

Intellectual Property

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**After-Tax
Return
On Investment
408%!**



AIRPORT BUSINESS MALL

In October, the limited partners in Walpole Properties Limited Partnership voted in favour of the sale of Airport Business Mall. Since their initial investment, the property value had appreciated considerably and resulted in a total return on investment of 408%!

REAL ESTATE INVESTMENTS CAN PROVIDE RELIEF FROM ACCELERATING INCOME TAXES

Since they were elected in November 2015, the Trudeau Liberal government has brought forward a steady stream of income tax measures or tax proposals that are targeted at higher income professionals as well as small business entrepreneurs. Tax changes already imposed include an increase in the top federal tax bracket from 29% to 33% (a 13.8% increase in the amount of tax payable), restrictions on the availability of the small business tax rate for corporate partnerships, and the loss of income sharing opportunities for tax purposes between high and low income spouses. Flow through shares for oil and gas exploration expenses also have been abolished and professionals can no longer defer reporting work in progress until income is received. More recently, additional tax measures proposed for private, small businesses and professional corporations include restrictions on income allocation among family shareholders, limitations on the holding of passive investments in these companies and disallowance of converting corporate surpluses into capital gains for income reporting purposes. Taken together, these revised tax measures constitute a massive assault on the income of those Canadians that work hard and undertake business and professional risks to build the economy of Canada.

REAL ESTATE LIMITED PARTNERSHIPS (RELPS), AS THE MILLENNIUM III GROUP

Our New Offering



See highlights on reverse

HAS DESIGNED THEM, ARE ONE OF THE FEW LEGITIMATE VEHICLES LEFT THAT CAN PROVIDE TAX RELIEF FROM THIS INCREASINGLY CONFISCATORY TAX REGIME.

Millennium III Group investments are based upon the acquisition of existing rental properties with known, positive, track records. Investors deduct initial costs of financing, syndicating, and upgrading these projects, while sharing the benefits of experienced program supervision and property management.

Over the life of Millennium III commercial real estate syndications, investors will receive

continued...

The greatest
compliment is a
referral

As the year-end approaches, if you believe any friends, relatives, or co-workers would be interested in investing in an offering with the same tax-advantaged structure and long-term income stream as your investments, feel free to request information on our current offering or provide us with a referral to them.

MORTGAGE FREE!

Pepperrell Properties Limited Partnership retired its mortgage obligation in July



Relief... - cont'd

a steady and growing stream of income that is partially offset by capital cost allowance. After mortgage debt on these properties is retired, this income stream can increase substantially, to up to 20% annually of initial cost. Finally, if investors decide to liquidate their holdings through sale of the property, large capital gains are realized, of which **ONLY 50% MUST BE TAKEN INTO INCOME FOR TAX PURPOSES.**

We suggest that you have a look at our current investment offerings so that you can participate in these opportunities for tax savings, while building up a portfolio of solid, profitable, real estate holdings.

This federal government has embarked upon an ambitious spending program for the years ahead, and there is little likelihood that we will see any tax relief for higher income Canadians in the foreseeable future; in fact, there may be more onerous tax measures coming as the federal deficit grows along with higher interest rates. It appears that this spending will be financed at the expense of the small business owners and professional corporations that are major contributors to the Canadian economy.

In financial planning for their future, higher income Canadians will be wise to consider investments, such as our RELPs, to maximize tax saving opportunities and also provide long-term growth and stability with some protection from ever-increasing future income taxes.

OUR NEWEST OFFERING

Warman Plaza - Warman, SK

The fastest growing municipality in the country for the last five years*, the City of Warman is located just minutes north of Saskatoon, Saskatchewan.

With many of the amenities of larger urban centres, Warman has become a destination for families. Major investments in recreational facilities and infrastructure draw people from a large surrounding area. High quality residential development and award winning schools, combined with competitive property tax rates and the comfort and security of a smaller community, make Warman the place to call home.

Warman Plaza is The Millennium III Group's 45th commercial offering in Saskatchewan. Our group currently manages \$325 million of investment properties on behalf of over 1,400 investors across Canada. The financial features of the investment are similar to those syndicated by our group for many years, with a first-year tax deduction and a long-term income stream once the mortgage has been retired.

* Statistics Canada 2016 census data



The purpose of this document is to provide general information about the Millennium III Group of Companies ("Millennium") and the projects which it promotes and manages. This information is not and should not be considered to be an advertisement or solicitation or an invitation to buy or an offer to sell securities. Past performance of the Millennium projects are not an indication of future results and Millennium does not guarantee the performance of any of its projects, or the repayment of capital or any particular rate of return or distribution.