

JOINT VENTURE OPPORTUNITY – Lot C041

KITCHENER, ONTARIO

The Opportunity

Single-family townhome – Buy and Hold

Coridian Capital has acquired 4 new construction townhouses located in Kitchener, Ontario. Each unit is approximately 1400 sq/ft in size. Lot C041 closes on Aug 2, 2012. We will use a buy and hold strategy for this unit. We are seeking a joint venture partner for this property.

Kitchener showcases stability, technology, affordability and steady appreciation along with being a critical hub drawing new industries, corporate head offices and distribution centers.

Investors can participate in this opportunity through a joint venture and take part in the cash-flow, mortgage pay down and property value appreciation. Coridian Capital actively manages the build, property management and selection of tenants.

The Joint Venture split is 80% investor and 20% Coridian



Required by Investor

Investment Amount \$ 80,000
Qualify for Mortgage \$206,400

Security:

Investor on title
Joint Venture Agreement



The Profit Centers

	Year 1	Year 3	Year 5	Year 10
NOI	11,763	12,065	12,374	13,176
Debt Service	11,216	11,216	11,216	11,216
Cash Flow	120	443	774	1,638
Appreciation	12,900	40,667	71,281	162,255
Mtg Pay Down	5,378	16,688	28,777	62,771
Sale Price	270,900	298,667	329,281	420,255
ROI After Sale	31%	97%	170%	388%
ROI Annualized	31%	32%	34%	39%



HURON VILLAGE – SITE MAP

KITCHENER, ONTARIO



Why Huron Village?

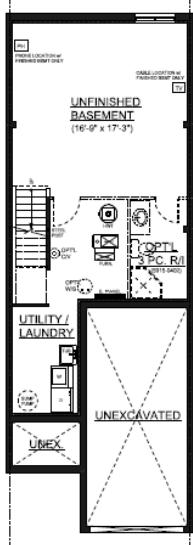
Infrastructure and Amenities

The forests and parks of the Huron area of Kitchener give this fantastic community a country feeling without leaving the city. Close proximity to the 401 as well as the Sunrise Centre shopping mall, restaurants and many other amenities make this a truly desirable area to live. The quality of homes, neighbourhood and access to these amenities attract a quality tenant profile.

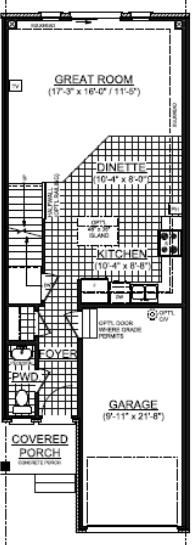


HOLLYHOCK MODEL - 1,379 SQ FEET

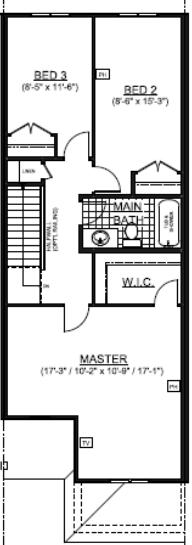
FLOORPLAN & UPGRADES



BASEMENT FLOOR PLAN



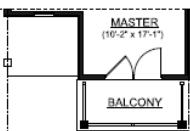
MAIN FLOOR PLAN



SECOND FLOOR PLAN



OPTIONAL
ENSUITE
(5015-0010)



OPTIONAL SHARED
LUXURY ENSUITE
(5015-0009)

SECOND FLOOR PLAN
w/ BALCONY

Specifications and plans are subject to change without notice. E. & O.E..

Actual usable floor space may vary from stated floor area.

Illustrations depicted are an artist's concept of the completed building only.

Illustrations may show optional features which may not be included in the base price.

Builder reserves the right to alter or reverse plans.

Building dimensions may vary.

Ask your sales representative for more information.

Ceiling heights vary from plan to plan.

Stair configuration will change with any change to ceiling heights.

Door and window locations may change as per site conditions.

Do not scale drawings.

NAME _____
LOT No. _____
STREET _____

HOLLYHOCK (Town)

SQ. FT. = 1379

APR. 15, 2011



18' PRODUCT

Featured Upgrades

Smart Upgrades increase property value

Ensuite in master bedroom

Upgraded cabinets

Upgraded flooring:

Laminate throughout main floor

High end, berber carpet on second floor

4 brand-new appliances

Fridge & Stove (black)

Washer & Dryer (white)

Rough-in for ceiling fan in great room

Novosoft 165 series water softener

Upgraded, large basement windows

3-piece bathroom rough-in (basement)

Door from house into garage

Upgraded interior door hardware package

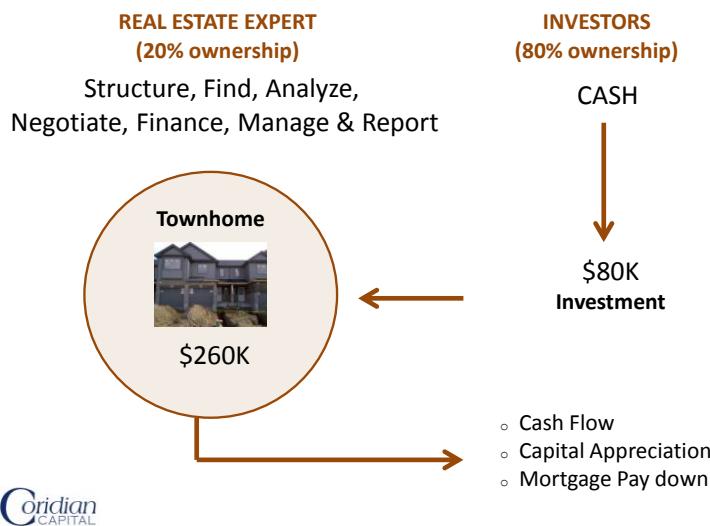
TOTAL VALUE OF UPGRADES - \$12,800



JOINT VENTURE STRUCTURE

ROLES AND CONTRIBUTION

JOINT VENTURE – DIRECT OWNERSHIP



Coridian Capital Contribution

Real Estate Investment Expertise.

Manage entire project over a 5 year period. A contribution of over 2,000 manhours

Experienced Team (Realtors, Mortgage Brokers/Bankers, Property Managers, Lawyers, Insurance Agents, Accountants, Appraisers, etc.)

Locate, negotiate and secure property in a region with strong economic fundamentals.

Apply an advanced investment strategy that boosts profitability (depends on investor needs)

Manage the rental or lease-to-own process – this includes advertising, preparing and presenting “lease-to-own” presentations to potential candidates, interviewing and screening potential tenants, and then working with them throughout the hold period to maximize their ability to close on the property.

Provide financing application template – use structure that provides limited liability to investor

Arrange suitable local property management.

Provide annual reports to the investor.

Investor Contribution

Provide investment capital - \$80,000
(Investment capital will be used toward down payment, closing costs, other related investment expenses and reserve fund.)

Qualify for mortgage

Direct Ownership – Investor on title and on mortgage

Receive 80% of cashflow and profits.

