

# SINCERUS (PARK HILL) LIMITED PARTNERSHIP

## PARK HILL INVESTMENT OVERVIEW

- ◆ Offering a unique geographic diversification investment the Sincerus (Park Hill) Project is located in Steinbach, Manitoba.
- ◆ Steinbach is the regional service centre for South East Manitoba, one of the fastest growing cities in Manitoba and expects to see a population increase of up to 6,000 people by 2017.
- ◆ Steinbach is also a commuter community approximately a 45 minute drive on divided highway to Winnipeg
- ◆ With a low inventory of residential lots available, unprecedented growth, and a solid economic base, Steinbach provides a rare opportunity for investment in a residential development.

## INVESTMENT DETAILS

**RRSP & TFSA Eligible**

- ◆ Capital raise up to \$8.25 Million
- ◆ A projected return of 13.5% to 14.6% compounded annually (not guaranteed) \*
- ◆ \$1,000 per LP Unit
- ◆ \$10,000 Minimum purchase (10 units)
- ◆ RRSP & TFSA Eligible (\$9,990 bond \$10 share minimum)

## PROJECT DETAILS

**Zoning already in place**

- ◆ 145.25 Acres
  - ◆ Single Family to Multi Family zoning already in place
  - ◆ Appraised Bare Land Value: \$5,000,000\*
  - ◆ Appraised Subdivision Value: \$10,213,000\*
  - ◆ Anticipated sales: \$38,935,000
- \*Appraised by Red River Appraisals Dec. 2010

## NOTES

- ◆ Strong employment levels
- ◆ Great location
- ◆ Strong Provincial and Local economy
- ◆ Low current lot inventory in Steinbach
- ◆ Steinbach is one of the fastest growing cities in Manitoba
- ◆ Anticipated to be a 5 year project with investor payouts projected to begin the end of year 2

## MANAGING INVESTOR RISK

The highly experienced Park Hill Development team has 148 years combined experience and a history of successful developments throughout southern Manitoba. 28 months of pre-work have already been completed by the Management Team prior to the General Partner's purchase of the land, including zoning approvals for single family to multi family in place.

### **SINCERUS CAPITAL**

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\*This information contained herein is a summary only and does not constitute an offering of securities. The offering of units in the Sincerus Park Hill project is made pursuant to an offering memorandum only to those investors in jurisdictions of Canada who meet certain eligibility or minimum purchase requirements. The risks of an investment in the Park Hill project are outlined and detailed in the offering memorandum and you must review the offering memorandum in detail prior to investing. An investment in the Park Hill project is not guaranteed or insured and the value of any units purchased may fluctuate. See offering memorandum.

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# SINCERUS CAPITAL PARK HILL PROJECT

