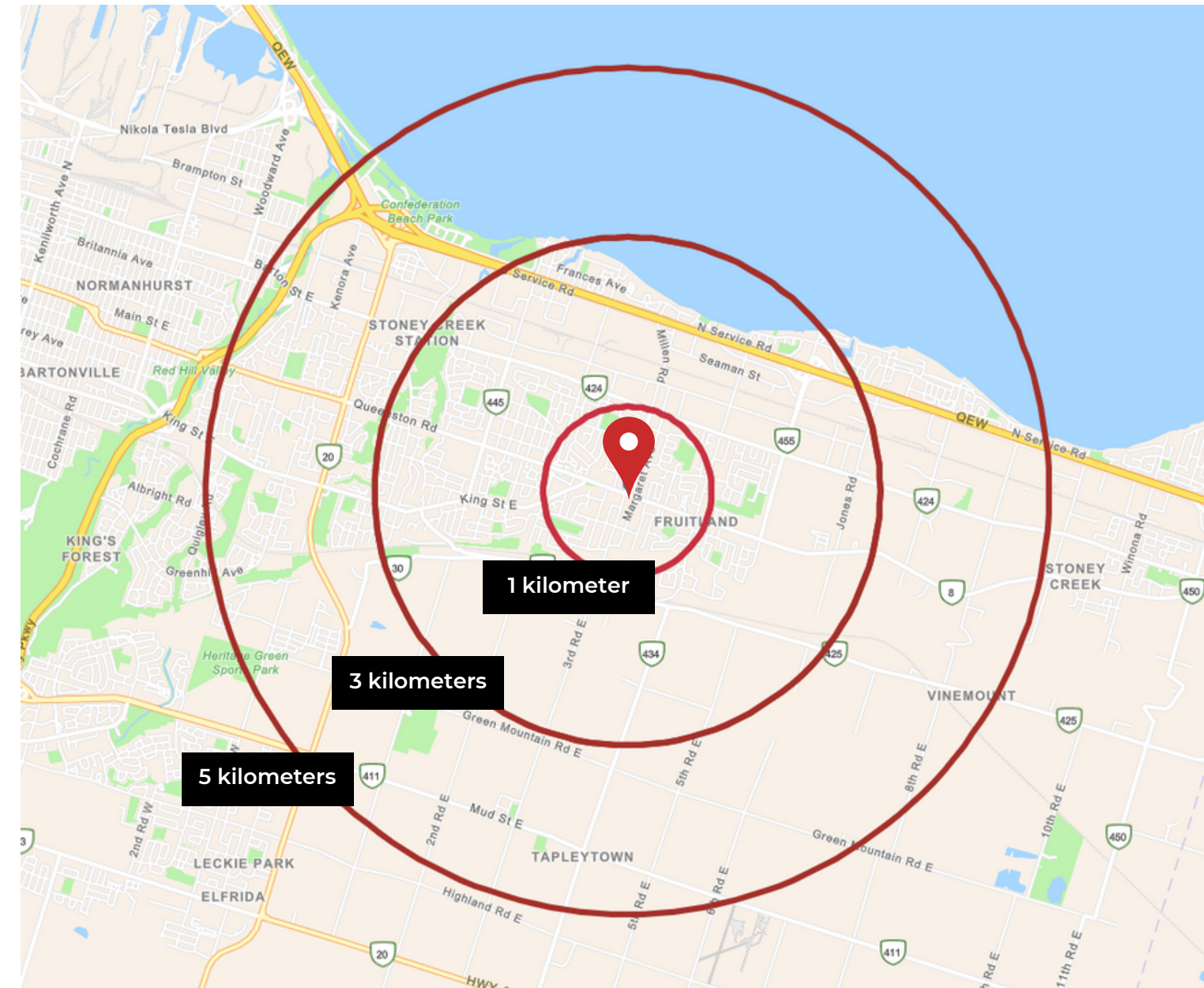
PROPERTY 1-DEMOGRAPHICS

The population at Property 1-Stoney Creek within a 5 kilometer radius is 30,055. The median age for this population is 43.8. The number of households in this area is estimated at 12,305 within a 5 km area. The average household income is estimated to be CA\$87,393 within a 5 km radius.

Summary	1 kilometer	3 kilometer	5 kilometer
2017 Total Population	10,282	25,752	28,363
2022 Total Population	10,765	27,027	30,055
2027 Total Population	11,166	28,770	31,828
2017-2027 Annual Rate	0.73%	1.26%	1.15%
2017 Households	3,569	10,438	11,766
2017 Average Household Size	2.8	2.5	2.4
2022 Households	3,695	10,909	12,305
2022 Average Household Size	2.8	2.5	2.4
2027 Households	3,861	11,772	13,041
2027 Average Household Size	2.8	2.4	2.4
2022-2027 Annual Rate	0.88%	1.53%	1.17%
2017 Families	3,041	7,654	8,007
2017 Average Family Size	3.0	2.8	2.9
2022 Families	3,146	7,976	8,422
2022 Average Family Size	3.0	2.8	2.9
2027 Families	3,278	8,565	8,967
2027 Average Family Size	3.0	2.8	2.9
2022-2027 Annual Rate	0.83%	1.44%	1.26%
2017 Dwellings	3,569	10,438	11,766
Owned Dwellings	3,291	7,435	6,206
Rented Dwellings	279	3,003	5,560
Band Housing	0	0	0
2022 Dwellings	3,695	10,909	12,305
Owned Dwellings	3,395	7,774	6,599
Rented Dwellings	300	3,135	5,706
Band Housing	0	0	0
2027 Dwellings	3,861	11,772	13,041
Owned Dwellings	3,542	8,452	7,156
Rented Dwellings	319	3,319	5,885
Band Housing	0	0	0
Average Household Income			
2017	CA\$102,367	CA\$88,147	CA\$74,164
2022	CA\$118,009	CA\$101,951	CA\$87,393
2027	CA\$136,266	CA\$117,585	CA\$101,774
Per Capita Income			
2017	CA\$35,533	CA\$35,728	CA\$30,766
2022	CA\$40,505	CA\$41,151	CA\$35,780
2027	CA\$47,118	CA\$48,113	CA\$41,700
Median Age			
2017	45.2	46.6	44.1
2022	45.1	46.5	43.8
2027	45.2	46.0	43.7

PROPERTY 1-DISTANCE MAP

The ring below outlines the 1km, 3km, and 5km radius distance from Property 1.





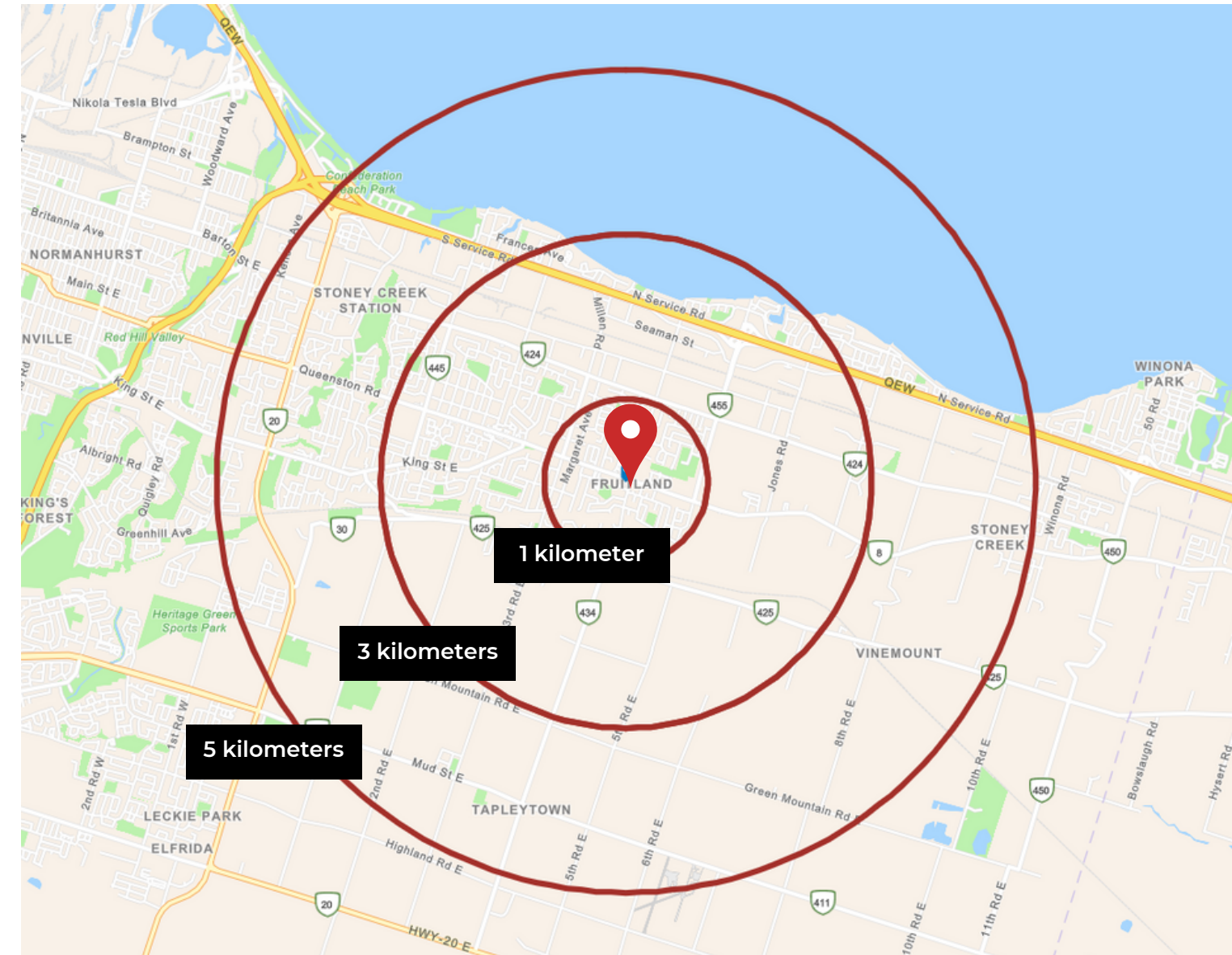
PROPERTY 2-DEMOGRAPHICS

The population at Property 2- Stoney Creek within a 5 kilometer radius is 30,273. The median age for this population is 43.2. The number of households in this area is estimated at 12,470 within a 5 km area. The average household income is estimated to be CA\$88,817 within a 5 km radius.

Summary	1 kilometer	3 kilometer	5 kilometer
2017 Total Population	9,683	18,977	28,505
2022 Total Population	10,140	20,076	30,273
2027 Total Population	10,538	21,771	31,954
2017-2027 Annual Rate	0.77%	1.63%	1.09%
2017 Households	3,305	7,180	11,900
2017 Average Household Size	2.9	2.6	2.4
2022 Households	3,434	7,577	12,470
2022 Average Household Size	2.9	2.6	2.4
2027 Households	3,592	8,383	13,166
2027 Average Household Size	2.9	2.6	2.4
2022-2027 Annual Rate	0.90%	2.04%	1.09%
2017 Families	2,872	5,735	8,106
2017 Average Family Size	3.0	2.8	2.9
2022 Families	2,979	6,015	8,547
2022 Average Family Size	3.0	2.8	2.9
2027 Families	3,119	6,569	9,078
2027 Average Family Size	3.0	2.8	2.9
2022-2027 Annual Rate	0.92%	1.78%	1.21%
2017 Dwellings	3,305	7,180	11,900
Owned Dwellings	3,095	6,110	6,064
Rented Dwellings	209	1,070	5,836
Band Housing	0	0	0
2022 Dwellings	3,434	7,577	12,470
Owned Dwellings	3,193	6,441	6,445
Rented Dwellings	241	1,136	6,025
Band Housing	0	0	0
2027 Dwellings	3,592	8,383	13,166
Owned Dwellings	3,324	7,130	6,935
Rented Dwellings	269	1,253	6,231
Band Housing	0	0	0
Average Household Income			
2017	CA\$112,240	CA\$95,427	CA\$75,517
2022	CA\$129,907	CA\$110,322	CA\$88,817
2027	CA\$150,440	CA\$126,988	CA\$103,451
Per Capita Income			
2017	CA\$38,310	CA\$36,105	CA\$31,526
2022	CA\$43,994	CA\$41,637	CA\$36,585
2027	CA\$51,279	CA\$48,897	CA\$42,625
Median Age			
2017	44.2	46.9	43.3
2022	44.2	46.6	43.2
2027	44.3	46.1	43.2

PROPERTY 2-DISTANCE MAP

The ring below outlines the 1km, 3km, and 5km radius distance from Property 2.



PROPERTY 1

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