

ALITIS

INVESTMENT COUNSEL

Alitis Private REIT

Target Return 7 - 10%



Pool Information

RRSP and TFSA Eligible	Yes
Minimum Investment	\$5,000
Subsequent purchases/withdrawals	
a) EFT or cheque deposits	\$1,000
b) Monthly PAC deposits	\$100
c) Monthly SWP for income	\$100
Subscriptions / Redemptions	Monthly
Early Redemption Charge	Yes
5% if redeemed within 12 months	
4% if redeemed between 12 and 24 months	
3% if redeemed between 24 and 36 months	
2% if redeemed between 36 and 48 months	
1% if redeemed between 48 and 60 months	
0% if redeemed after 60 months	
Performance Fee	20% of excess returns over a hurdle
Distributions	Paid quarterly
Unitholder Recordkeeping	SGGG Fund Services Inc.
Custodian	Qtrade Securities
Trustee	BNY Trust Company of Canada
Auditor	KPMG LLP

The Alitis Private REIT is designed to offer investors access to high quality private real estate in one well-diversified, Multi-Manager solution. The objective of this portfolio is to generate a moderate level of income plus capital appreciation over the long-term. The Multi-Manager structure enables the REIT to gain exposure to a wide range of real estate types, geographic regions, and manager expertise. The target return is **7 - 10%**, net of fees, over a 5 - 7 year hold period.

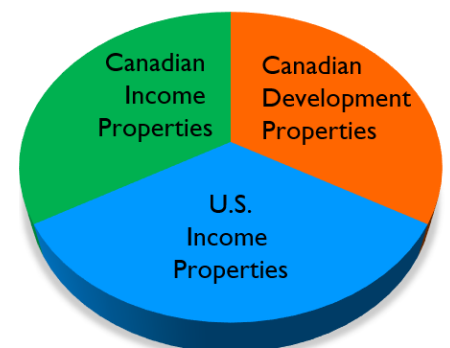
Investor Advantages

- Diversified portfolio of professionally selected and managed private real estate
- Actively managed, with the ability to opportunistically buy under-valued real estate
- In-depth manager due-diligence and monitoring by Alitis' Portfolio Managers
- Monthly liquidity, with a minimum 30 day notice period
- Quarterly distribution of accrued net rental income and any realized capital gains
- Monthly PACs and SWPs for electronic deposits and withdrawals
- RRSP and TFSA eligible
- Private REITs can have significantly more development projects than public REITs - a real advantage to drive higher returns
- **Tax advantages** - rental income partially tax-sheltered with depreciation. Potential annual and accumulating capital gains from development profits and asset appreciation.

Breakdown of Target Returns

- Income Properties: 7 - 12%
- Development Properties: 20 - 25%

Note: Some of the development properties (apartments) will be retained to build up a solid portfolio of newly-built, condo-grade, apartments.



Diversification - The Key to Improved Safety

- Multiple Real Estate partners
- Regional diversification in Canada and the US
- Asset class diversification - focus is on apartments but can also include townhomes, condos, commercial, industrial and office buildings
- Public REITs and funds may be included





Subscriptions and Redemptions

The holdings of the Alitis Private REIT have reduced liquidity and as such, subscriptions and redemptions will take place monthly, on the last Friday of each month. Redemption requests must be received at least 30 days in advance of the month-end in which you wish to redeem. The maximum amount that may be redeemed each month shall not exceed .0025% of the Net Asset Value (NAV) of the REIT. Payment may be made by way of cash, a promissory note, or unit certificates of the REIT.

Available to Investors in Western Canada

Units of the Alitis Private REIT are available through Alitis Investment Counsel and approved Dealers, to residents of British Columbia, Alberta, Saskatchewan, and Manitoba - the jurisdictions where Alitis is licensed to do business.

Compliance

We consider the Alitis Private REIT to be a medium to higher risk investment, primarily due to the limited liquidity. Although it has monthly liquidity, with a minimum 30 days notice, we do not recommend its use for investment time horizons less than five years.

About Alitis

Alitis' investment approach is to deliver reliable, risk-adjusted returns utilizing both traditional (stocks/bonds) investments and Alternative asset classes. We design our portfolios to deliver solid returns with significantly less risk than portfolios made up solely of stocks, bonds and mutual funds. Private Real Estate and Mortgage Investment Corporations are two of our favourite Alternative assets.



ALITIS

INVESTMENT COUNSEL

Head Office: Campbell River

Satellite Offices: Victoria, Vancouver, Burnaby,
Calgary, & Edmonton

1- 800 667 2554 www.alitis.ca

Disclaimers and Disclosures

This report is provided, for informational purposes only, to customers of Alitis Investment Counsel Inc. ("Alitis") and does not constitute an offer or solicitation to buy or sell any securities discussed herein to anyone in any jurisdiction where such offer or solicitation would be prohibited. Opinions expressed in this report should not be relied upon as investment advice. This report does not take into account the investment objectives, risk tolerance, financial situation or specific needs of any particular customer of Alitis. Each individual's investment objectives, risk tolerance, financial situation and specific needs should be evaluated before making any investment decision. Unless otherwise noted, the indicated rates of return are the historical annual compounded returns for the period indicated, including changes in security value and the reinvestment of all distributions and do not take into account income taxes payable by any security holder that would have reduced returns. The investments are not guaranteed; their values change frequently and past performance may not be repeated. Unless otherwise noted, risk refers to the annualized standard deviation of returns for the period indicated. Neither Alitis nor any director, officer or employee of Alitis accepts any liability whatsoever for any errors or omissions in the information, analysis or opinions contained in this report, nor for any direct, indirect or consequential damages or losses arising from any use of this report or its contents.

© 2017 Alitis Investment Counsel Inc. All rights reserved. Unauthorized use, distribution, duplication or disclosure, in whole or in part, or in any form or manner, without the prior written permission of Alitis is prohibited by law.

1 800 667 2554

info@alitis.ca

www.alitis.ca

