



BROOKSTREET

MORTGAGE INVESTMENT CORPORATION

MAY 2018

BMIC II KEY FACTS:

65.8 % LTV

CURRENT LOAN TO VALUE
OF THE FUND

100%

RESIDENTIAL MORTGAGES IN
BMIC II

117

MORTGAGES IN THE
PORTFOLIO

356 FUNDED SINCE
INCEPTION

\$58,381,369

CURRENT ASSETS UNDER
MANAGEMENT (AUM)

6.25% Current Yield
RETURN TO INVESTORS;

2018	6.25 %	Q1
2017	6.25 %	Q3, Q4
2017	6.00 %	Q1, Q2
2016	6.07 %	(6.23%)*
2015	6.05 %	(6.19%)*
2014	6.06 %	(6.20%)*
2013	6.00 %	(6.14%)*
2012	6.00 %	

* Dividend Reinvestment Plan

* Interest income, annualized return

* Rolling 12 month average

\$487,700

AVERAGE SIZE
OF MORTGAGE

Brookstreet MIC II Inc. (BMIC II) is a Mortgage Investment Corporation¹ 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.

The MIC lends to individual borrowers whose circumstances fall outside the new stricter, standard lending guidelines of Canadian banks and other types of regulated lenders. As a result of the credit tightening, these mortgage loans yield a higher rate of interest.

BMIC II was started as an alternative product to Brookstreet MIC Inc. (which focuses primarily on second mortgages). 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: May 22nd, 2018

MORE INFORMATION

TRUSTEE FOR RRSP, RIF AND TFSA
Computershare Trust Company

MANAGEMENT COMPANY
Blackbird Management Corporation

FSCO MORTGAGE ADMINISTRATORS
License # 12043

CONTACT

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1. Section 130.1, Income Tax Act

Registered Exempt Market Dealer:
Brookvest Capital Corporation
Registrant with Ontario Securities
Commission (OSC)