



HERITAGE HILL SHOPPING CENTRE

STONEY CREEK, ON



THE OFFERING

CBRE Limited ("CBRE"), on behalf of 827678 Ontario Inc.; Base Ninety Developments Ltd.; Sangor Developments Ltd. (the "Vendor") is pleased to offer a 100% freehold interest in Heritage Hill Shopping Centre, located at 270 Mud Street West in Stoney Creek, Ontario (the "Property"). Comprising 62,458 sq. ft. of new format retail area constructed in 2005, the Property is situated on a prominent 8.34 acre site with extensive frontage along a primary roadway providing nearby connectivity to the regional highway network. Serving as a central retail option to the immediate trade

area, the Property is anchored by a well performing 15,910 sq. ft. Shoppers Drug Mart with lease term to 2019. The Property's coveted Shoppers Drug Mart anchor is complemented by Bulk Barn, Pizza Pizza and a series of medical/service oriented tenants that collectively offer more than 4.2 years of weighted average lease term remaining. Currently 88% leased, an investor will have the opportunity to materially enhance the Property's income profile through a dedicated leasing program capable of leveraging the Property's limited competition in its immediate trade area.

Red Hill Valley Parkway



Paramount Drive



Mud Street West



INVESTMENT HIGHLIGHTS

HIGHLY COVETED SHOPPERS DRUG MART ANCHOR

A lease with Shoppers Drug Mart expiring in 2019 provides a stable income stream secured by an investment grade covenant. As the only 24-hour Shoppers Drug Mart location in Stoney Creek and situated in a catchment area with an attractive demographic profile, the Shoppers Drug Mart location at the Property is well positioned for long term success. Providing an exceptional anchor to the Property, Shoppers Drug Mart represents 26% of net rentable area and 30% of year-one rental revenue.

ATTRACTIVE LEASING PROFILE WITH MATERIAL UPSIDE

Heritage Hill Shopping Centre offers a distinctly diverse selection of tenants with an attractive weighted lease term remaining of 4.2 years. The Property is currently 88% leased to a diverse roster of long standing service-oriented retailers. With Shoppers Drug Mart providing a primary consumer draw, the Property's roster of complementary tenants includes Bulk Barn, Pizza Pizza and a series of medical tenants including Lasik MD, Focus Eye Centre, Peak Physiotherapy and Heritage Hill Dental. The Property's blend of income in place and leasing upside offer a highly appealing combination in a trade area projected to continue growing in both population and affluence.

EXCEPTIONAL LOCATION AND RETAIL MARKET POSITIONING

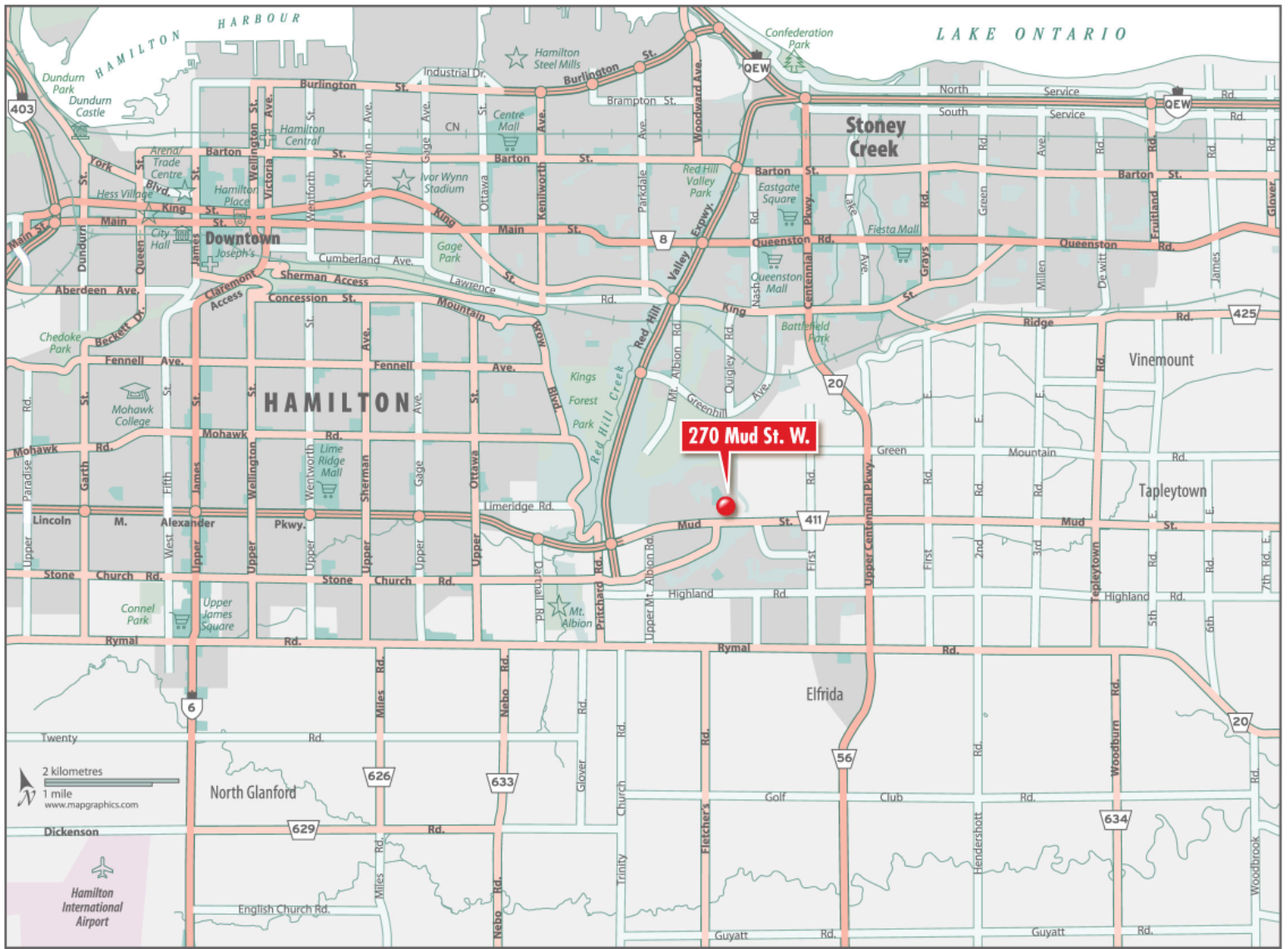
With extensive frontage along Mud Street, the Property is strategically positioned on a primary arterial roadway with minimal competition in its trade area. Mud Street is a primary east/west regional roadway providing regional connectivity to the Lincoln Alexander Expressway / Red Hill Valley Parkway, providing the Property premium vehicular exposure. The Property further benefits from limited competition within its trade area, being the only service-oriented retail centre along Mud Street between Upper Centennial Parkway and the Red Hill Valley Parkway.

HIGHLY APPEALING TRADE AREA AND CONSUMER PROFILE

The Property's market catchment includes the mature residential neighbourhoods situated in Stoney Creek Mountain. With superior regional accessibility available nearby, this region is projected to continue to experience strong population and income growth trends - resulting in regional house price appreciation that ranks among the highest and most consistent in Canada. By 2019, the Property's trade area population and average household incomes are projected to increase 12.3% and 15.6%, respectively.

FREE AND CLEAR OF EXISTING FINANCING

Heritage Hill Shopping Centre is being offered free and clear of existing financing, providing an investor the opportunity to enhance returns by capitalizing on historically low interest rates.



CBRE Limited | 145 King Street West, Suite 600 | Toronto, Ontario | T 416 362 2244 | F 416 362 8085 | www.cbre.com

PETER D. SENST*
 President Canadian Capital Markets
 416 815 2355
peter.senst@cbre.com

HILLEL ABERGEL*
 Vice President
 416 815 2324
hillel.abergel@cbre.com

CASEY T. GALLAGHER*
 Senior Vice President
 416 815 2398
casey.gallagher@cbre.com

CLIVE MILLAR, CPA, CMA*
 Associate Director
 416 874 7269
clive.millar@cbre.com

*Sales Representative



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