



PROPERTY PERFORMANCE RETROSPECTIVE

In order to determine the capital appreciation growth of our past investment opportunities, 20|20 commissioned individual third-party appraisal companies to review our existing buildings and provide a completely impartial assessment of their current retail value.

It is a point of pride for 20|20 that the majority of our properties are meeting and exceeding our expectations for growth. Being in the right market at the right time is key to successful real estate investing, and the results indicate that we achieved those objectives.

We look forward to continually providing you with the best products and services available in the real estate investment market.

CAPITAL APPRECIATION TABLE

Project Name	City	Province	Month Year Sold	Appraisal Date	Number of Units	Suite Type	Appraisal Company	Suite No. (Strata Lot)	Original Sale Price	Original 25% Down Payment	Appraised Value	Increase	% Gain on Original Downpayment	Yearly R.O.I. On Downpayment
Shaughnessy Gardens	Duncan	BC	Jan-02	Mar-06	34	2 bed	Palmer Appraisals	310(30)	\$60,300	\$15,075	\$88,000	\$27,700	183.75%	28.37%
Echo Park Estates	Port Alberni	BC	Jun-02	Apr-06	60	2 bed TH	Gary Ducette	58(58)	\$47,000	\$11,750	\$68,000	\$21,000	178.72%	30.54%
Signature Point	Prince George	BC	Sep-02	Mar-06	73	2 bed	Jorganson Appraisals	312(68)	\$65,000	\$16,250	\$90,000	\$25,000	153.85%	30.40%
Woodland Court	Cranbrook	BC	Nov-02	Apr-06	74	2 bed TH	Ken Yeager Appraisals	114 – 2125(16)	\$49,900	\$12,475	\$86,000	\$36,100	289.38%	48.68%
River Valley	New Westminster	BC	Jan-03	Mar-06	60	2 bed	Gateway Appraisals	713(54)	\$132,500	\$33,125	\$205,000	\$72,500	218.87%	44.12%
St. Clair Place	Sarnia	ON	May-03	Mar-06	47	3 bed TH	Ashdown Appraisals	1(1)	\$77,200	\$19,300	\$83,000	\$5,800	30.05%	9.68%
West Hill Estates	Guelph	ON	Apr-03	Mar-06	81	3 bed TH	City Management	44(44)	\$125,750	\$31,438	\$132,000	\$6,250	19.88%	6.39%
Crystal Creek	Duncan	BC	Feb-04	Mar-06	23	3 bed TH	Palmer Appraisals	4(4)	\$86,900	\$21,725	\$130,000	\$43,100	198.39%	68.94%
The Cliffs	Vernon	BC	Jun-03	Mar-06	41	2 bed	Rivard & Associates	107(4)	\$92,900	\$23,225	\$168,000	\$75,100	323.36%	68.72%
Terra Vista	Williams Lake	BC	Aug-03	Apr-06	106	1 bed	Williams Lake Appraisals	305(75)	\$48,200	\$12,050	\$52,000	\$3,800	31.54%	10.78%
Park Haven	Edmonton	AB	Nov-03	Mar-06	170	3 bed TH	Cowan & Associates	248(89)	\$89,400	\$22,350	\$100,000	\$10,600	47.43%	18.05%
Gardenview	Kamloops	BC	Oct-03	Mar-06	61	2 bed	Turner Appraisals	218(42)	\$73,500	\$18,375	\$88,000	\$14,500	78.91%	27.11%
Oceanview	Dartmouth	NS	Apr-05	Mar-06	84	2 bed	Fennell & Associates	226(26)	\$85,900	\$21,475	\$110,000	\$24,100	112.22%	127.02%
Parkridge Estates	Edmonton	AB	Dec-04	Mar-06	126	3 bed TH	Cowan & Associates	101(2)	\$88,000	\$22,000	\$89,000	\$1,000	4.55%	3.61%
Seaway	Sarnia	ON	Aug-04	Mar-06	117	2 bed	Lee Anne Holmes	810(3)	\$95,500	\$23,875	\$100,000	\$4,500	18.85%	11.50%
Lockwood	Cherninus	BC	Jul-04	Mar-06	50	1 bed	Palmer Appraisals	207(22)	\$60,000	\$15,000	\$85,000	\$25,000	166.67%	79.84%
Hawthorne	Vernon	BC	May-04	Mar-06	64	2 bed	Gateway Appraisals	129(28)	\$81,000	\$20,250	\$115,000	\$34,000	167.90%	70.92%
Cedarbrook	Campbell River	BC	Apr-04	Mar-06	43	2 bed	Jackson Appraisals	202(20)	\$69,100	\$17,275	\$86,000	\$16,900	97.83%	42.65%



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20|20 Properties Inc., in alliance with Signature Service, has worked diligently over the past 4 years to insure that all of our buildings provide our clients and residents with the best investment and living experience that we can provide. The experience created by Signature Service has enabled these buildings to become “the” places to live in their respective communities. As a result, many of our investment projections, in relation to rents, are already at or above what we anticipated, and many of them are well ahead of schedule.

The main item that effects your cash flow is rent. When our clients purchased their investment property, we provided them with a Worksheet Summary which outlined the anticipated rent for their suite and the projected vacancy rate in the project during a two to three year renovation window. Outlined below in the CASH FLOW TABLE is the current rental, vacancy and renovation statistics for our past projects as of December, 2005.

CASH FLOW TABLE

PROPERTY	WHEN RENOVATION STARTED	TARGET RENOVATION COMPLETION	ESTIMATED TIME TO COMPLETE	% IN-SUITE RENOVATION DONE**	TOTAL #UNITS	CURRENT VACANCY**	TYPICAL SUITE	AVERAGE RENT RENOVATED	COMPARE TO ANTICIPATED RENT SHOWN ON PROPERTY WORKSHEET
Shaughnessy Gardens	Jan-02	Fall 2005	18 months	100%	34	0%	2 Bed	\$582	\$45 Above Anticipated Rent
Echo Park Estates	Apr-02	Fall 2003	36 months	100%	60	0%	2 Bed TH	\$584	\$32 Above Anticipated Rent
Signature Point	Sep-02	Fall 2003	13 months	100%	73	0%	2 Bed	\$638	\$41 Above Anticipated Rent
Woodland Court	Dec-02	Spring 2006	41 months	87%	74	0%	2 Bed TH	\$611	\$51 Above Anticipated Rent
River Valley	Jan-03	Spring 2005	28 months	100%	60	0%	2 Bed	\$932	\$98 Above Anticipated Rent
St. Clair Place	Mar-03	Summer 2006	40 months	89%	47	20%	3 Bed TH	\$740	\$65 Above Anticipated Rent
West Hill Estates	Apr-03	Summer 2006	40 months	88%	81	19%	3 Bed TH	\$972	\$15 Above Anticipated Rent
Crystal Creek	Nov-03	Summer 2004	8 months	100%	23	0%	3 Bed TH	\$788	\$38 Above Anticipated Rent
The Cliffs	N/A	N/A	N/A	N/A	47	0%	2 Bed	\$835	\$17 Above Anticipated Rent
Terra Vista	Jul-03	Spring 2006	32 months	100%	106	0%	1 Bed	\$507	\$19 Above Anticipated Rent
Park Haven	Oct-03	Fall 2005	24 months	100%	169	0%	3 Bed TH	\$796	\$31 Above Anticipated Rent
Garden View	Sep-03	Winter 2004	18 months	100%	60	1%	2 Bed	\$673	\$24 Above Anticipated Rent
Oceanview	Apr-05	Summer 2006	17 months	92%	84	30%	2 Bed	\$694	\$24 Above Anticipated Rent
Parkridge Estates	Oct-04	Fall 2005	13 months	%100	126	6%	3 Bed TH	\$840	\$5 Below Anticipated Rent
Seaway	Sep-04	Fall 2007	36 months	57%	115	19%	2 Bed	\$815	At Anticipated Rent
Lockwood	Aug-04	Summer 2007	36 months	80%	50	0%	1 Bed	\$500	At Anticipated Rent
Hawthorne	Mar-04	Summer 2006	30 months	78%	64	0%	2 Bed	\$657	\$17 Above Anticipated Rent
Cedarbrook	Jul-04	Fall 2005	15 months	100%	43	0%	2 Bed	\$602	\$2 Below Anticipated Rent
Woodgrove Place	N/A	N/A	N/A	N/A	94	0%	2 Bed	\$803	\$19 Below Anticipated Rent
Churchill Towers	Mar-06	Spring 2007	12 Months	33%	49	0%	1 Bed	\$780	\$30 Above Anticipated Rent

* Note, most buildings have vacant suites under renovation that affect overall vacancy rate.