



**OBJECTIVE**

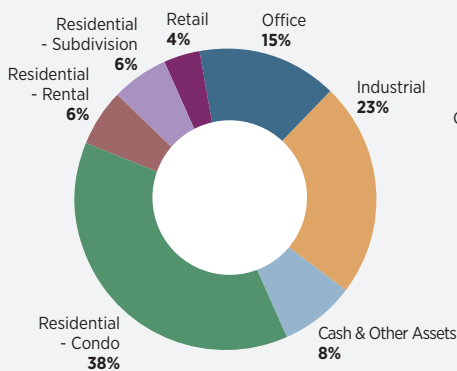
The Nicola Value Add Real Estate Limited Partnership's (NVARELP) objective is to provide clients of Nicola Wealth access to a diversified portfolio of development and/or re-positioned properties throughout Canada and the U.S.

**STRATEGY**

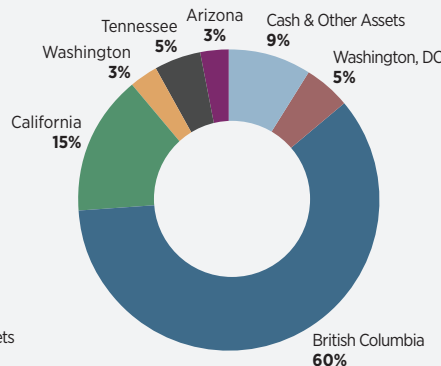
NVARELP invests in existing commercial, multi-family residential assets or development sites, with experienced partners, and adds value by developing, and/or repositioning the asset for sale.

**Gross Asset Value**

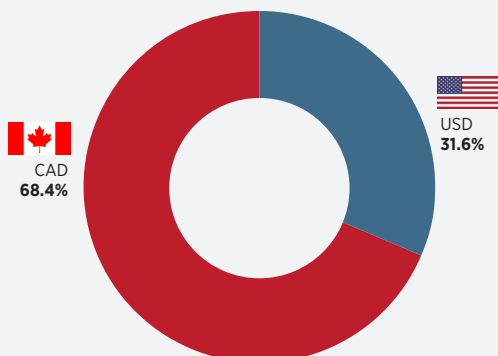
**GROSS ASSET VALUE BY TYPE**



**GROSS ASSET VALUE BY LOCATION**



**Currency Exposure**



**Stated in Canadian Dollars**

**Key Statistics**

Inception Date	November 2014
Net Asset Value	\$268.7 Million
NAV Per Unit (Class O)	\$174.13
Number of Assets	49
Trailing 12 Month Distribution	3.3%

**Calendar Year Returns**

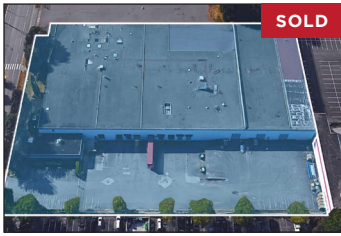
2018	17.7%
2017	19.4%
2016	14.6%
2015	13.3%

**Returns for the period ending June 30, 2019**

Year-to-date	5.1%
1 year	13.4%
3 year	15.9%
5 year	N/A
Since Inception	15.6%

**Investment Activity**

	Q1	Q2
Acquisitions	1	0
Dispositions	2	1



**11511 No. 5 Road, Richmond, BC (Partner: South Street)**

**Project Description:** This asset was sold in April 2019. It was originally acquired in July 2018 and is located on the west side of No. 5 Road south of Steveston Hwy & west of Hwy 99 in the Riverside Industrial Park. The property comprised 95,000 SF and had a 2 year leaseback from the previous owner. The original strategy was to subdivide the building into 12 small bay industrial strata units, completely upgrade the building and sell the units after the 2 year leaseback expired. However, we received an offer to acquire the property “as is” well in advance of the 2 year leaseback maturity which enabled us to execute early and provide an enhanced return for our investors.



**Elysium Logan – 1427 Rhode Island Avenue NW, Washington, DC (Partners: Grosvenor and Madison)**

**Project Description:** This site was acquired in October 2015. This project is in concert with Grosvenor and Madison Investments. The project is a 32 unit luxury residential development situated in the vibrant 14th Street Corridor between Logan Circle and U Street NW. The site is located in the heart of Washington DC less than a 10 minute walk to Dupont Circle and various Metro Stations. The project completed in 2019 and all the units are 100% sold.



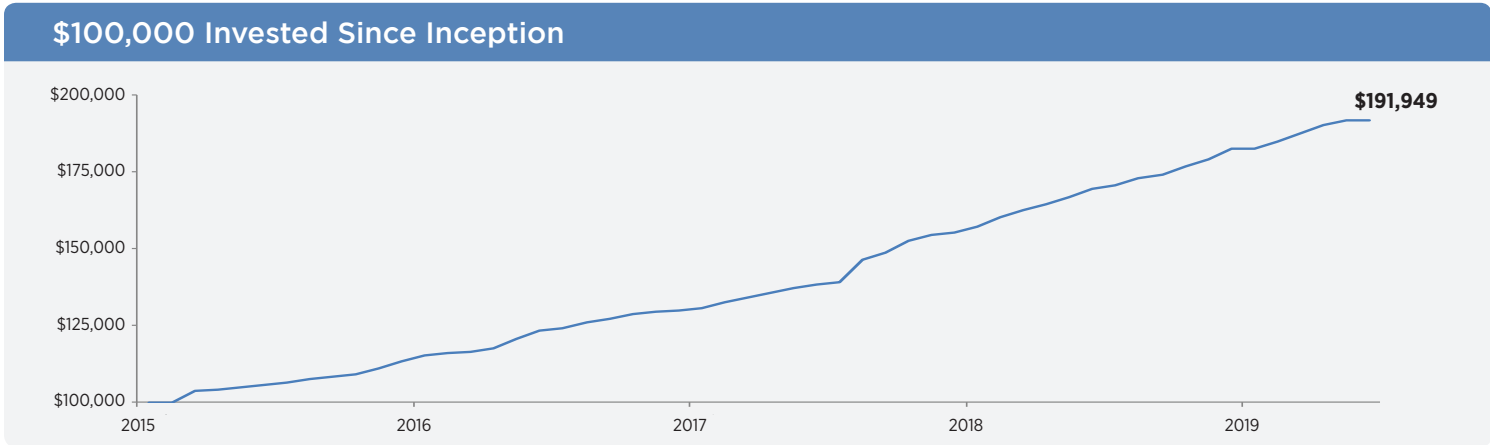
**Intraurban Brentwood – 5495 Regent Street, Burnaby, BC (Partner: PC Urban)**

**Project Description:** This site was acquired in July 2016. This 4.04 acre site is centrally located on the northwest corner of Regent Street and Douglas Road in the heart of the Still Creek industrial area of Central Burnaby. It is situated between the Trans-Canada Highway to the south and Lougheed Highway to the north allowing for quick access to all areas of the Lower Mainland. The strategy is to build small bay industrial strata product under our successful “Intraurban” brand. The project is now 100% pre-sold at above pro-forma revenue and will comprise 29 units totaling 99,463 SF. The project will start construction in Q3 2019 and is scheduled to complete in Q3 2020.



**726 Clement Street, Kelowna, BC (Partner: PC Urban)**

**Project Description:** This site was acquired in October 2017. The property comprises 6.87 acres and is located on the northeast corner of Clement Avenue & Richter Street located in the new “Packing District” in Kelowna. This property is split into two phases. Phase 1 is 726 Clement Street and Phase 2 is 816 Clement Avenue which will be developed as Commercial Strata. The strategy for Phase 1 was to develop a “Build to Sell” new apartment rental project comprising two six-story wood frame buildings totaling 157 apartment units with 19,136 SF of ground floor service retail. It will have a modern streamlined design with surface parking, tenant amenities and ample outdoor space. The project has been “pre-sold” to a private buyer and construction is now underway with completion scheduled for Q1 2021.



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 year and since inception returns are annualized compounded total returns. All returns are net of fund-level fees and expenses, including management fees 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). NAV per unit is based on projected returns on the assets currently held. 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. 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 Value Add Limited Partnership adopted a new mandate and changed its name from SPIRE Value Add Limited Partnership.