

Value-Add Apartment Fund

FUND DETAILS – Series E, G, & H

Asset Manager	Lankin Investments
Fund Type	Limited Partnership (LP)/Trust
Fund Status	Offering Memorandum
Fund Inception	2017
Fund Valuation	Quarterly
Distribution Frequency	Quarterly
Purchases	Monthly
Redemptions	Monthly
Management Fee	1.50% of NAV
Performance Fee	7% of Net Income
Registered Investment	Available through Series E & G Trust
Fund Administrator	Olympia Trust
Auditor	BDO Canada LLP
Legal Counsel	Borden Ladner Gervais LLP (BLG)
Appraiser	Avison Young

Highlights
\$284M⁺

Assets Under Management

17

Properties

1,297

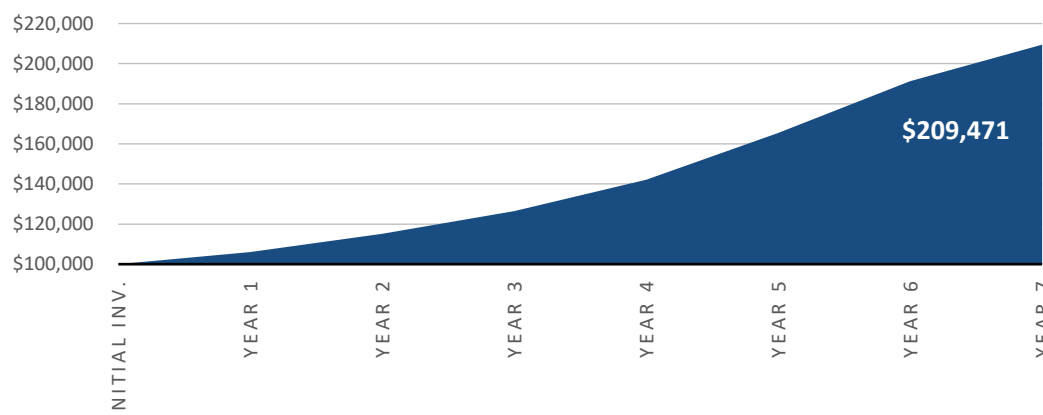
Units

13%¹

4 Year Annualized

Overview

Pulis Real Estate LP2 is a diversified portfolio of Canadian multi-family real estate located in core markets that provides investors with equity growth and quarterly cash distributions. Our open fund offers a portfolio of income and equity-generating apartments is easily accessible to a diverse range of investors. Our proven track record of investor returns, and our industry-leading asset management team provide investors with a solution to achieve long-term returns.

Performance Results 2
GROWTH OF \$100,000 INVESTED

ANNUAL INVESTORS RETURNS³

	2019	2020	2021	2022	2023	2024 Q3 YTD
SERIES A	9.9%	12.4%	11.1%	15.3%	8.6%	6.5%
SERIES E			15.2%	13.9%	8.3%	5.7%
SERIES G			11.8%	14.1%	8.3%	5.7%
SERIES H			15.6%	15.0%	9.5%	6.3%

Why invest?



Total targeted annualized returns of 10% - 12%



Target annualized cash distributions of 6.0% - 8.0%



2% Dividend Reinvestment Discount

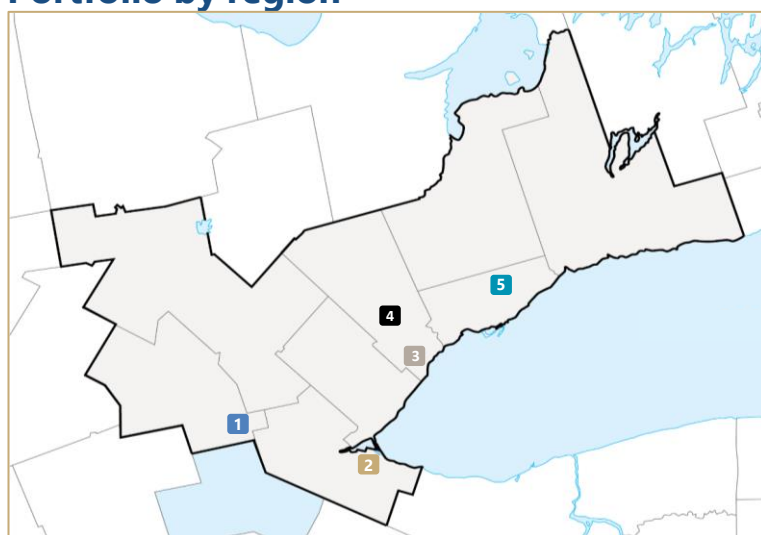


Personal or corporate tax advantages



Long-term equity growth and quarterly cash distributions

Portfolio by region



- THE GREATER GOLDEN HORSESHOE
- 1 - CAMBRIDGE
- 2 - HAMILTON
- 3 - MISSISSAUGA
- 4 - BRAMPTON
- 5 - TORONTO

PURCHASE OPTIONS (FOR EMD ADVISORS)

	SERIES E	SERIES G	SERIES H
FUND CATEGORY	Partnership/Trust	Limited Partnership/Trust	Limited Partnership
MINIMUM INVESTMENT	\$10,000	\$5,000	\$50,000
TARGETED ANNUALIZED DISTRIBUTION	6% of Fair Market Value	6% of Fair Market Value	8% of Initial Investment
COMMISSION	4.5%	7.5%	5.5%
TRAILER	0.75% of NAV	1% of Subscription Value Beginning in Year 6	None
REDEMPTION FEES	Year 1: 6% Year 4: 3% Year 2: 5% Year 5: 2% Year 3: 4% No Redemption Fees After 5th Year of Investment	Year 1: 6% Year 4: 3% Year 2: 5% Year 5: 2% Year 3: 4% No Redemption Fees After 5th Year of Investment	Year 1: 3% Year 2: 2% Year 3: 1% No Redemption Fees After 3rd Year of Investment
FUNSERV CODE	N/A	N/A	LP: AXC 2053

Refer to the Offering Memorandum dated May 10, 2024 for additional details.

INVESTOR SERVICES: For additional information please contact our team at inquiry@lankin.com or 905.452.1305.

Product of:



DISCLAIMER: This document is for general information purposes only and is not to be construed as selling securities or real estate. While the information presented in this investor document has been researched and thought to be reasonable, in general, real estate investment is highly speculative, real estate values can go up, but they can also go down, and thus LANKIN INVESTMENTS, PARTNERS AND/OR THEIR AGENTS CANNOT AND DO NOT GUARANTEE ANY RATE OF RETURN OR INVESTED AMOUNT OR INVESTMENT TIMELINE.

Past performance may not be indicative of future return. Targeted returns are not guaranteed and are subject to performance assumptions and risk factors, including real estate and financing risks that are summarized in the Offering Memorandum, which may cause actual results to vary materially. Any forward-looking statements herein are subject to the assumptions and risk factors stated in the Offering Memorandum.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes, or specific legal or technical situations should be referred to lawyers, accountants, consultants, realtors, or other professionals licensed, qualified or authorized to render such advice. This is not a solicitation for investments. Investments are sold only to investors that qualify under applicable prospectus exemptions. Please read disclosure and/or due diligence documents carefully. This offering is void where prohibited. Not every potentially interested party is eligible to invest. Minimum investment amounts and hold periods apply.