

INVESTMENT ONE

2017



**\$23.6MM
PURCHASE
PRICE**

(closed Jan 2017)

**OVER
450,000 SF
CLASS B+**

**3.0X
FIVE YEAR
PROJECTED
EQUITY
MULTIPLE¹**

**3000
UNIVERSITY
DRIVE**
Auburn Hills,
Michigan

- **Premium quality office building** in Auburn Hills submarket built in 1984
 - Well located adjacent to larger stable Troy submarket
 - Next to I-75 and minutes away from Chrysler world headquarters
- Deep value pricing
 - Cost of only **\$52.5 PSF is material discount** to \$200+ PSF replacement cost
 - Five year average annual yield of 11%
- Leasing strategy upside
 - Converting from single tenant to attractive multi tenant building
- Acquisition
 - **Equity of \$7.6 mm.** \$16 mm initial debt with additional \$5.5 mm to fund capital upgrades and leasing costs
 - 6.40% interest rate, 42 month term, principal repayments optional during term, prepayment flexibility
 - Initially acquired by Gibralt and warehoused for Fund IV

Note 1 Net returns are dependent on actual timing of execution.

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*This Document contains certain forward-looking statements. Assumptions relating to forward-looking statements involve judgements with respect to, among other things, future economic, competitive and market conditions and future business and regulatory decision, all of which are difficult or impossible to predict accurately and many of which are beyond our control.