



News Release

Gunpowder Capital Corp., Subsidiary Continues to Grow Real Estate Assets.

FOR IMMEDIATE RELEASE

July 4th, 2017

Toronto, Ontario, July 4th, 2017 – Gunpowder Capital Corp., (CSE: GPC), (CSE: GPC.PR.A), (OTC PINK: GNPWF), (Frankfurt: YS6N), (“Gunpowder” or the “Corporation”) announced today that its fully owned subsidiary GP Realty Inc., has completed the purchase of 559 Assumption Street, a fully tenanted residential rental property located in Windsor, Ontario.

Total purchase price of the property was One Hundred & Fifty Thousand Dollars (“\$150,000.00”) CDN. The purchase closed on June 28th, 2017. The Corporation funded the purchase with a 75% LTV mortgage from a major Canadian financial institution. The mortgage bears interest at a rate of 3.2% per annum and is being amortized over 20 years. The remainder of the purchase price was covered by the Corporation’s working capital. Gunpowder estimates that the cash on cash return generated will be in excess of 22% per annum.

Mr. Paul Haber stated: “We are very excited about this acquisition and are working on additional properties that we hope to be able to close on in the near term.”

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Forward-Looking Statements

Information set forth in this news release may involve forward-looking statements under applicable securities laws. The forward-looking statements contained herein are expressly qualified in their entirety by this cautionary statement. The forward-looking statements included in this document are made as of the date of this document and the Corporation disclaims any intention or obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise, except as expressly required by applicable securities legislation. Although Management believes that the expectations represented in such forward-looking statements are reasonable, there can be no assurance that such expectations will prove to be correct. This news release does not constitute an offer to sell or solicitation of an offer to buy any of the securities described herein and accordingly undue reliance should not be put on such. Neither CSE nor its Regulation Services Provider (as that term is defined in the policies of the CSE) accepts responsibility for the adequacy or accuracy of this release.