



# MAPLE LEAF

## FREEHOLD OFFICE FUND

### Maple Leaf Freehold Office Fund L.P.

This fund is designed for the purchase of Office rental properties in the Canadian marketplace in the middle and higher end of the market, where quality is key. In addition to the annual return on your investment, you will have the opportunity to maximize returns through additional capital appreciation during the term of the Fund which can generate a solid ROI overall.



### GENERAL INFORMATION ON MAPLE LEAF FREEHOLD (MLF) OFFICE FUND L.P.

01. Promoter:	Homburg Prime Capital L.P
02. Legal Status:	MLF Office Fund L.P is a Nova Scotia Incorporated Limited Partnership
03. General Partner:	Maple Leaf Freehold Office Fund GP, Inc.
04. Capital Structure:	200 LP Units of CAD 500,000 each
05. Duration:	7 years maximum
06. Structure:	Semi-open-end
07. Cash flow:	By quarterly distribution
08. Net asset value evaluation:	Twice per annum
09. Accounting standards:	Generally Accepted Accounting Principles (Canadian GAAP)
10. Financial reporting:	Canadian GAAP format 4 times per annum
11. Audit:	Grant Thornton Halifax Nova Scotia Canada
12. Legal:	McInnes Cooper Halifax Nova Scotia Canada
13. Appraiser:	CBRE Canada

### Below we show a sample of recent, successfully completed office projects

Project	Completion Date	Area	Building Sq. Ft.	Description
Centron Park	2008 / 2009	Calgary, AB	400.000	Office complex: 7 buildings in a campus setting on 20 acres.
Penn West Towers	2008 / 2009	Calgary, AB	235.000	2 Office towers: 10 and 20 story; heart of the financial district, single tenant. Underground 365 parking stalls.
Citadel West	2007	Calgary, AB	400.000	Office space, 76 underground parking stalls; single tenant.
Blackfoot Corp. Centre	2006	High River, AB	78.315	Large storefront glazing, 4 major tenants.
Western Financial Place	2006	Calgary, AB	40.000	Corporate head office facility, 130 parking stalls.
Vintage Towers	V1 - 1999		30.000	V1 - Office space, beltline area, 77 parking stalls, 8 tenants.
	V2 - 2005		106.200	V2 - 8 Storey office, 207 underground parking stalls.
Manhattan Village	2003	Calgary, AB	124.500	Redeveloped office building, 3 major tenants.
Flamingo Block	2002	Calgary, AB	30.270	3 Story office building, premier beltline location.
Vintage on Ninth	2002	Calgary, AB	17.369	Redeveloped office building, 2 major tenants, 142 parking stalls.
Vintage Park	2001	Calgary, AB	46.976	3 Building office complex, 11 tenants, 222 parking stalls.
Centron Corner	1999	Calgary, AB	80.000	4 Office buildings, 15 tenants, 187 parking stalls.
			60.104	

All the above projects were developed and built by Homburg and Homburg Centron Teamworks.



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FREEHOLD OFFICE FUND



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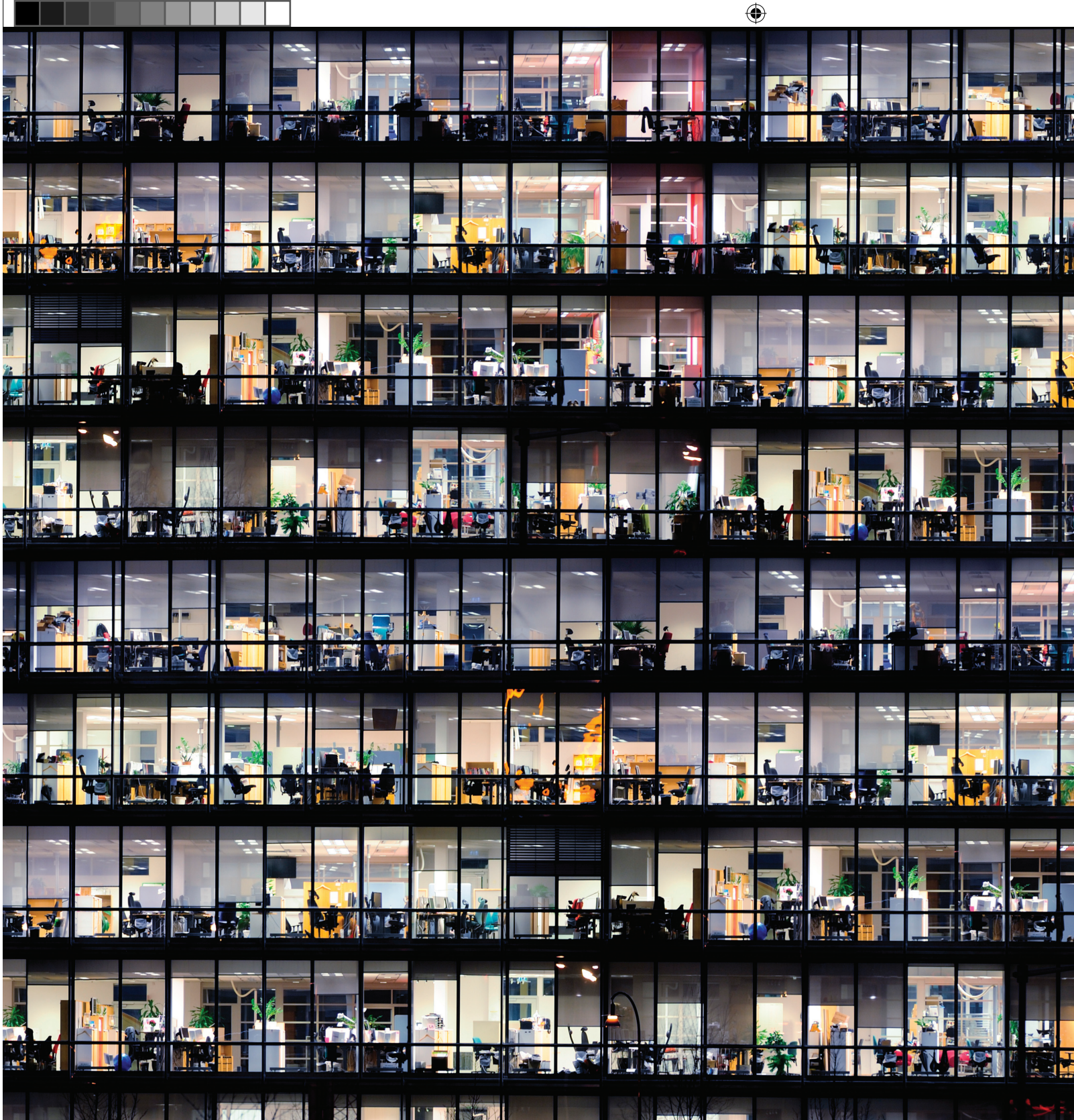
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MAPLE LEAF FUNDS  
FUNDS YOU CAN BANK ON

**INITIATIVE OF**

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