



Churchill VII Real Estate Limited Partnership

What does Churchill offer investors through the Churchill VII Real Estate Limited Partnership?

Churchill provides investors an investment vehicle that incorporates a Tax Free Savings Account (TFSA) eligible and an RRSP/RESP eligible component in an extremely tax efficient structure, along with a Limited Partnership Unit, into one investment that enables investors to participate and benefit from the acquisition of revenue producing investment properties. The stated mission of Churchill in utilizing this investment structure is to let smaller investors participate in cash-flowing real estate opportunities in the same manner that large institutions invest. In 2008 the financial world changed, however, bricks and mortar are tangible assets that can produce consistent income. Assets you can see, feel and touch. Over the long term incoming producing real estate has traditionally been an excellent investment. Most sophisticated investors have an allocation for real estate as an asset class in a balanced portfolio.

Who is responsible for the operations of Churchill Property?

Philip Langridge and Brad Wise possess over 57 years of combined experience in all facets of real estate investment, real estate financing and management. These individuals have been responsible for over \$900 million worth of real estate transactions, focusing on the Golden Rule of "Capital Preservation." The Churchill Property investment properties are intended to provide positive, quarterly cash flow and value added future creation. A few of the transactions by Churchill Property include:



Holly Street Building
 Toronto, ON

Exceptionally well located 70,331 sq. ft. Class 'A' office building with 61 underground parking spaces, at Yonge St. and Eglinton Ave. near the Yonge St. Subway. Acquired June 2008 for \$11.8 million well below replacement cost. Was 30% vacant at acquisition now 98% leased.



570 Dunsmuir Street
 Vancouver, BC

Acquired December 2004 in court-ordered sale for \$11.19 million and subsequently sold in April 2006 for \$15 million.



Barrie Portfolio
 Barrie, ON

Acquired March 2007 for \$21.55 million. Consisting of two multi-tenanted industrial buildings, one single level retail property, one new office building, and a 12 screen Galaxy Cineplex theater. Fronting the very busy Highway 400. Gateway to Cottage Country.



St. Anthony's Medical Centre
 Langford, BC

Acquired December 2006 for \$5.7 million. It is a full service medical building with 20 tenants, including a pharmacy, MDS Lab and X-ray facilities.



Brampton Executive Centre
 Brampton, ON

Acquired January 2007 for \$11.19 million. This 6 storey, 79,000 sq. ft. office building is conveniently located next to the GO TRAIN station. The Bus Terminal is literally on the ground floor of the building. The City of Brampton leases over 50% of the building.



The Paris Building
 Winnipeg, MN

Acquired July 2007 this 11-storey heritage office building in the very centre of downtown Winnipeg was purchased for \$11 million. It has a net rentable area of 91,000 sq. ft.

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What are the advantages of investing with Churchill in the Churchill VII Real Estate Limited Partnership?

Solid bricks and Mortar. An investment you can see, touch and feel. By investing with the Churchill Property team, individual investors benefit from economies of scale and the breadth of industry knowledge and insight of Churchill. Individual investors do not bear the full costs associated with real estate due diligence, including engineering reports, market studies, appraisals, financial audits, legal analyses and mortgage financing costs. Further, investors benefit from the low fee structure and aligned interests of the General Partner in providing a diversified real estate portfolio and over 57 years of professional management experience.

What is the Track Record of those responsible for Churchill Property Investments?

In over 57 years of combined experience, the principals and management of Churchill have NEVER LOST AN INVESTOR'S MONEY. Each investment has returned all original principal and a profit. The track record includes the successful acquisition of 62 properties from 1973 to 2009, and the successful sale of 27 of these assets. The average return generated for investors over this period has been 18%, exceeding the average targeted return annualized return of 12 -15%. Churchill Property has never lost an investors money and has always returned a profit.

Why does the Churchill VII Real Estate Limited Partnership invest in several real estate assets?

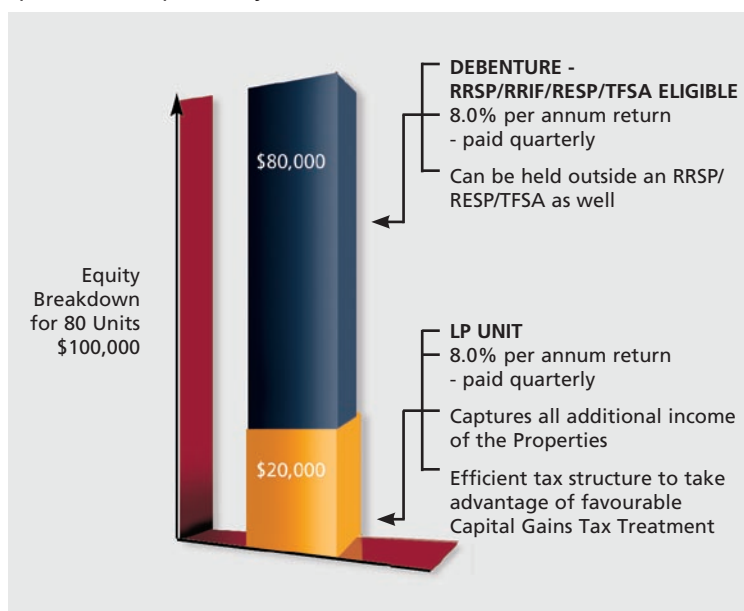
By pursuing a balanced portfolio approach, investors benefit from a portfolio of quality real estate assets that are diversified by asset class (office, retail and industrial) and geographic location (Vancouver to Montreal). Since the summer of 2008, Churchill has worked hard on tenant retention, renewing leases where possible for up to ten years.

What is the minimum allowable investment?

The minimum allowable investment is \$5,000 (4 units). Additional units @ \$1,250 cash can be added.

Why is the investment structured with a \$250 Limited Partnership Unit and a \$1,000 Debenture?

Churchill has successfully utilized this structure for the past six years and has found that it works extremely well for Tax Efficiency. Investors are able to utilize their RRSP/RESP/TFSA assets to purchase the Debenture, while using unregistered money to purchase the LP Unit. This permits the tax deferred flow of Debenture interest to the RRSP/RESP tax deferred account, while permitting capital gains upon sale to flow to the LP Unit where it will be taxed at the preferred Capital Gain tax rate rather than the higher Income Tax rate on RRSP/RESP withdrawals.



How can I use my RRSP or RESP money to invest in Churchill VII Debenture Corp.?

Investors can use their RRSP money to purchase Debentures by making a new contribution to their RRSP, purchasing a Debenture and then swapping this investment with cash inside the RRSP/RESP, or using existing cash inside your RRSP/RESP to acquire a Debenture. Churchill Properties' golden rule: PRESERVATION OF CAPITAL.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of information. Please refer to our Churchill VII Prospectus for accurate details.

For more further information,
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