

Saskatchewan

Portfolio Acquisition Proposal

Presented by:

Richard Hes Lewis



Richard Jankowski



Mike Walch



Executive Summary

Thank you for the opportunity to present our services for representing you and your investments through the future acquisition of your Saskatchewan commercial real estate portfolio.

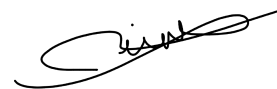
With the 25+ years of strategic business development expertise from Richard Lewis, the 30+ years of asset management experience of Richard Jankowski and the 15+ years of property management and commercial brokerage experience of Mike Walch, the team we have assembled has successfully collaborated on numerous business and commercial real estate transactions and portfolios.

Leveraging our local Saskatchewan expertise and our national network of experts in industrial, office, retail and multifamily sectors, we aim to maximize the financial results of your investment portfolio. Our network provides significant insight and nuances pertaining to land development, industrial, office, retail and multifamily investor requirements.

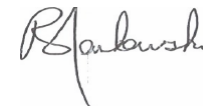
Our stated goal is direct and transparent: to assemble and sustain a portfolio of commercial real estate assets, primarily in Saskatchewan, that provides generational wealth through passive income.

We are confident in our ability to deliver on this goal, and we look forward to working with you as we build out your Saskatchewan commercial real estate portfolio.

Thank you!



Richard Lewis
CEO
Aliska Developments Ltd.



Richard Jankowski
President
Magnum Opus Inv.



Mike Walch
Sales Associate
Colliers SK



MISSION

To assemble and sustain a portfolio of commercial real estate assets primarily in Saskatchewan, Canada that provides generational wealth through passive income.

Part 1

About Us





Why Aliska?

We are an integrated team of experts.



Product

Our team combines unparalleled knowledge of the building and where it ranks in the market allowing us to position the opportunity in the best possible light.



Price

We understand the market, its forces and trends, and back up every decision and conclusion with a multitude of data points and informed analysis.



Platform

Global in reach, local in focus, Aliska's platform and sales network provides access to prospective tenants, vendors and investors. Aliska will leverage strong relationships and expertise across Saskatchewan to position our investors in the best possible light to acquire quality investment assets throughout the province.



People

Our approach is collaborative, nimble and informed by uncommon knowledge. By aligning with our investor's objectives, we develop and execute customized real estate solutions to support your objectives.

Our enterprising approach means we deliver property and real asset solutions that drive exceptional results every day, everywhere.



INDUSTRIAL



RETAIL



MULTIFAMILY



LAND



OFFICE

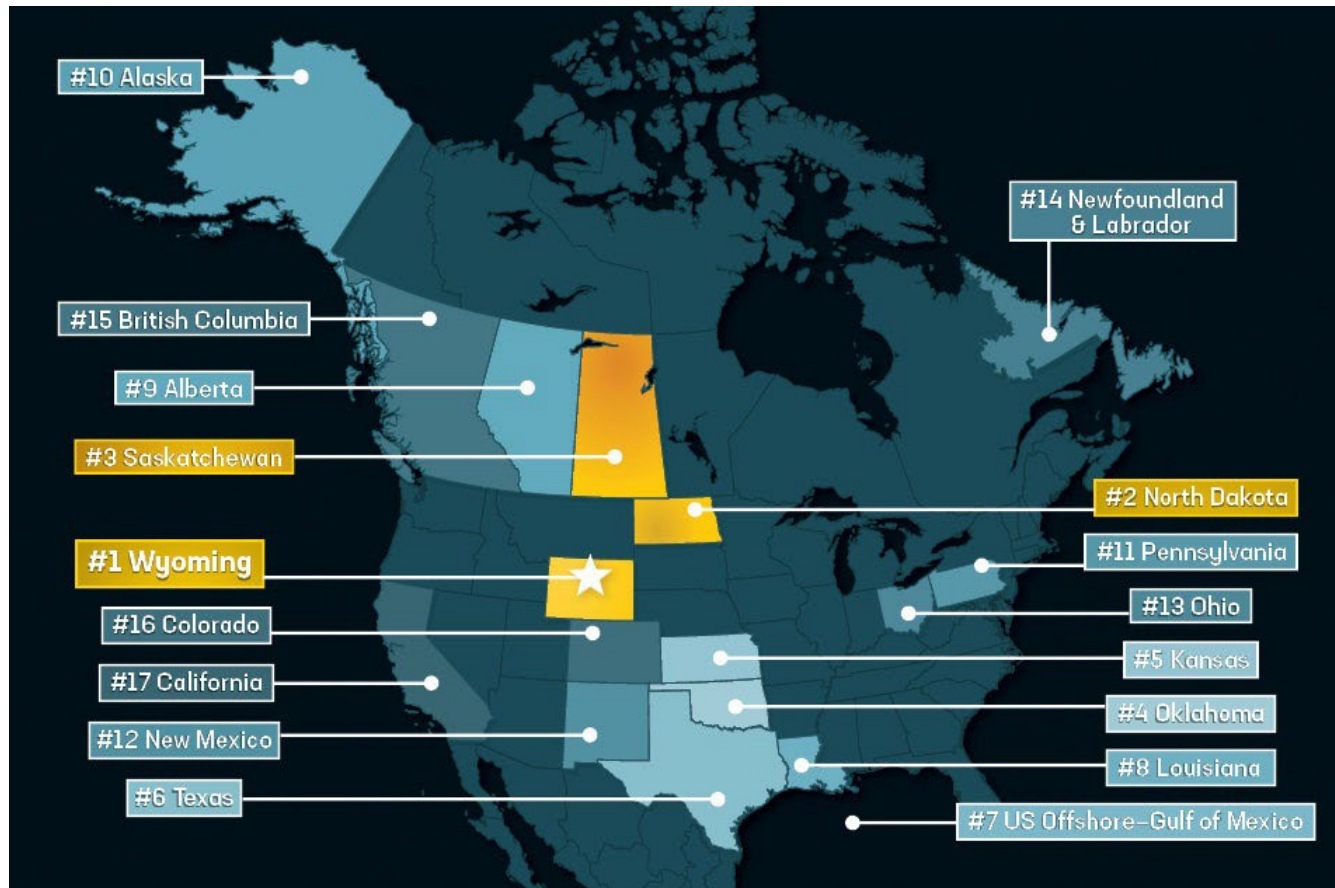
- Saskatoon Region's 2024 GDP: **\$24.9 Billion.**
- Saskatoon's growth over the last 5 years: **7.6%**, second in Canada.
- Saskatchewan has the second youngest median age in Canada at **37 Years.**
- Saskatchewan has the strongest job market in Canada at **5.4% unemployment.**
- 37% of Saskatchewan households with **\$100k+ Income.**



Part 2

Economic Highlights

Saskatchewan has what the world needs.



Source: Fraser Institute of Canada

- A recent Fraser Institute study places Saskatchewan in the Top Three jurisdictions in North America for **ease of doing business**.
- SK is the **number one Potash producer** in the world, producing 31% of the world's potash.
- SK is the world's **second largest producer of uranium** with 15% of global production.
- SK is home to 27 of the world's 34 critical minerals with over **\$12.8 Billion in annual sales**.
- SK is the second largest oil producing province in Canada, producing **457,000 barrels/day**.
- SK is the **world's leading exporter** of dry peas, lentils, durum wheat, canola oil, canary seed, mustard and oats.

- Average single-family home price: **\$344,700**
- Multifamily cap rate: **5.5%** with 3% vacancy.
- Retail cap rate: **6.5% to 7.5%** with 2.6% vacancy.
- Office cap rate: **6.5% to 7.5%** with 11.3% vacancy.
- Industrial cap rate: **6% to 7%** with 2.4% vacancy.



Part 3

Market Highlights

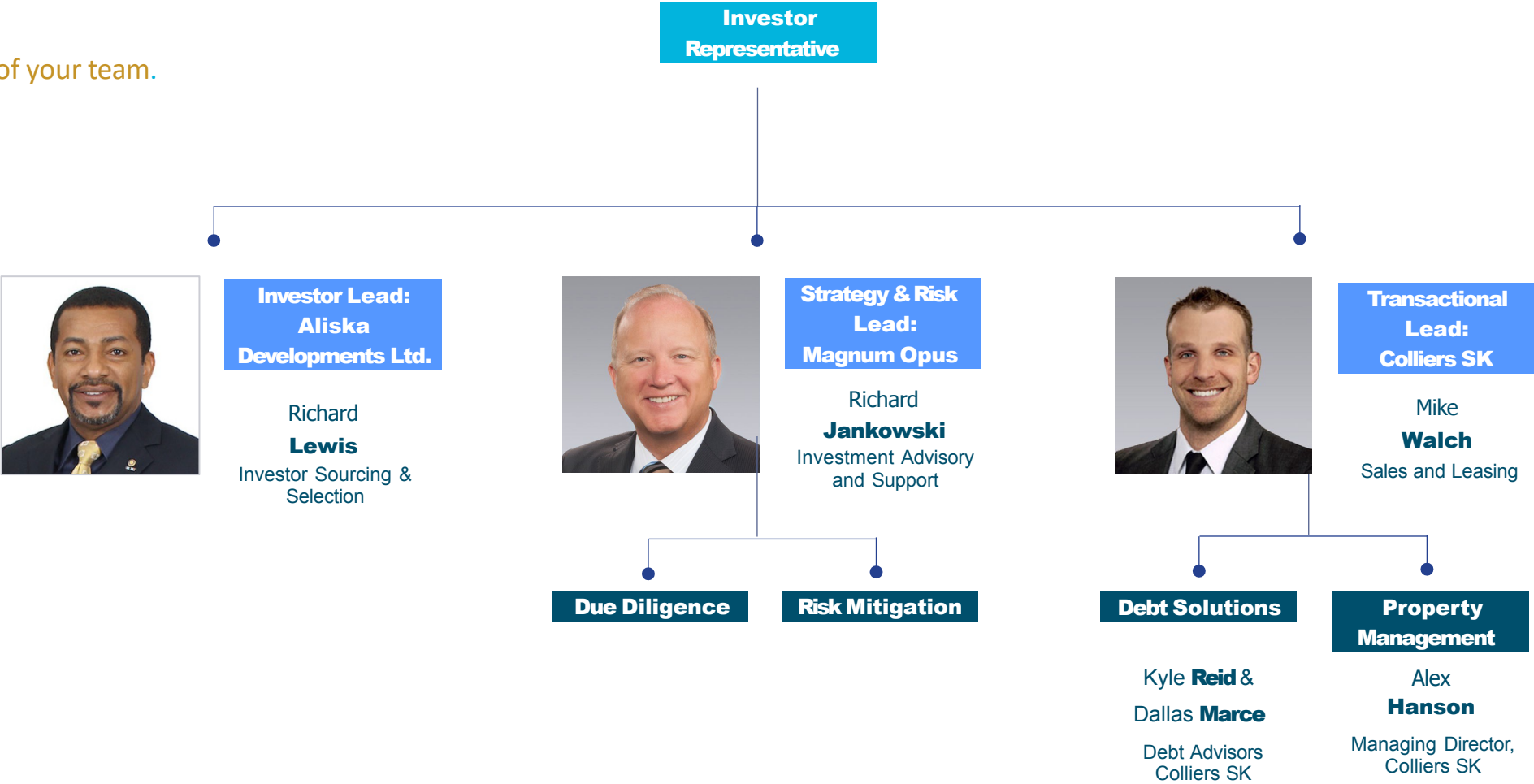
- Investor Sourcing and Selection: Aliska Developments Ltd.
- Investment Advisory and Support: Magnum Opus
 - Strategy
 - Due Diligence
 - Risk Mitigation
- Transactional Support: Colliers SK
 - Sales
 - Leasing
 - Debt Solutions
 - Property Management

Part 4

Service Platform

Your agenda is our agenda

Consider us an extension of your team.





The Next Steps

Let's meet the team and
get started!



A deeper dive into the Saskatchewan Market



Current and Future Saskatchewan Investment Opportunities



**Understand our Service
Platform**



**Terms of Engagement and Service
Agreement**