



**RECEIVER' SALES PROCESS FOR THE ASSETS OF THE LIGHTHOUSE SUPPORTED
LIVING INC.**

Information Summary
For Prospective Purchasers



INTRODUCTION

On April 13, 2023 MNP Ltd. was appointed by the Court of King's Bench of Saskatchewan as the Receiver (the "**Receiver**") in respect of the assets and properties of The Lighthouse Supported Living Inc. (herein referred to as the "**Company**"). In our capacity as Receiver, we are soliciting offers to purchase the Company's assets in relation to the operations of the Company including all the associated real property, buildings, equipment, and inventory located in Saskatoon, Saskatchewan.

The sales process will include a 90-day exclusivity period during which only prospective purchasers in the non-profit and public sectors will be permitted to submit an offer to purchase for the Receiver's consideration. Private sector (that is, for profit) prospective purchasers will be permitted to participate in the process and complete due diligence if required; however, offers to purchase from private sector prospective purchasers will not be considered during the 90-day exclusivity period.

LIMITATIONS

To facilitate this process, we have prepared an on-line data room ("**Data Room**") which will be made available upon execution of a Confidentiality Agreement. All information in the Data Room has been prepared solely for the convenience of prospective purchasers and has not been audited or otherwise verified by the Receiver. The Receiver does not make any representations or warranties as to the accuracy or completeness of the information contained within the Data Room and shall have no liability for any representations (be they expressed or implied) or omissions contained herein nor in any other written or oral communications transmitted to prospective purchasers in the course of the evaluations of the assets. Furthermore, the information provided in the Data Room may not contain all of the information a prospective purchaser may require and therefore, prospective purchasers should conduct their own investigations, analysis and due diligence relating to the Company's assets and any of the information contained in the Data Room.

HIGHLIGHTS

Lighthouse Towers

1. *Independent Towers, 227 – 20th Street East, Saskatoon*
 - Lot 41A, Block 153, Plan 99SA35105;
 - The property was constructed in 2012, according to City of Saskatoon Assessment records;
 - The property operates in conjunction with the older, adjacent property (304 2nd Avenue South) to provide housing services and support for the homeless and at-risk population;
 - The building is a nine-storey mixed-use building with the main floor used as a common space for supported services and contains a commercial kitchen;
 - The building consists of 58 suites in the building where 11 are two-bedroom suites and 47 seven are one-bedroom suites with a total of 58 suites in the building; and
 - The two-bedroom units are roughly 540-550 square feet in size while the majority of one-bedroom units are roughly 500 square feet.



2. *Supported Towers, 304 – 2nd Avenue South, Saskatoon*
 - Lot 41B, Block 153, Plan 99SA35105;
 - The property was constructed sometime between the years of 1905 and 1910 and has had a number of additions and renovations since that time;
 - The property is a mixed-use building and is currently operating as a supported living center and emergency shelter facility;

- The building has 68 Bachelor Boarding Room Suites along with rentable spaces on the main, 2nd and 3rd floors. The basement is considered an extra feature to the main floor office/commercial space and not rentable space on its own; and
- There is a small patio area above the main floor addition on the east side of the building.



Residential / Rental Properties:

Wiggins Property

- Lots 12 and 13 Blk/Par 19 Plan No G177 Ext 88 and Lot 43 Blk/Par 19 Plan No 101318857 Extension 89, bearing a civic address of 2121 Wiggins Avenue South, Saskatoon, Saskatchewan;
- Wiggins Property has multiple individual rooms available for rent with common areas.

Melrose Property

- Lots 1 and 2 Blk/Par 18 Plan No G234 Ext 0, bearing a civic address of 2540 Melrose Avenue, Saskatoon, Saskatchewan;
- Melrose Property has multiple individual rooms available for rent with common areas.

Avenue N Property

- Lots 7 and 8 Blk/Par 26 Plan No F5554 Extension 0, bearing a civic address of 215 Avenue N South, Saskatoon, Saskatchewan;
- Avenue N Property has multiple individual rooms available for rent with common areas.

Cumberland Property

- Lot 26 Blk/Par 309 Plan No 65S16096 Ext 0, bearing civic addresses of 2942 and 2944 Cumberland Avenue South, Saskatoon, Saskatchewan;
- Cumberland Property has multiple individual rooms available for rent with common areas

Winnipeg Property

- Lots 8 and 9 Blk/Par 51 Plan No G198 Ext 0, bearing a civic address of 320 Winnipeg Avenue South, Saskatoon, Saskatchewan;
- Winnipeg Property has multiple individual rooms available for rent with common areas.

Avenue O Property

- Lot 5 Blk/Par 32 Plan No F554 Ext 0, bearing a civic address of 119 Avenue O South, Saskatoon, Saskatchewan;
- Avenue O Property has 9 individual rooms available for rent.

THE SALES PROCESS

- The Receiver will pay a commission of 3.5% to agents that bring forward a successful purchaser;
- Prospective purchasers are provided with the flexibility to submit offers for individual, multiple, or all properties, as this opportunity is not restricted to en-bloc sales;
- Financial information and property photos will be made available in the Receiver’s online data room (the “Data Room”); and
- The Sales Process is in accordance with the Terms and Conditions outlined in Appendix 1 (available in the online Data Room)

THE SALES PROCESS TIMELINE

Process Stage	Timing
Issue Receiver-managed Invitation For Offers to Purchase	July 4, 2023
Web-based data room access provided to prospective purchasers	July 5, 2023
Tours of Properties	Starting July 7, 2023 (scheduled appointments only)
Submission Deadline for Offers to Purchase (90 day exclusive for non-profit and public entities)	October 2, 2023
Submission Deadline Offers to Purchase (open to all parties if applicable)	October 6, 2023 (estimated)
Selection of successful Offers to Purchase	October 11, 2023 (estimated)
Court approval of sale	October 30, 2023 (estimated)
Closing	November 15, 2023 (estimated)

The Receiver has formulated specific transaction procedures that are included in the Terms and Conditions of Sale included in the Data Room; however, the Receiver reserves the right to:

- Amend or terminate the sales procedures during the sales process;
- Accept an Offer to Purchase that may not necessarily be the highest offer;

- Negotiate with one or more prospective purchasers at any time;
- Set a minimum offer price for any of the assets;
- Enter into a definitive transaction agreement without prior notice to other prospective purchasers at any time during the transaction process; and
- Not accept any Offers to Purchase.

To receive access to the online Data Room, please request the Confidentiality Agreement and return an executed copy to the Receiver as per below:

MNP Ltd. in its capacity as Receiver of
The Lighthouse Supported Living Inc.
1300, 10235 101 Street NW
Edmonton, AB T5J 3G1

Attn: Maha Shah
Tel: 780.733.8685
Fax: 780.409.5415
Email: maha.shah@mnp.ca

Offers to Purchase from Non-Profit and Public Organizations must be sent by mail, fax or email so as to be received by the Receiver no later than 5:00pm (MST) October 2, 2023.