

The Land Acquisition Fund I acquires development land in Ontario at disciplined pricing, enhances value through entitlement approvals, and exits at a premium. The strategy focuses on high-growth areas where active planning can unlock significant land value.

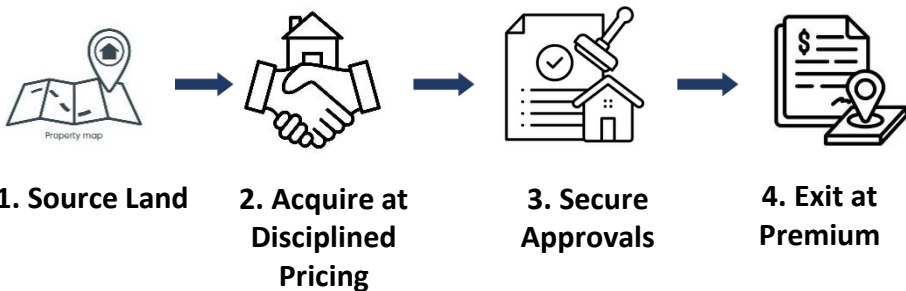
17–19%

Targeted Net IRR (Annualized)

★ Key Fund Advantages

- **Discounted Entry**
Acquire land below supported market value, creating immediate upside.
- **Active Value Creation**
Enhance land value through planning, approvals, and development positioning.
- **Defined Timeline**
Target ~3-year hold.
- **Aligned Sponsor Participation**
Sponsor co-investment through equity rollover aligns interests with investors.

⚙️ How the Fund Works



Investment Objective & Strategy

The Fund seeks to generate capital appreciation by acquiring development land at disciplined pricing and enhancing value through entitlement progression.

By securing zoning, density, and development approvals, the Fund increases land value and positions assets for monetization through sale or strategic partnerships.

Fund Highlights

Minimum Investment: \$25,000

Fund Term: 3 Years

Distribution: Upon Exit

Geography: Ontario

Structure: Limited Partnership

About the Manager

Evertrust Capital Management Inc. is the asset management platform of Evertrust Development Group, a Canadian real estate developer founded in 2014 with projects across multiple cities. The firm focuses on sourcing, structuring, and managing real estate investment opportunities, leveraging in-house development expertise to drive value creation across the full project lifecycle.

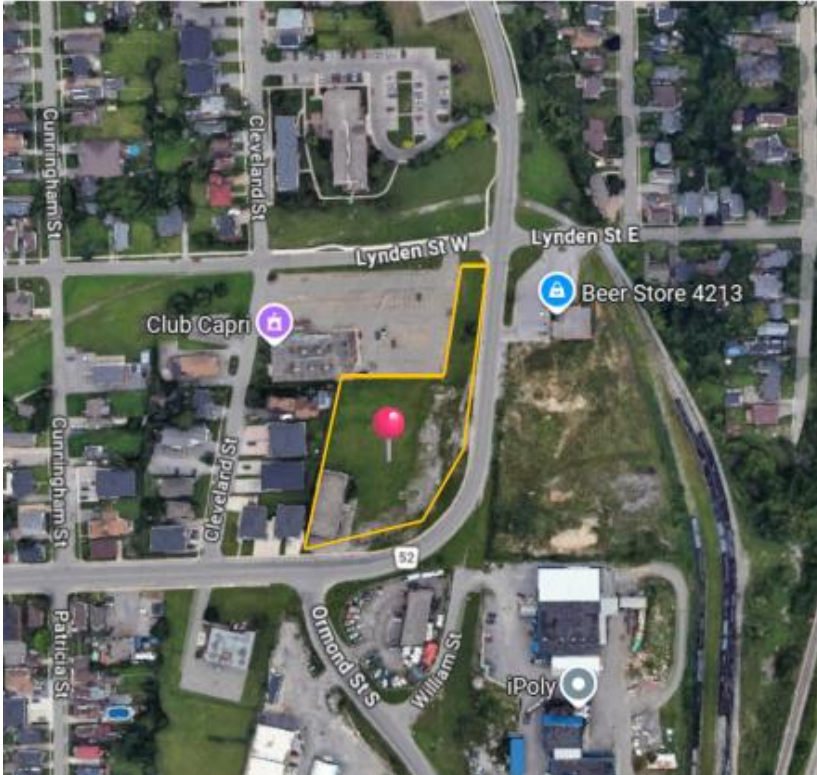
*Disclosure

This document is for informational purposes only and does not constitute an offer to sell or a solicitation to purchase any securities. Investments involve risk and returns are not guaranteed. Please refer to the offering documents for full details and risk disclosures.

75 Ormond St S, Thorold

Prime Development Land | Land Value Appreciation Opportunity

Location



Current Site Condition



Project Highlights

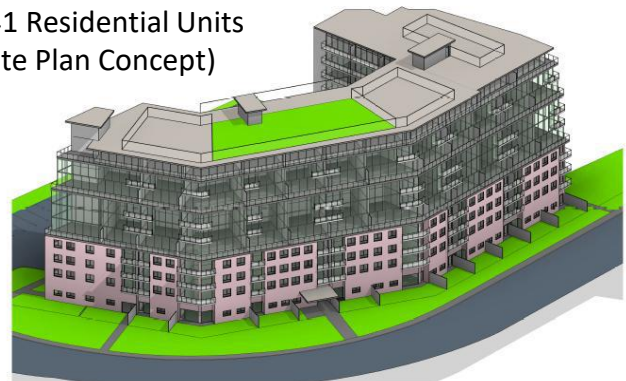
- ✓ **De-risked Entitlement Status**
Zoning and legal conforming completed
- ✓ **Discounted Entry**
Acquisition below current supported value
- ✓ **Defined Value Creation**
Clear path to development readiness
- ✓ **Strong Market Demand**
Located in high-growth Niagara region

Key Investment Metrics

Contracted Acquisition Price:	\$7.0M
Current Appraised Value:	\$10.2M
Target Exit Price:	\$12.0M
Estimated Value Creation:	\$5.0M
Target Investment Term:	3 Years

Development Plan

241 Residential Units
(Site Plan Concept)



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