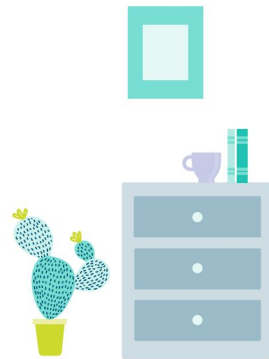


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The Management Team

Cashoffer Limited Partnership



Adrian Hazzi

GP and Managing Partner
of the Vantage Group of
Companies.



Troy Howell

Founding Limited Partner
and Head of R&D



Aaron Dow

Partner at Farris Law and
our Partnership's legal
council



Brad Levang

Certified Accountant and
our partnership's in house
Controller and
Accountant

Private Placement Disclaimer

This presentation relates to an offering (the "**Offering**") of the Offered Securities only in certain Provinces of Canada (the "**Qualifying Jurisdictions**") and to those persons where and to whom they may be lawfully offered for sale, and only by the persons permitted to sell these Offered Securities. This presentation is not, and under no circumstances is to be construed as, a prospectus or an advertisement or a public offering of the securities described herein in any province or territory of Canada, including Alberta. No securities regulatory authority in Canada, the United States of America or any other jurisdiction has reviewed or in anyway passed upon this presentation or the merits of the Offered Securities and any representation to the contrary is an offence. The Issuer is not a reporting issuer or the equivalent thereof under the securities legislation of any jurisdiction. The Offered Securities will not be listed on any stock exchange and there is no primary or secondary market for such Offered Securities, nor is it anticipated that such market will develop. The Offered Securities have not been, and will not be, registered under the United States Securities Act of 1933, as amended, or any state securities laws and may not be offered or sold in the United States or to U.S. persons.

Any offer or sale of the Offered Securities will only be made on a private placement basis, under an exemption from the requirement that the Issuer prepare and file a prospectus with the relevant Canadian securities regulatory authorities in the Qualifying Jurisdictions.

The Offered Securities will not be sold until a subscriber here for has executed and delivered a subscription agreement approved by the Issuer. The Issuer and the Dealer reserve the right to reject all or part of any offer to purchase the Offered Securities for any reason, or allocate to any prospective purchaser less than all of the Offered Securities for which such purchaser has subscribed.

Resale Restrictions

As the distribution of the Offered Securities in the Qualifying Jurisdictions is being made on a private placement basis, any resale of the securities must be made in accordance with applicable securities laws. Those securities laws may require resales to be made in accordance with an exemption from the prospectus requirement, and either through a registered securities dealer or pursuant to an exemption from the dealer registration requirement. Purchasers are advised to seek legal advice prior to any resale of the Offered Securities. In addition, resales will require the prior consent of the general partner of the LP (the "**General Partner**" or the "**GP**", or the "**Sponsors**"), which consent may be withheld. Purchasers are advised to seek legal advice prior to any resale of the Offered Securities.

Forward Looking Information

This presentation contains “forward-looking information” within the meaning of Canadian securities legislation. This information and these statements, referred to herein as “forward looking statements” are made as of the date of this presentation or as of the date of the effective date of information described in this presentation, as applicable. Forward looking statements relate to future events or future performance and reflect current estimates, predictions, expectations or beliefs regarding future events. Any statements that express or involve discussions with respect to predictions, expectations, beliefs, plans, projections, objectives, assumptions or future events or performance (often, but not always, using words or phrases such as “expects,” “anticipates,” “plans,” “projects,” “estimates,” “envisages,” “assumes,” “intends,” “strategy,” “goals,” “objectives” or variations thereof or stating that certain actions, events or results “may,” “can,” “or could,” “would,” “might,” or “will” be taken, occur or be achieved, or the negative of any of these terms (and similar expressions) are not statements of historical fact and may be forward looking statements.

Such forward-looking statements are based on a number of assumptions that may prove to be incorrect, including but not limited to: the acquisition of the properties and the ability of the LP to obtain the necessary financing; the demand for rent to own properties; real estate trends, and short and long term real estate values in the LP target market; The economy in general; anticipated and unanticipated costs; results of operations; business performance; and business prospects and opportunities.

All forward looking are based on the current beliefs as well as various assumptions made by, and information currently available to the LP and GP. By their very nature, forward-looking statements involve inherent risks and uncertainties, both general and specific, and risks exist that estimates, forecasts, projections and other forward-looking statements will not be achieved or that assumptions do not reflect future experience. We caution any person reviewing this presentation not to place undue reliance on these forward-looking statements as a number of important factors could cause the actual outcomes to differ materially from the beliefs, plans, objectives, expectations, anticipations, estimates, assumptions and intentions expressed in such forward-looking statements. These risk factors may be generally stated as the risk that the assumptions and estimates expressed above do not occur, but specifically include, without limitation, risks relating to the LP’s dependence on key personnel; access to capital; risk of investment in the business (including, without limitation, the risks inherent in the ownership of real property, including fluctuations in interest rates; fluctuations in or volatility of real estate markets; risk or change in investment return; potential conflict of interest; tax related risks; the risk factors described under “risk factors” and the other risk factors that will be set forth in the Offering Memorandum.

The foregoing list of factors that may affect future results is not exhaustive. When relying on our forward-looking statements, readers of this presentation should carefully consider the foregoing factors and other uncertainties and potential events. The LP does not undertake to update and forward-looking statement, whether written or oral, that may be made from time to time by LP or on behalf of LP except as may be required by law.

Executive Summary

Cashoffer LP (“Cashoffer”, the Project”, or the Portfolio”) offers investors the opportunity to immediately deploy capital into the acquisition of, high-yielding residential real estate in Western Canada at an opportune time in the market.

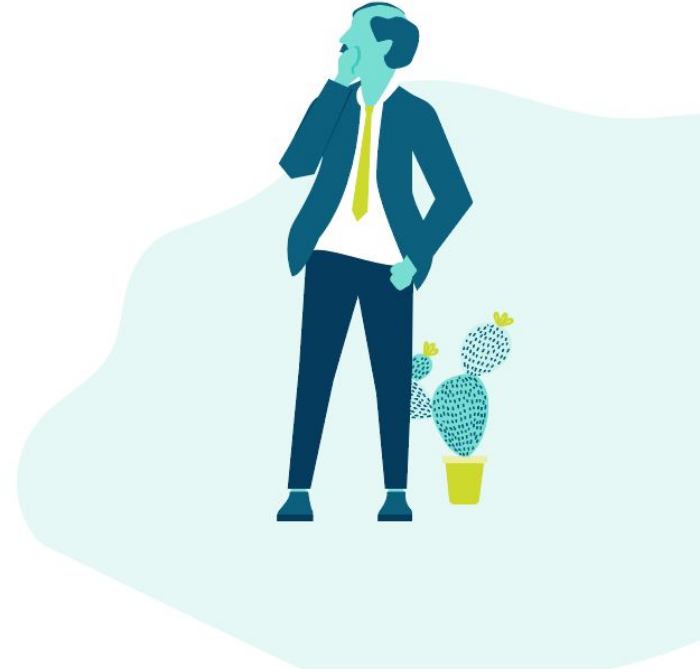
The Portfolio offers the following key attributes:

- The project offers investors the ability to invest alongside established Sponsor AJ Hazzi, an experienced, award winning real estate investor, developer, Owner of Vantage West Realty Inc and President of the Kelowna Real Estate Investment Network Chapter.
- A chance for investors to purchase real estate at a significant discount (10-13%) through the marketing of a website cashoffer.ca
- Investors receive predetermined capital gain by exiting properties utilizing rent to own program on predetermined timeline (2-3 years) With 4:1 leverage, the equity growth will be 100% during the option period
- A chance to experience a leveraged rate of return without the need to borrow or seek financing
- Sponsor will personally guarantee loans when necessary. Investors will not be required to contribute additional capital beyond their initial equity investment
- The chance to profit from value adding improvements, using the GP's in house contracting company to create forced appreciation, and increased equity. (Expected 100% return on all capital deployed for renovations)
- Ability to experience enhanced cash-flow through the higher rent payments received through rent to own program (typically 20% higher than rent)
- The chance to empower aspiring homeowners with a stepping stone into home ownership through offering the portfolio's properties on a rent to own program
- Enjoy better security through, purchasing at a margin of safety, collecting non refundable deposits (approx 5%) from tenant buyers which will accrue and become a 7 figure contingency fund, and deferring all maintenance costs to the tenant buyer per rent to own agreement.
- A chance to capitalize on the occasional lucrative flipping or development opportunity that the sponsor comes across during his day to day operation of Vantage West Realty Inc. (The fund will allocate no more than 10-20% of the funds capital towards speculative projects)
- A chance to invest using corporate dollars and create tax efficiency.

This fund is the combination of Sponsor's two decades of experience as an investor, realtor and leader. Cashoffer LP utilizes the Sponsor's infrastructure to execute the most profitable strategies in both a diversified, and appropriately leveraged portfolio of real estate investments.

What is **Cashoffer LP?**

A Winning Combination



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The Problem

“We must first understand the challenges faced by all the stakeholders, to appreciate how Cashoffer LP fits into the marketplace”

The Problem for the motivated seller

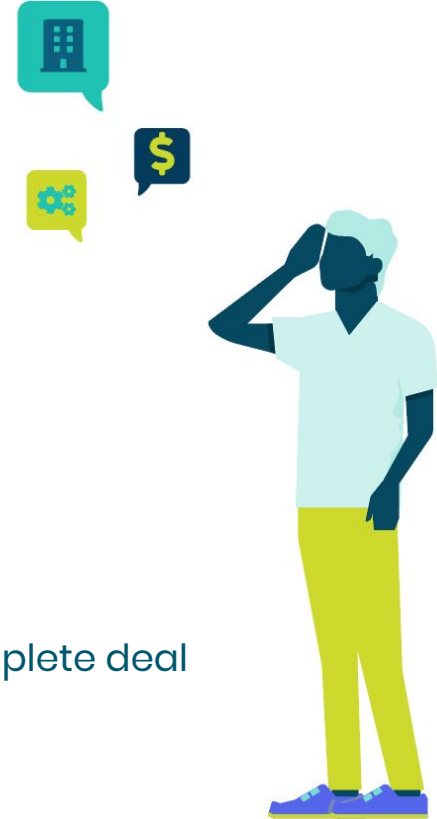
- Listing on MLS takes time, effort and money
- Terribly inconvenient
- No control or certainty of dollars or timeline



Who is our target market?

Target Market 1- Motivated Sellers

- Behind on payments, pre foreclosure
- Deferred maintenance, cash calls
- Divorce, Probate
- Inheritance
- Transferred out of town
- In need of instant liquidity for time sensitive opportunity
- Have an offer on next home, need to sell current to complete deal
- Investors selling a multiple property portfolio
- Realtor at the end of his listing contract
- Guaranteed Sale program of vantage west realty





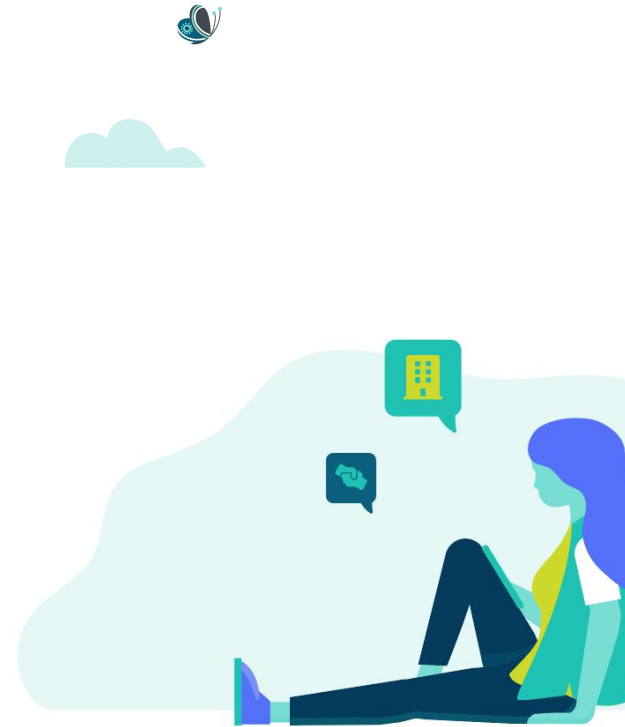
The Problem for the Empowered Renter, (Our other customer)

- Wasting money on Rent
- Can't get the banks to play ball
- Not enough down payment for private lending (20% required)

Who is our target market?

Target Market 2, Rent to Own Buyers (tenants on steroids)

- Foreign Buyers
- Business for self
- Divorce
- New or Rebuilding Credit
- People waiting on a home to sell
- Tenants looking to get a foothold in the market
- Tenant's with \$20,000+ for Deposit



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Creating better Cash-flow and Capital gain with Cashoffer's Rent to Own Program



- Non refundable deposit 20k+
- No Maintenance expenses
- Higher monthly rent payments
- No Vacancy risk
- LP retains title on property



The Problem for today's investor

- Hard to find good deals that cash-flow
- New rental rules make it more difficult to be a landlord
- Extremely hard to finance investment properties

The Conduit

By providing a solution for all parties, Cashoffer LP can carve out an exceptional return, whilst providing a much needed service to both customer segments.

Motivated
Seller

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Empowered
Renter



\$530,000
Cashoffer.ca Price
12% Discount



\$600,000
Fair Market Value
Bank Appraisal



\$665,000
3 Year Lease Option
@3.5%

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\$40,000,000



Assets



Equity

→ \$10,000,000



Debt

→ \$30,000,000

4:1 Leverage



- Boosts Cash on Cash Return
- 25% lift in value = 100% increase in Fund equity
- Allows for max diversification
- Only GP Guarantees loans
- LP's don't need to borrow



Return on a 3 year Rent to Own



Purchase Price		\$531,000
3 year Sale price		\$665,231
Rent Revenue		\$108,000
LP Revenue		\$242,231
LP Expenses		\$118,408
LP Net		\$123,822
LP Cash		\$141,370
ROI		88%
Annual (Compounded)		23%

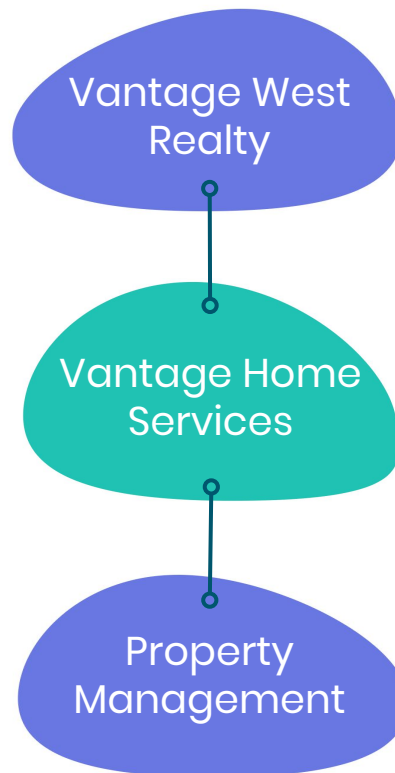
This does not include any forced appreciation through renovations

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Infrastructure

This fund takes advantage of all of the GP's existing infrastructure

- Sales & Marketing
- Tenant Screening
- Renovations & Staging



The Service Team

Cashoffer Limited Partnership



Tyler Stedham

Licensed Home Inspector,
A Step Above Inspections.



Heather Hazzi

Vantage West Realty -
Interior design and
staging services



Peter Boyes

Project Manager for
Concept Green
Contracting & Vantage
Home Services

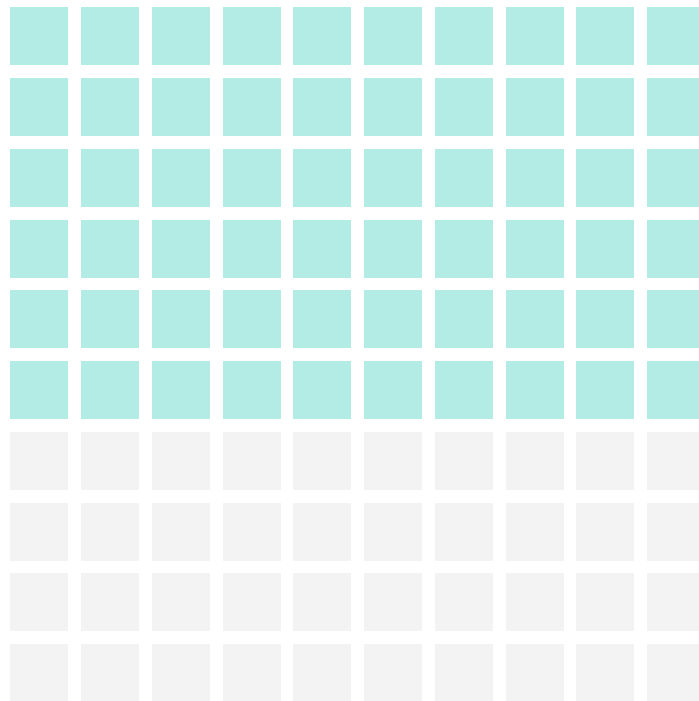


Ezra Cremers

Property Manager at
Vantage PM Services
Leasing Agent & Tenant
Screening

Why now?

We believe that 2019 & 2020 represent the perfect opportunity to execute this strategy, Here's why...



Drivers

Influencers

- Job Market
- Population Growth
- Demographics
- Low Vacancy
- Rental Demand

Heating

VS

Cooling

- Interest rate climb
- Government Policy
- Media Sentiment
- Affordability down
- Tight lending

"The economic fundamentals of our real estate market in BC are very good, and point to long term growth. It is only the recently introduced, "Market Influencers" that have created a temporary buying opportunity. It feels like a slump, however, based on the Analysis of myself and the Real Estate Intelligence Network, we have determined that we are only in the "late recovery" stage of the market, with an entire, multi-year boom in front of us before we experience a Slump. We are of the opinion that the next year to year and a half will be our buying window, with 3+ years of Growth ahead" ~ May 3rd 2019

“

*Be fearful when others are greedy and
greedy when others are fearful*

”

Proof of Concept



- Properly launched the summer of 2018 with \$8.5 million from investors.
- Initiating their efforts in Calgary, Properly purchased seven homes in January 2019 representing about 1.5 per cent of the city's total deals on detached houses.
- For 2019, the company plans to buy about \$50 million worth of homes in Calgary, which could add up to more than 100 houses.



- Essentially the industry standard in this institutional buyer (iBuyer) space, Opendoor, opened its doors in 2014 initially raising \$9 million from some VC heavyweights.
- Now at a \$3.7 billion valuation their expansion into the Canadian market seems inevitable.
- To date they have raised \$1.3 billion in equity with approximately \$3 billion in debt financing.

Threats & Risk Mitigants

Threats

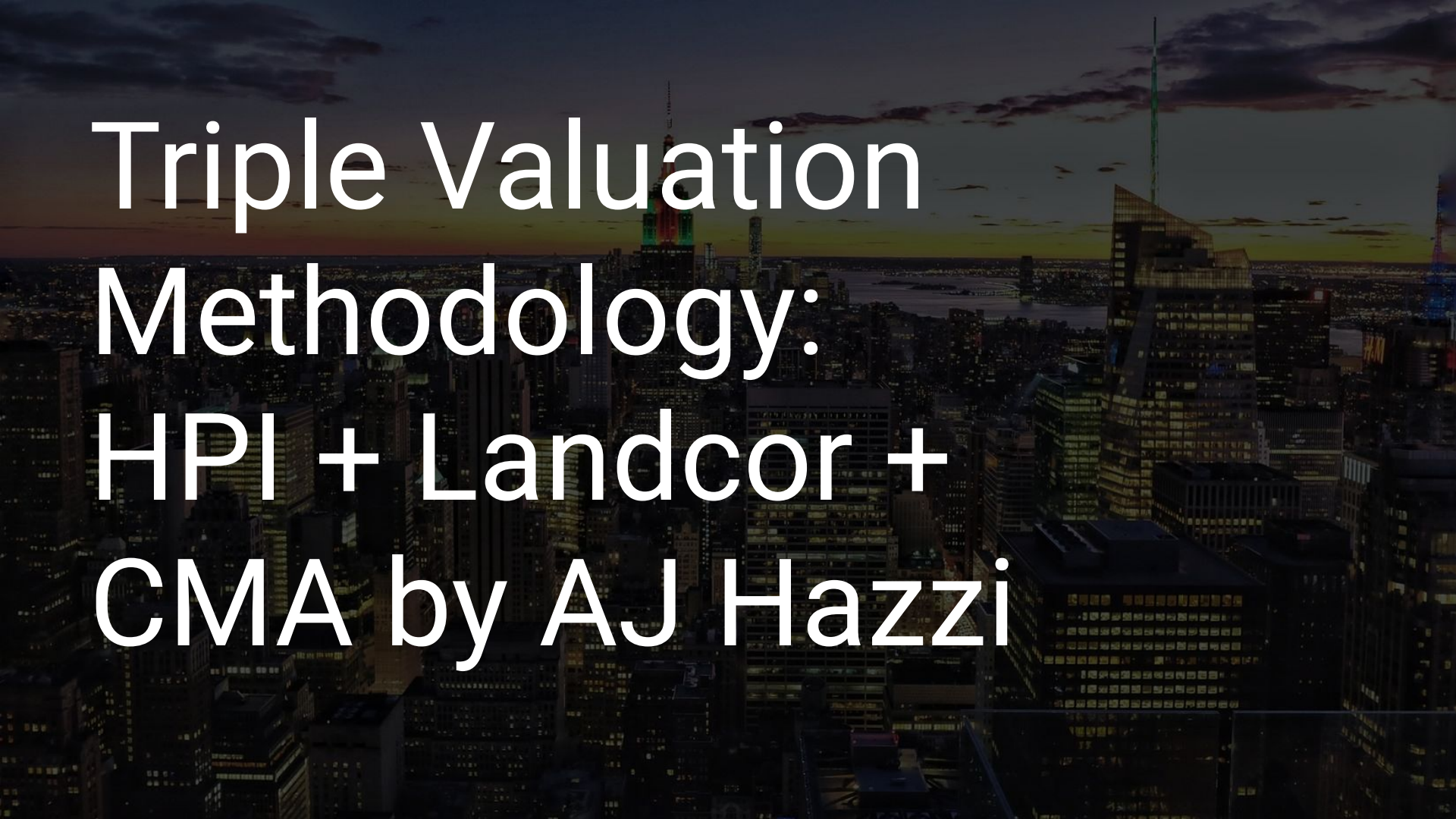
Market exposure: with an illiquid asset like real estate, holding an inventory of homes expands the risk exposure for potential losses.

Economic Downturn: When things like GDP and income growth rates shrink while unemployment and interest rates rise, this dynamic can present real challenges in sustaining a healthy bottom line.

Adoption/ Market Share: As with anything new, there is always a psychological hurdle for those in the iBuyer space to overcome. With similar companies also looking for national exposure, it could appear overwhelming for the consumer and investor base.

Risk Mitigants

- The Lease Optioning model allows for sustained cash-flow through economic corrections and downturns, supporting leveraged exposure and thus maintaining good standing with lending institutions. Rent to Own contracts would be extended to allow for market appreciation to occur
- By focusing on an asset class like lower to mid range single-family homes, price fluctuations are lessened.
- Expansion into other Canadian markets will create economic diversity offsetting market volatility.
- Unlike other companies in this space, we are working on a premise of larger margins and more selective volume.



Triple Valuation Methodology: HPI + Landcor + CMA by AJ Hazzi

PROPERTY VALUATOR™

PROPERTY VALUATOR™

PROPERTY VALUATOR™

Report Date:
28-Nov-2017

Property Address:
1890 Bow Dr
Coquitlam, BC





Report Date:
28-Nov-2017

Property Address:
1890 Bow Dr
Coquitlam, BC

Report Date:
28-Nov-2017

Property Address:
1890 Bow Dr
Coquitlam, BC

(1) COMPARABLE SALES DATA - SINGLE FAMILY DWELLING

	Subject Property	Comparable 1	Comparable 2	Comparable 3
Estimate of Value \$809,000				
Address	1890 BOW DR V3E1P6	1241 OXBOW WAY	1287 RIVER DR	1909 KEITH DR
Sale Price	-	\$799,000	\$932,000	\$817,000
Sale Date	-	Sep-2017	Sep-2017	Aug-2017
Assessed Value:				
Land	\$610,000	\$609,000	\$705,000	\$624,000
Improvements	\$98,500	\$92,900	\$115,000	\$94,600
Total	\$708,500	\$701,900	\$820,000	\$718,600
(2) Year Built	1980	1980	1984	1980
(4) Effective Year	1980	1980	1984	1980
Parking	Single Garage	Carport	Single Garage	Single Garage
Foundation	Basement	Slab	Crawl	Partial Basement
No. Bedrooms	3	3	3	3
No. Bathrooms	2	3	3	3
Property Use	Residential	Residential	Residential	Residential
Use Type	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
Lot Size (sq ft)	4,114	4,104	4,188	4,442
ALR	No	No	No	No
Co-Op	No	No	No	No
Characteristics			Waterfront - Fair	
Uncovered Deck Area(sq.ft)	80	0	0	0
Covered Deck Area(sq.ft)	0	0	25	69
Pool	No	No	No	No
Other Buildings	No	No	No	No
Floor Area (sq ft)	1,976	1,626	1,725	1,696
Fireplace	2	1	1	1
Stories	1	2	2	1

Estimate of Value **\$809,000**

(5) Total number of properties considered in this report: 14

BC Assessment Value				
Year :	2017	2016	2015	2014
Land:	\$610,000	\$452,000	\$368,000	\$328,000
Improvements:	\$98,500	\$101,000	\$91,500	\$93,900
Total:	\$708,500	\$553,000	\$459,500	\$421,900

Property Identification

Property ID (PID): 001-632-418

Additional Property IDs (PIDs) can be found listed on Page 3, if applicable

Roll Number: 00000000035297240

Assessment Area: North Fraser

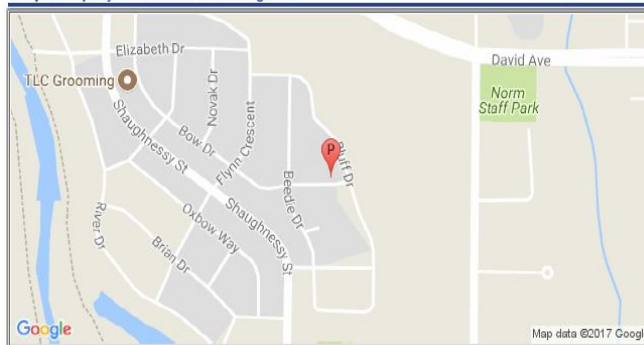
Jurisdiction: Coquitlam, City of



Property image authentication by Google

Legal Description: Lot: 240; Pt: Nws939; Ld: New Westminster (36); Section: 12&13; Town: 39; Narrative: Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1.

Subject Property Location & Surrounding Area



Permit History (Since 1993)

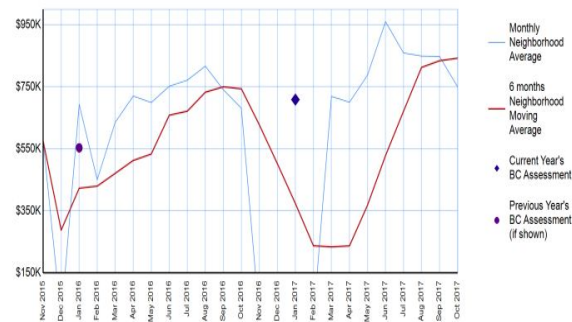
Date	Number	Demolition Permit
	None Available	

Subject Property Sales History Note: A reject sale is not a fair market value transaction (probable, change on title, etc.)

Date	Amount	Sale Type	Title Certificate Number
21-Sep-2017	\$812,500	Improved Single Property Cash Transaction	CA6314747
02-Jul-2008	\$455,000	Improved Single Property Cash Transaction	B8675292
26-Sep-2007	\$427,500	Improved Single Property Cash Transaction	B8580751
10-May-1993	\$190,000	Improved Single Property Cash Transaction	BG156963

Neighbourhood OXBOW/RIVER SPRINGS

Average Assessed Value:	\$732,748	Average Built Age Range:	28 - 43 Years
Average Price (Last 6 months):	\$852,505	Average Effective Age Range:	25 - 38 Years



Investment Summary					
Equity Raise				\$10,000,000	
Unit price				\$25,000	
Target avg Investment				8 Units	
Payout period				3 – 5 years	
Investment horizon				5+ years	
Investor Hurdle Rate				12% annual	
Investor Expected returns				18-22%	
Distribution periods				Quarterly	
Commitment Deadline				Sept 30th	
GP Fee Summary				0.75% AUM	
GP Profit Split			50% of profits over hurdle 12%		

	Rate/	Purchase	Year	Year	Year	Year	Year	
	Base	Date	One	Two	Three	Four	Five	
Market Value	3.50%	600,000	621,000	642,735	665,231	688,514		
Tenant Buyer								
5% Down Pymt		30,000						
Mortgage Pymt (5% down)	4.00%		39,600	39,600	39,600	39,600	39,600	
Insurance/Legal/Transfer Tax		9,700	1,500	1,500	1,500	1,500	1,500	
Property Tax	0.60%	3,600	3,726	3,856	3,991	4,131	-	
True Ownership Costs		43,300	44,826	44,956	45,091	45,231	41,100	
CashOffer LP								
	10Yr							
Inventory								
Homes (Unit Mkt Val)		45,000,000	46,575,000	48,205,125	19,956,922	10,327,707	-	
-Financing	75	(28,687,500)	(28,687,500)	(28,687,500)	(11,475,000)	(5,737,500)	-	
Inventory @ Net		16,312,500	17,887,500	19,517,625	8,481,922	4,590,207	-	
Inventory @ cost		38,250,000	38,250,000	38,250,000	15,300,000	7,650,000	-	
Deposits held	3.5%	1,746,231	1,746,231	1,746,231	698,492	349,246	-	
Income								
Units (@ end of year)	Wave 1	75	75	75	30	15	0	
Rent (Incl Pty Tax/Insur)	3,750		3,375,000	3,375,000	1,350,000	675,000	337,500	
Deposit forfeiture	20						465,662	
Sales	45				29,935,383	10,327,707	9,978,461	
Mortgage	45				(17,212,500)	(5,737,500)	(5,737,500)	
Deposit	45							
Mortgage Interest	4.5%		(1,290,938)	(1,290,938)	(1,290,938)	(516,375)	(129,094)	
Direct Margin			2,084,063	2,084,063	12,781,945	4,748,832	4,915,029	

Expenses							
Realtor Fees	2%			598,708	206,554	199,569	
Bank Fees, License, Reg.	85		1,020	1,020	1,020	1,020	1,020
Property Tax	0.6%	40,500	270,000	270,000	135,000	54,000	13,500
Insurance	0.25%	16,875	113,625	114,750	46,350	23,400	5,850
Legal	1,000	75,000	-	-	22,500	7,500	7,500
Transfer Tax		615,000		-			
Professional Accounting	120	15,000	57,600	57,600	57,600	57,600	28,800
Commercial Lending Costs	1%	286,875		-			
GP Fee (Assets Under Mgmt)	0.75%		286,875	286,875	286,875	114,750	57,375
Other Program Admin	3%	13,250	101,250	101,250	40,500	20,250	10,125
Contingency	5,000	375,000	5,000	5,000	5,000	5,000	5,000
Property Purchase		9,562,500	-	-	-	-	-
Total LP Expenses		11,000,000	835,370	836,495	1,193,553	490,074	328,739
Net Income		(11,000,000)	1,248,693	1,247,568	11,588,392	4,258,758	4,586,289
Cash Balance		1,248,693	2,496,260	14,084,652	18,343,410	22,929,700	
Disbursements: Interest			8%	8%	14%	18%	25.575%
GP Partner Share					2%	6%	14%
Shares @ 25,000 each				Return of Cap	75%	25%	25%
GP Earned					219,000	657,000	1,486,463
GP Equity		2	50,000		37,500	9,000	25,288
LP -shares	438	10,950,000	876,000	876,000	9,745,500	4,708,500	5,538,143
		11,000,000	876,000	876,000	10,002,000	5,374,500	7,049,893
Cash After Equity Disbursements			372,693	1,992,953	3,579,345	2,463,603	(0)
Equity - Net of Cost			7,816,269	7,816,269	3,126,508	1,563,254	-
Shareholder Value Inside			8,188,962	9,809,222	6,705,853	4,026,857	(0)
Cumulative Return		9,064,962	10,685,222	18,203,353	20,232,857	21,744,142	
		82%	97%	165%	184%	198%	

Quarterly Distributions of 8% in year one and 2 to allow for growth

Opportunity for return of Capital in year 3

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