

**SureFire Properties Inc. was established in 2005 by Bruce Findlay and Ryan Shannon.** Both partners have been acquiring, upgrading and selling real estate investment products for 29 years, and have been involved in the acquisition, marketing and sales of over \$740,000,000.00 worth of real estate across North America. After 11 successful years as an investment-condominium company, both partners decided to pivot the company's focus to "buy and hold properties", as well as other real estate related opportunities.

SureFire acquires real estate assets in up-and-coming or recovering markets, for exceptional pricing. With a low overhead philosophy, unparalleled acquisition contacts and strict due diligence processes, we are still able to provide our equity partners with exceptional investment opportunities and returns, in strong markets.

Since 2005, SureFire has acquired, marketed and sold or held 1,114 units in 20 buildings for a total of \$200,000,000.00. The current portfolio includes 7 properties valued at \$140,000,000.00 in Alberta & British Columbia. SureFire continues to review dozens of potential projects each month, finding one or two each year that meet our strict acquisition criteria.

PROJECT NAME	NO. OF UNITS	PROJECT LOCATION	PURCHASE PRICE	SELLING PRICE	PURCHASE DATE	CLOSING DATE
Villa Gardens	27	Calgary, AB	\$ 2,238,000	\$3,200,000	November 16, 2005	May 31, 2006
Park Square	88	Red Deer, AB	\$ 7,590,000	\$9,300,000	July 31, 2006	November 30, 2006
Edgewater Estates	43	Moncton, NB	\$ 2,550,000	\$3,940,000	October 31, 2006	June 30, 2008
The Brownstone	36	Charlottetown, PEI	\$ 2,195,000	\$3,235,500	February 28, 2007	November 30, 2007
City Gate	24	Camrose, AB	\$ 1,630,000	\$2,880,000	February 28, 2008	October 30, 2008
The Citadel	32	Medicine Hat, AB	\$ 2,735,000	\$3,860,000	November 30, 2009	December 12, 2009
Seaview	44	Ladysmith, BC	\$ 3,400,000	\$6,313,000	November 30, 2010	December 31, 2011
Terra Commons	40	Winnipeg, MB	\$4,780,000	\$6,100,000	August 8, 2012	August 15, 2013
Stadacona Centre	20	Victoria, BC	\$3,350,000	\$4,700,000	June 30, 2015	August 31, 2016
Crestwood	29	Duncan, BC	\$ 3,500,000	\$6,265,000	April 30, 2017	March 8, 2020
Krista Court	50	Fort McMurray, AB	\$ 3,500,000	\$5,750,000 (Current Value)	December 18, 2018	Currently Held
Four Winds	48	Prince Rupert, BC	\$ 3,800,000	\$5,750,000 (Current Value)	February 15, 2021	Currently Held
Chemainus Land	24	Chemainus, BC	\$ 895,000	\$1,350,000	February 28, 2022	June 21, 2024
Edinburgh House	114	Calgary, AB	\$20,100,000	\$32,000,000 (Current Value)	July 27, 2023	Currently Held
Garden Towers	223	Calgary, AB	\$50,000,000	\$55,000,000 (Current Value)	June 3, 2024	Currently Held
Edmonton Portfolio	225	Edmonton, AB	\$39,000,000	\$41,000,000 (Current Value)	February 28, 2025	Currently Held



**BRUCE FINDLAY: CO-FOUNDER**

Bruce Findlay began his real estate acquisition career in 1995. Since then he has been involved with and overseen the acquisition of over 6,900 apartment or condominium units comprising more than \$740,000,000.00 worth of real estate in markets across North America.



**RYAN SHANNON: CO-FOUNDER**

Ryan Shannon began his real estate marketing career in 1996. Since then he has been involved with, and overseen the marketing and sales of, over 6,750 investment units totalling more than \$725,000,000 worth of real estate in markets across North America.