The England Group

Overview of Property Performance
January 1, 2005

	Year Offered		Original Price	Estimated [1] Current Value	Original Equity	Cash Flow Distributions	Refinancing Distributions	Total Distributions	Tax Savings [3] (see note below)	% of Capital Returned	Unleveraged [4] After-tax IRR (at 43.7%)	Grossed-Up [5] IRR (at 43.7%)
US Properties [2]			US Dollars		Canadian Dollars							
Arbor Valley	1995		10,465,992	13,300,000	4,875,255	2,807,042	3,086,025	5,893,067	2,812,317	178.6%	14.7%	26.0%
Briarcrest	1992		10,862,000	14,600,000	5,270,022	4,280,485	5,270,022	9,550,507	2,497,921	228.6%	15.1%	26.9%
Fieldcrest	1995		6,692,484	9,400,000	3,325,173	2,616,573	3,325,174	5,941,747	1,704,308	229.9%	28.8%	51.1%
Fossil Hill	1991		6,958,000	11,500,000	3,570,480	3,714,947	3,570,480	7,285,427	1,389,316	243.0%	14.9%	26.4%
Huntington Glen	1995		8,000,998	9,800,000	4,312,017	1,384,868	3,010,408	4,395,276	2,867,193	168.4%	16.5%	29.2%
Sunset Oaks	1991		13,504,000	17,000,000	6,260,690	2,984,462	4,577,600	7,562,062	4,720,987	196.2%	12.2%	21.7%
Tall Timbers	1994		9,373,580	13,100,000	5,268,028	2,122,874	3,890,373	6,013,247	2,854,577	168.3%	15.6%	27.8%
Tallows	1993		11,188,800	14,800,000	5,087,053	3,310,337	3,625,108	6,935,445	2,626,145	188.0%	16.4%	29.2%
The Vanderbilt [6]	1994		9,932,030	17,300,000	5,790,985	2,917,971	2,540,735	5,458,705	3,950,196	162.5%	13.1%	23.3%
											16.4%	29.1%
Canadian Properties				Canadian Dollars								
Lakeview Place	1996		11,975,000	20,300,000	3,604,370	5,120,546	3,604,370	8,724,916	1,292,521	277.9%	23.9%	42.4%
Maple Leaf Quay	1996		42,560,000	72,000,000	13,965,050	7,819,481	13,965,050	21,784,531	6,425,714	202.0%	18.2%	32.3%
Southern Ontario	1997		22,188,000	28,500,000	9,528,000	1,981,414	2,134,535	4,115,949	4,840,962	94.0%	11.0%	19.5%
											17.7%	31.4%
Recent Acquisitions												
Milano	2002	US $	30,610,559		17,705,563							
Carrington Park	2001	US $	30,010,000		15,480,957							
Cypress Lake	2000	US $	15,001,200		8,186,181							
Lakeside Gardens	2000	Cdn $	13,424,375		3,746,400							
Dispositions												
Bermuda Dunes	1992	US $	17,300,000	28,000,000	Sold in 2004						10.8%	19.3%
Castlewinds	1990	US $	5,101,200	6,500,000	Sold in 2004						9.8%	17.4%
Southern Hills	1991	US $	8,200,000	10,700,000	Sold in 2004						12.6%	22.4%
Meadowvale Place	1995	Cdn $	13,516,248	20,800,000	Sold in 1999						20.1%	40.1%
Varsity Towers	1989	Cdn $	13,803,688	16,500,000	Sold in 1999						7.0%	14.0%
											12.1%	22.6%

Notes to Summary of Analysis

[1] Estimated Current Value is management's best estimate of the current value of property net of selling as at January 1, 2005, based on applying a market capitalization rate to "Stabilized & Normalized" Net Operating Income

[2] US Properties: Original Equity, Cash Flow and Refinancing Distributions are translated into Canadian dollars using the exchange rates in effect at transaction date (Briarcrest incl. 2004 upward distribution paid out 1st qtr '05

[3] Tax Savings (including Net Capital Loss applied) are calculated using actual Combined Top Marginal Tax Rates (on a leveraged basis

[4] Internal Rate of Return is the annual yield on the investment calculated on an unleveraged basis using various assumptions regarding property values, exchange rates, incentive management interest calculation, timing of cash flows, US Partnership taxes and US Partnership withholding taxes, and Canadian Income taxes. Disposition of properties are assumed to take place January 1, 2005 using the Estimated Current Value at January 1, 2005 and exchange rate of 1.2020

[5] Grossed-up IRR is the pre-tax rate of return an investor in the 43.7% tax bracket would have had to earn from an interest-bearing security to achieve the same after-tax return

[6] In 1998, Vanderbilt I was refinanced and investors acquired a 50% interest in Vanderbilt II

The above performance data represents past performance and is not indicative of future performance. This material does not constitute an offer to sell or solicitation of an offer to buy any securities. Such an offer can be made only by offering memorandum. This analysis has been prepared using various assumptions regarding property values, exchange rates, the incentive management interest calculation, equity loan interest rates, timing of cash flows, US withholding taxes, and tax rates provided by The England Group. Some assumptions inevitably will not materialize and/or will not apply to all investors, therefore the actual results achieved will vary and the variations may be material.