



BROOKSTREET

MORTGAGE INVESTMENT CORPORATION

BMIC II

JULY, 2021

BMIC II KEY FACTS:

TARGET RATE:
2021 6.0%

63.3 % LTV
CURRENT LOAN TO VALUE OF THE FUND

100%
RESIDENTIAL FIRST MORTGAGES

145
MORTGAGES IN THE PORTFOLIO

728 MORTGAGES FUNDED SINCE INCEPTION

\$81,870,696
CURRENT ASSETS UNDER MANAGEMENT (AUM)

6.0% Current Yield
SEE TARGET 2021: 6.0%

RETURN TO INVESTORS*:

Year	Return	Period
2021	6.0%	Q1, Q2
2020	6.25%	(6.42%)*
2019	6.25%	(6.40%)*
2018	6.25%	(6.40%)*
2017	6.25 %	Q3, Q4
2017	6.00 %	Q1, Q2
2012-2017	6.00 %	

- * Dividend Reinvestment Plan
- * Interest income, annualized return
- * Rolling 12 month average

\$525,726
AVERAGE SIZE OF MORTGAGE

Brookstreet MIC II Inc. (BMIC II) is a Mortgage Investment Corporation founded in 2012. Brookstreet's objective is to identify relatively lower loan to value, higher yielding mortgage opportunities, which are primarily in the form of first mortgages. BMIC II will also identify some lower risk second mortgages.

BMIC II lends to individual borrowers whose circumstances fall outside the new stricter, standard lending guidelines of the Canadian banks and other regulated institutional lenders. As a result of the credit tightening over the last 10 years, BMIC II has been able to source lower risk mortgage loans that yield a higher rate of interest.

BMIC II was started as an alternative product to Brookstreet MIC Inc (BMIC). BMIC II provides investors with stable, risk adjusted returns while employing a more conservative lending approach.

BMIC II offers primarily first mortgage loans, on owner occupied properties. The portfolio will maintain an average loan-to-value of less than 80%. BMIC II lends on residential real estate in urban markets in Ontario.

The Manager, Blackbird Management Corporation has demonstrated the ability to manage risk while delivering consistent results. This makes BMIC II an attractive investment for the conservative investor looking for higher returns than traditional investments provide.

Updated: July 5th, 2021

MORE INFORMATION

TRUSTEE FOR RRSP, RIF AND TFSA
Computershare Trust Company

MANAGEMENT COMPANY
Blackbird Management Corporation

FSCO/FSRA MORTGAGE ADMINISTRATORS
License # 12043

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