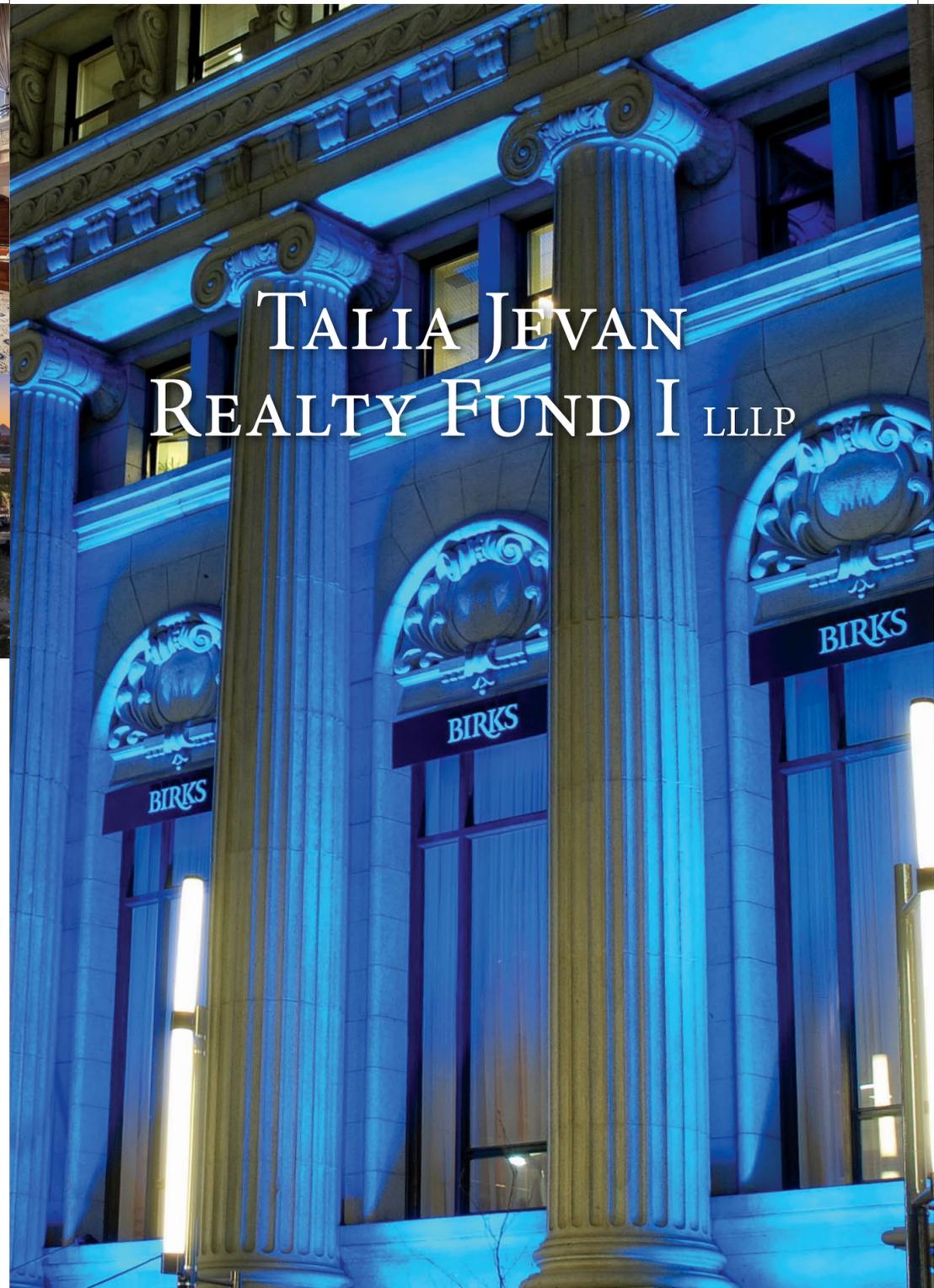




As a successful private real estate investment firm, Talia Jevan has acquired 500,000 square feet of prime commercial real estate throughout North America. The buildings are mostly Class-A properties in thriving, socially diverse neighborhoods. Occupancy rates are approximately 98%. They range from irreplaceable heritage buildings in downtown Vancouver, British Columbia, to a state-of-the-art medical building and Class-A retail and office properties in Scottsdale, Arizona.



TALIA JEVAN REALTY FUND I LLLP

COMMERCIAL REAL ESTATE

The Talia Jevan Properties advantage. Talia Jevan has successfully implemented a disciplined investment strategy to acquire premium commercial properties throughout North America that have generated superior returns while providing significant capital appreciation.



We have done so because of

our low-risk, high-return focus. Similarly, the primary goal of the Talia Jevan Realty Fund I, LLLP is to offer a relatively low-risk high rate of return while providing for capital appreciation through the acquisition and eventual re-sale of premium Class-A and well-located Class-B properties in prominent cities with economic strength, growth potential, social and cultural diversity, and geographical appeal.

Talia Jevan believes that acquiring high-quality commercial properties in non-competitive transactions at attractive prices has been a key factor in its success and is also the ideal formula for investors seeking a

high current rate of return and capital appreciation with relatively low risk.

We have maintained occupancy rates of 96% to 98%. The Fund will benefit from Talia Jevan's extensive operational capabilities and proactive managerial mindset, which has resulted in exceptionally high occupancy

rates. By focusing on providing exceptional service to tenants, Talia Jevan has not only secured higher retention rates but more attractive renewals as well as tenant generated referrals. This same approach will be deployed by the Fund.

We have ongoing Improvement and Maintenance Programs. By continually reinvesting in, enhancing and maintaining the physical appearance of its properties, Talia Jevan has increased the appeal of its properties to both current and future tenants, as well as potential buyers.

GETTING STARTED

Talia Jevan Realty Fund I, LLLP is now offering partnership units to both accredited retail as well as institutional investors.

Units are \$100,000 USD each—a tiny fraction of what you'd pay to own even a modest commercial building outright.

Isn't it time to diversify your portfolio with North

America's hottest asset class, high-quality and well-situated commercial real estate? Now, thanks to Talia Jevan you can. It's easy and eminently affordable.

If you are an accredited or institutional investor, call 1 800.214.7792 today to talk to a Talia Jevan representative and get a free prospectus on our Fund.



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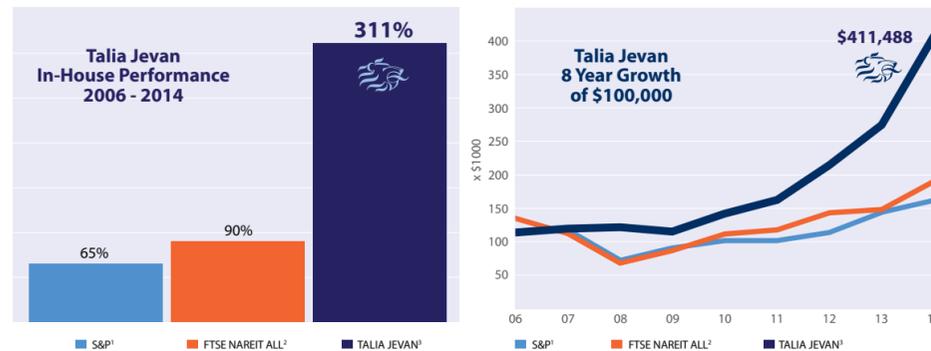
TALIA JEVAN
PROPERTIES INC

SENSIBLE INVESTING

SUPERIOR RETURNS

VESTED MANAGEMENT

A simple, effective investment strategy. We will assemble a property portfolio for the Talia Jevan Realty Fund I, LLLP using the same sensible, low-risk investing principles and strategies, overseen by a senior management team, that has generated a 35% annual growth in equity. This has enabled our in-house portfolio to appreciate to an independently appraised value of \$145 million in only 8 years, starting with an initial investment of just \$20 million.



Our in-house portfolio of commercial properties has achieved a total return of 311% vs. 66% for the Dow for the 8 years ended December 31, 2014—outperforming the broad markets almost 5 to 1. Additionally, through a combination of unparalleled service, moderate leverage and proactive leasing strategies, the overall operating income of our portfolio has consistently increased over time.

Compared to any benchmark, our above-average investment returns are compelling on a risk-adjusted basis. This is especially true considering our conservative use of debt and that our portfolio actually prospered during the Great Recession.

6% Preferred Return

We're with you. It's our money too. As the Talia Jevan Realty Fund I, LLLP sponsor, we co-invest along with the Fund's Limited Partners. In fact, we expect to invest as much as \$500,000 in the Fund. In addition, unlike many other Fund sponsors, other than a modest management fee of 1.5%, we will not receive any incentive compensation from the Fund until investors receive a full return of their contributed capital plus an annual preferred return of 6%, paid as quarterly distributions.

Talia Jevan Properties has a senior management team that has collectively over 60 combined years of real estate sourcing, acquisition, financing, operational, leasing, asset management, and disposition experience. We maintain strong relationships with the majority of our tenants and well-established service vendors, including property management companies and leasing agents.

¹ S&P source: www.finance.yahoo.com

² The FTSE NAREIT All Equity REITs Index is a free-float adjusted, market capitalization-weighted index of U.S. Equity REITs.

³ Annual rates of return for TJP's in-house portfolio have been independently reviewed in accordance with attestation standards established by the American Institute of Certified Public Accountants and appraisals performed by independent appraisers. Past performance is no indication of future results.