

# **FACT SHEET**



## **INTRODUCING THE EVTON REAL ESTATE FUND LP**

The Epton Real Estate Fund LP was created in 2005, and today comprises a diversified portfolio of value-add B-Class commercial properties in southern Ontario and the GTA. The Fund aims to provide high-net-worth investors with capital growth and reliable cash flow.

### **The Market: Potential in commercial real estate**

Investing in real estate is an effective way to diversify an investment portfolio. Due to the extreme volatility of the stock market over the last decade, many investors are now particularly attracted to real estate. Canada's commercial real estate market is comprised of several factors that position it to look especially promising: the economy's recovery from the recession, the prospect of future inflation which has typically enhanced real estate valuations and performance in the past, a strong and stable banking sector, and shrinking inventories of B-class commercial space, as well as an influx of quality tenants to this building type who want to reduce their rental expenses.

### **The Fund: A proven track record and attractive benefits**

For high-net-worth investors, the Epton Real Estate Fund LP is a proven, effective vehicle that offers direct opportunities in commercial real estate, and provides investors with quarterly distributions and capital growth. The Fund invests in value-add B-class commercial properties in southern Ontario and the GTA.

Since its inception in 2005, the Fund has been a strong performer, outpacing many other investment alternatives. Its seven-year annual compound return is 15.5 per cent. The Fund's net asset value per unit is currently \$16.73, and distributes \$.68 per unit per annum, payable quarterly. Because the Fund is private and not publicly traded, it is not subject to the volatility that is typical of public real estate vehicles.

The Fund is a limited partnership, which limits the liability of each investor to the amount of the funds they have committed. The limited partnership structure also allows each investor to receive the income of the Fund and enjoy the attractive tax benefits of real estate ownership. As a limited partnership, the Fund is exempt from the changes that will affect the taxation of income trusts. The Fund is designed to continue offering reliable cash flow that is tax-efficient in two ways: depreciation (capital cost allowance) is deducted from income, and the cash flow distributed from the Fund is tax-deferred, as it is considered a return of capital.

### **The Managers: Experience, focus and a record of success**

The Epton Real Estate Fund LP is managed by Toronto-based Epton Capital Partners, which has more than 16 years of experience as a successful real estate investor and property manager.

(more)

Evton Capital Partners specializes in Canadian commercial real estate opportunities, with a focus on value-add B-class properties. It has generated superior long-term performance and returns for its clients since being founded in 1995, and has completed over 32 acquisitions representing approximately \$150 million in invested capital in Ontario and Alberta, with a gross internal rate of return of 31% on realized and unrealized investments.

**The Approach: Transparency, honesty and integrity**

Evton takes an opportunistic approach to real estate, by being focused and nimble, and by paying close attention to the specific needs of its clients – “custom tailoring” its activities to meet client needs.

Evton Capital Partners places the highest priority on its client relationships. Its operations are transparent, and its senior staff are accessible; investors understand that they will be able to deal directly with senior management. As well, investors enjoy the security of knowing that they are investing alongside the partners’ own significant investment in the Fund.

**ABOUT EVTON CAPITAL PARTNERS**

Evton Capital Partners is a commercial real estate investment and property management firm based in Toronto. Since its inception in 1995, the company has completed 32 acquisitions representing approximately \$150 million in invested capital in Ontario and Alberta, with a gross internal rate of return of 31% on realized and unrealized investments. Evton is focused on acquiring private Canadian real estate investment opportunities for high-net-worth investors. Past performance is not a guarantee of future returns. For more information please visit [www.evton.com](http://www.evton.com).