

ORONO I

Invest in a Cash-Flowing Property in BC's Fastest Growing City

Western Canadian Properties Group IX Limited Partnership is proud to offer investors an opportunity to invest in a cash-flowing property in one of Canada's hottest real estate markets.

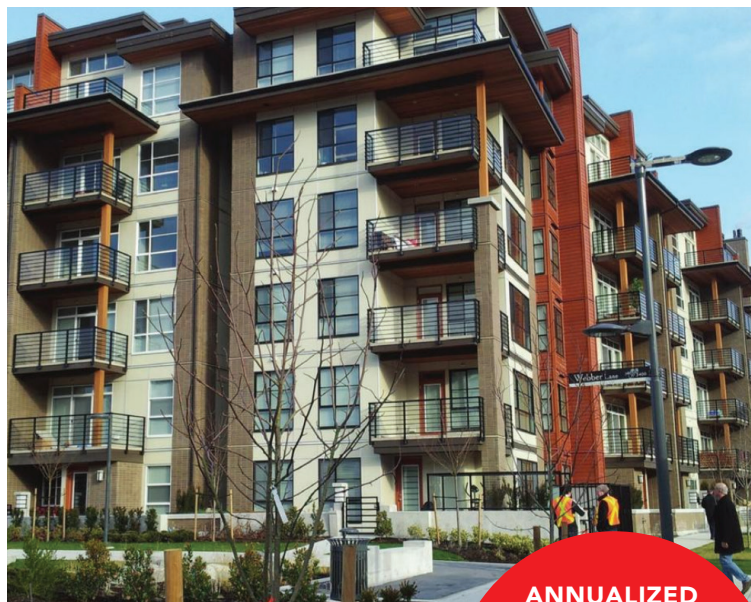
The Partnership will acquire and own Orono I, a 45-unit apartment building located in Langford, British Columbia, which is 14 km west of Victoria, British Columbia. Homeowners and investors alike are paying attention to the Greater Victoria area – the strong economic fundamentals of Victoria continue to draw more jobs and more people, and create an investor-ready environment, poised for more growth.

Investment Highlights

- Langford is British Columbia's fastest growing municipality and a "high demand" rental market.
- WCPG believes investors can realize a return on investment as high as 20% per year.
- Several schools are within walking distance.
- Three nearby lakes offer picnicking, fishing, and canoeing.
- Within 14 kilometers of Victoria, which employs thousands of people in government, crown corporations, high technology industries and tourism.
- Within cycling distance of Victoria via the scenic Galloping Goose Regional Trail.

Our Tried-and-Tested Business Approach

Our proven system has generated exceptional returns for our investors and joint venture partners. Consistently following our step-by-step process allows WCPG to make decisions based on in-depth experience from the day we buy until the day we sell a property.



Building rendering

ANNUALIZED
RETURNS
AS HIGH AS

20%

Business Plan

The business plan contemplates 3 possible exit scenarios.

All 3 scenarios require \$3,000,000 of capital which will close on or about June 30, 2017:

- \$900,000 loan paying interest of 10% p.a., compounded annually, with a balloon payment in 17 months' time.
- \$2,100,000 equity investment.

1	Sell On Completion January 2019	2	Sell As Condominiums July 2019	3	Build & Hold As Rental Property December 2021*
	Sale Price: \$12,945,468		Sale Price: \$14,059,000		Sale Price: \$13,587,473
	Property Cost: (\$11,700,000)		Property Cost: (\$11,700,000)		Principal Pay down: \$601,345
	Interest on Loan: (\$131,000)		Interest on Loan: (\$131,000)		Cash flow: \$251,503
	Selling Costs: (\$388,364)		Quartz Upgrade: (\$270,000)		Property Cost: (\$11,700,000)
			Interest (carrying costs): (\$248,451)		Interest on Loan: (\$131,000)
			Selling Costs: (\$421,785)		Selling Costs: (\$271,749)
	Distribution to LP: \$581,000		Distribution to LP: \$1,030,211		Distribution to LP: \$1,870,057
	Annualized Return 20%		Annualized Return 25%		Annualized Return 20%

Sale Price Based on 4.5% CAP Rate

*We will seek a supplemental financing option which allows us to access additional financing proceeds after approximately 18-30 months when we can increase the net operating income. This has not been included in our projections. If it is achieved, then it will be an additional upside for investors.

Capital Required: \$3,000,000

Funds due June 30, 2017

Property Location and Information

- Orono I is a purpose built, 45-unit, 6-storey, wood frame apartment building in the Langford core, which features underground parking.
- The unit interiors feature an open plan kitchen/dining room and living area and the bedrooms feature spacious walk-in closets. Units benefit from private balconies and additional storage areas.
- The community features 3 nearby lakes, walking distance to schools and major retailers, and cycling along the Galloping Goose Regional Trail to downtown Victoria.

Site Overview

Address:
Orono Avenue
and Jacklin Road

City, Province:
Langford, BC

Total Units: 123

Year Built: New

**Net Rentable
Square Feet:** 104,115

**Number of
Buildings:** 2

Land size: TBD

Parking:
127 Underground

