



OBJECTIVE

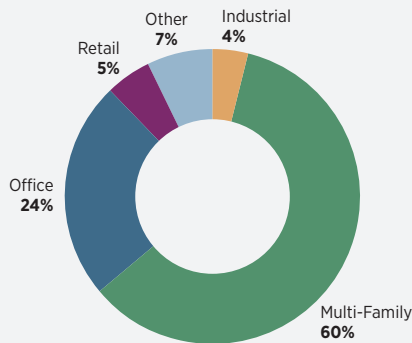
The Nicola U.S. Real Estate Limited Partnership’s (NUSRELP) objective is to provide clients of Nicola Wealth access to long term investments in real estate throughout the USA. Returns are generated from rental income, capital appreciation and historically stable distributions primarily from net operating income.

STRATEGY

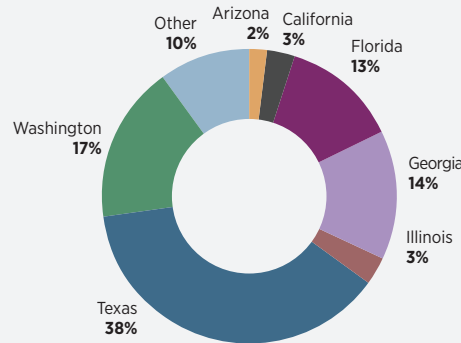
NUSRELP invests in stabilized income producing properties with a long term investment horizon. This includes a limited amount of “build to own” developed properties. The portfolio is diversified by asset type (retail, office, industrial and multi-family) and geographic locations across the USA.

Gross Asset Value

GROSS ASSET VALUE BY TYPE



GROSS ASSET VALUE BY LOCATION

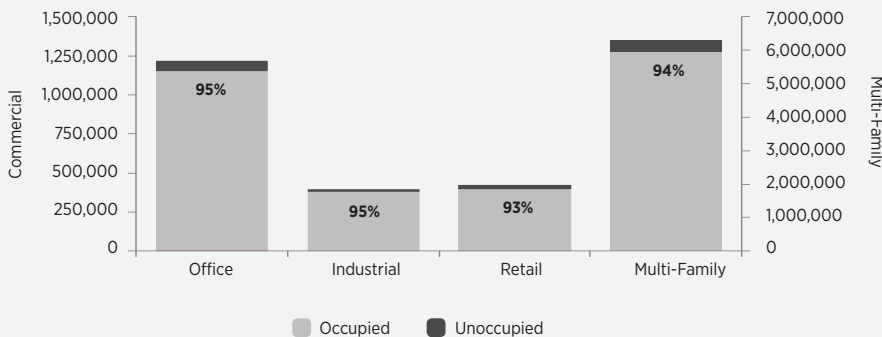


Stated in U.S. Dollars

Key Statistics

Inception Date	July 2007
Net Asset Value	\$767.0 Million
NAV Per Unit (Class O)	\$159.99
Number of Assets	81
Total Asset Value	\$1.658 Billion
Debt Leverage Ratio	48%
Trailing 12 Month Distribution	5.7%
Total Square Feet	8,347,843
Portfolio Occupancy*	94.5%
Average Cap Rate*	5.6%
Average Cost of Debt	3.9%

Portfolio Occupancy by Square Foot



Returns for the period ending September 30, 2019

Year-to-date	10.1%
1 year	13.4%
3 year	11.9%
5 year	12.4%
Since Inception	11.2%

Investment Activity

	Current Quarter	Value
Acquisitions	3	\$64.8m
Dispositions	4	\$18.6m

*Development properties are not included in the occupancy calculation. Additionally, any income generated during the holding and construction period is not considered in the fund's weighted cap rate determination. However, the value of development properties is included within the Net Asset Value



Redmond West – 9511-9521 Willows Road, Redmond, WA

Project Description: The property was acquired in August 2019 and is comprised of a 71,818 sf industrial/flex office building. The property is 100% leased to two tenants at below market rents, providing secure cash flow and the ability to generate long-term value. This acquisition becomes the 11th property for NUSRELP in the greater Seattle area.



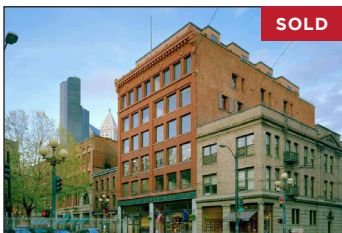
Northbridge at Millenia Lake – Orlando, FL (Partner: Venterra Living)

Project Description: Acquired in August 2019, this property is comprised of a 607 unit garden style multi-family community, located in Orlando’s premier shopping district at the intersection of I-4 and the Florida Turnpike. The property was built in two phases in 2004 and 2007, and has an exceptional amenity package that includes two pools, a clubhouse, fitness center, conference room, bowling alley and on-site retail. The strategy is to renovate 105 of the units that have not yet been upgraded and to benefit from Venterra’s strong management platform with focus on customer service.



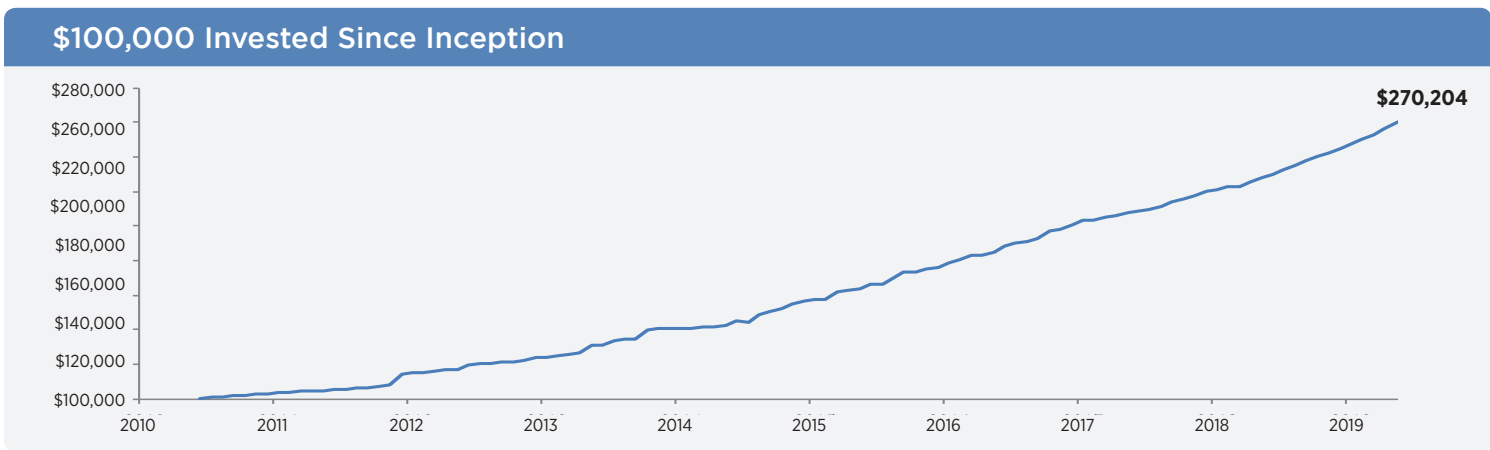
Riverbend Apartments – Houston, TX (Partner: Venterra Living)

Project Description: The property was acquired in September 2019 and is comprised of a 192 unit garden style community in the League City submarket of Houston. The property is located near I-45, the main north/south highway through the Houston area, providing excellent connectivity and access to several major employers. Amenities include a resort-style pool, clubhouse, fitness center, business center, playground, and dog park. The strategy is to upgrade units with new appliances and finishes and to benefit from Venterra’s strong management platform with focus on customer service.



Quilt Building – 316 1st Avenue South, Seattle, WA

Project Description: The property was originally acquired in 2011 as part of a three-property portfolio of office buildings in the Pioneer Square submarket of Seattle. This six-storey building is comprised of ground level retail, three levels of office space and two levels of residential apartment units. After the recent completion of a major façade renovation, the property was well-positioned for disposition to optimize value for our investors and was sold in September 2019. Over the 8-year holding period, an IRR of approximately 17% was realized.



Past performance is not indicative of future results. All investments contain risk and may gain or lose value. The YTD and 1 year return is a historical simple return. The 3, 5 year and since inception returns are annualized compounded total returns. All returns are net of fund-level fees and expenses, including management fees and performance fees (if applicable). Please read the Limited Partnership Agreement and disclosure documents for important disclosure information including terms of redemption and limited liquidity. Nicola Wealth is registered as a Portfolio Manager, Exempt Market Dealer and Investment Fund Manager with the required provincial securities’ commissions. This is not a sale solicitation. This investment is only available for sale to residents of Canada who are accredited investors. Please speak with a Nicola Wealth advisor to discuss if this investment is right for you. Nicola U.S. Real Estate Limited Partnership was set up in July 2007 but opened to investors in June 2010. All returns are calculated from June 2010. Returns are calculated on a monthly basis and may differ from client returns which are updated with a 1 month lag. Effective Jan. 1, 2019 the Nicola U.S. Real Estate Limited Partnership adopted a new mandate and changed its name from SPIRE US Limited Partnership. Distributions are not guaranteed and may vary in amount and frequency over time.