



Casas De Soledad Apartments Las Cruces, New Mexico



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This brochure contains disclosures that constitute forward-looking information under securities laws. Various assumptions are applied in drawing conclusions set out in forward-looking information, including assumptions about the New Mexico real estate market, economic conditions, global and regional financial crises, availability of capital and government policy. The forward-looking information herein is based (in whole or in part) upon risk factors which may cause actual results to differ materially from those contemplated in the forward looking information, including risks associated with: economic conditions, the global and regional credit crises, real estate markets, financing efforts, construction delays, cost overruns and regulatory changes. You should not place undue reliance on forward-looking information and actual results may differ materially from the forward looking information herein. The foregoing statements expressly qualify any forward-looking information contained herein. The Fund is not obligated to update or revise any forward-looking information except as required by applicable law.

About Clear Sky Capital

Acquire **Established Real Estate Assets**

Invest in **Strategic Real Estate Markets**

19-year Track Record
of investing in real estate assets

Acquisitions (2010-2013)

Project	Number of Units	Location	Purchase Price	Date of Purchase	Sale Proceeds	Date of Sale
Bethany Palms	22	Phoenix, Arizona, USA	US\$547,000	July 2010	US\$1,880,000	December 2013
Airmont Apartments	21	Phoenix, Arizona, USA	US\$940,000	Sept 2013	US\$1,585,000	June 2014
Heritage Square	120	Gilbert, Arizona, USA	US\$7,500,000	July 2011	US\$12,050,000	June 2015
Mission Palms	125	Phoenix, Arizona, USA	US\$6,250,000	April 2011	-	-
Parkway Manor	24	Scottsdale, Arizona, USA	US\$1,180,000	Feb 2012	-	-
Arcadia Del Sol	260	Phoenix, Arizona, USA	US\$11,750,000	May 2012	-	-
Country Club Greens	68	Phoenix, Arizona, USA	US\$4,000,000	Feb 2013	-	-

Acquisitions (2014-2015)

Project	Number of Units	Location	Purchase Price	Date of Purchase	Sale Proceeds	Date of Sale
Timberline Place	102	Flagstaff, Arizona, USA	US\$11,825,000	January 2014	-	-
Park Tower	180	Chandler, Arizona, USA	US\$15,200,000	March 2014	-	-
Lexington	23	Phoenix, Arizona, USA	US\$1,035,000	April 2014	US\$1,875,000	April 2015
The Legacy at Prescott Lakes	150	Prescott, Arizona, USA	US\$16,472,012	April 2014	-	-
The Lodge	252	Flagstaff Arizona, USA	US\$31,850,000	April 2014	-	-
The Summit at Flagstaff	168	Flagstaff Arizona, USA	US\$22,250,000	May 2014	-	-
Parkside Apartments	100	Tempe, Arizona, USA	US\$5,950,000	June 2014	-	-
Bonfire at Midtown	24	Phoenix, Arizona, USA	US\$1,650,000	August 2014	US\$2,150,000	October 2015
Carolina Apartments	18	Phoenix, Arizona, USA	US\$870,000	November 2014	-	-
Silverado Apartments	256	Albuquerque, New Mexico, USA	US\$19,500,000	January 2015	-	-
Osborn Apartments	17	Phoenix, Arizona, USA	US\$800,000	April 2015	-	-
Vintage Apartments	107	Gilbert, Arizona, USA	US\$14,420,000	April 2015	-	-

Investment Region

Clear Sky Capital strategically invests in regions that demonstrate **three fundamentals** for ideal multifamily property locations:

- **High Population Growth**
- **Historically High Employment**
- **Recovering Real Estate Market**

Las Cruces – New Mexico

Located only 40 miles northwest of El Paso, Texas.
 230 miles south of Albuquerque, New Mexico.



Las Cruces - Overview

- New Mexico's second largest city.
- Population of more than **101,408 people**.
- Home of **New Mexico State University**, with 15,490 students enrolled in 2015.
- Recognized by Forbes in 2014 as '**One of the best places to retire**'.

Las Cruces - Economy

- Las Cruces contributes as a '**NAFTA Gateway**' to markets in North, Central and South America.
- According to Global Trade Magazine, Las Cruces is one of Americas '**Best Cities for Global Trade**'.
- The four major industries driving economic growth in the region are **agriculture, education, commerce, and defense/aerospace**.
- In Las Cruces, **33.6%** of the people have a Bachelor's Degree or higher vs. the national average of **28.2%**.

Las Cruces – Major Employers

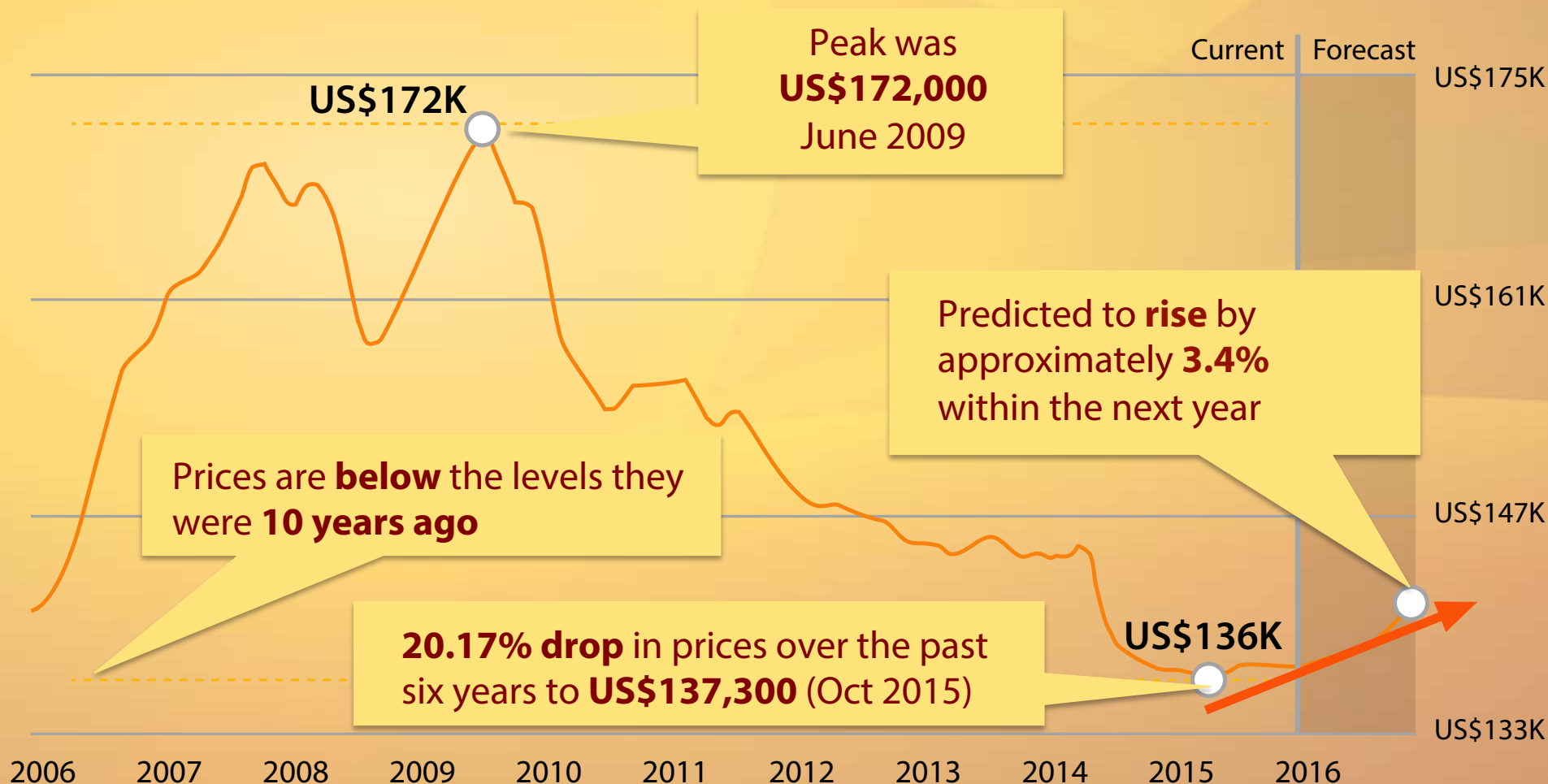
Major employers in metropolitan area include:

- **New Mexico State University**
- Memorial Medical Center
- **NASA White Sands Test Facility**
- Doña Ana Community College
- Mountain View Regional Medical Center
- SiTel/Client Logic and Tresco

Las Cruces – Real Estate Market

Oct 2016 — Las Cruces

Las Cruces Median Home Values



Source: Zillow (Based on data of October 31, 2015)



Built in 2004

**Located within prestigious
Sonoma Ranch Golf Course**

Class "A" Apartment

256 Total Units

80 Units sold individually

**The Fund is acquiring the remaining 176 units
of Casas De Soledad**



Casas De Soledad



Property Amenities

- Resort-style swimming pool and spa
 - Clubhouse with kitchenette
 - State-of-the-art fitness center
 - Gated security entrance
 - Putting green
 - Barbecue grills
 - Garages*
- * Select Units



Unit Amenities

- Ceramic tile in kitchens and baths
- Laminate countertops
- Solid oak cabinetry
- Ceiling fans
- Washer/dryer hook-ups
- Garden-Style tubs*
- Solariums*
- Walk-in closets*
- First floor patios*
- Golf course views*

* Select Units

Casas De Soledad



Casas De Soledad



Investment Analysis

Casas De Soledad **95% occupied**

(as of December 1, 2015)

UNIT TYPE	% OF UNITS	NO. OF UNITS	SQUARE FOOTAGE	RENT PER UNIT (US\$)
1 Bedroom / 1 Bath	5%	8	708	\$670
1 Bedroom / 1 Bath	11%	19	814	\$773
1 Bedroom / 1 Bath	10%	18	913	\$810
2 Bedroom / 1 Bath	8%	14	876	\$765
2 Bedroom / 2 Bath	13%	23	968	\$851
2 Bedroom / 2 Bath	18%	32	1,089	\$913
2 Bedroom / 2 Bath	13%	22	1,188	\$976
2 Bedroom / 2.5 Bath Townhome	3%	6	1,638	\$1,310
3 Bedroom / 2 Bath	4%	7	1,092	\$915
3 Bedroom / 2 Bath	6%	11	1,277	\$1,070
3 Bedroom / 2 Bath	7%	12	1,376	\$1,095
3 Bedroom / 2.5 Bath Townhome	2%	4	1,757	\$1,433
Totals/Averages	100%	176	1,069	\$912

Property Details

The Casas De Soledad is being acquired for a purchase price of **US\$15,550,000**

Units acquired for approximately
US\$88,352 per unit



Investment Analysis

The Fund considers the Casas De Soledad to be a **highly opportunistic** acquisition based upon:

- **Purchase Price** being well **below the replacement cost**.
- **High Occupancy** and ongoing demand for property units.
- **Strong Market Fundamentals**.
- Operational improvements over the current management, which includes:
 - **Lowering Expenses**
 - **Increasing Rents**
 - **Implementing a Resident Utility Billing System (RUBS)** to recover water, sewer and garbage disposal

Exit Scenarios

The Fund has developed **Two Exit Scenarios**
For the **Casas De Soledad**:

1. Sell the **Casas De Soledad Apartment** as an apartment complex
2. Sell the **Casas De Soledad** as individual condominiums

Anticipated Holding Period: 4 to 6 years

Investment Proceeds & Distributions

80% profit share for **Cash-Flow** distributions

80% profit share of **Sale Proceeds**

Cash Flow distributions paid **quarterly** and
largely treated as a **return-of-capital**

Sale distributions treated as a **capital gain**

No U.S. Tax Return

Hedging – The Fund may hedge exposure to CD\$ / US\$
currency exchange rates and other market risks

Strategic Asset Fund Series III

Securities Offered:

CD\$ Trust Units, which are Class A Trust Units of the Fund

US\$ Trust Units, which are Class C Trust Units of the Fund

Minimum Subscription:

CD\$5,000 (500 Trust Units)

US\$5,000 (500 Trust Units)

Eligible for Registered Plans:*

RRSP, Spousal RRSP, LRSP, LIRA, RRIF, LIF, LRIF, RESP, DPSP, RPP or TFSA

* subject to reaching certain investment thresholds prescribed under the Tax Act.



SPECIAL OFFER

\$9.00 Unit Price

Until March 14, 2016

\$9.00 Price any time if subscribing
more than **\$50,000**

US\$ Trust Unit in US\$ established on the
applicable Closing Date

All information regarding the
Clear Sky Capital Strategic Asset Fund – Series III
can be found in the Offering Memorandum.

For more details, please contact your
Registered Dealing Representative.