



BROOKSTREET

MORTGAGE INVESTMENT CORPORATION

BROOKSTREET MIC INC.



BROOKSTREET MIC INC. FOURTH QUARTER 2024 - INVESTOR UPDATE

January 7th, 2025

Once again, Brookstreet MIC Inc. (BMIC) has achieved the target rate of return to our investors of **7.75%** for the fourth quarter of 2024. In spite of the many external challenges with the economy and the real estate market, we continue to maintain a consistent return to our investors.

In fact, BMIC has returned quarterly dividends to investors, uninterrupted for the past 15 years.

Brookstreet is now commencing its 16th year of operations.

BMIC started as a second mortgage fund in 2010. Today this portfolio consists of 83% first mortgages and 17% second mortgages. This is a result of BMIC evolving alongside the continuous mortgage industry changes.

BMIC has remained around \$40,000,000 AUM for the past 5 years. As the mortgage product is more equity based with a lower loan to value, we are more selective with our fundings and do not actively seek to grow the fund. By keeping the fund at a conservative AUM, we are again mitigating the risk of the portfolio. The strategy of the BMIC portfolio is to provide a more equity-based mortgage product to the brokers as an alternative product to BMIC II.

Some BMIC fund facts for December 31st, 2024

- **3,157** mortgages funded since 2010.
- Loan to Value of portfolio: **62%**.
- **\$40,533,089** AUM

Should you have any questions about your existing investments or would like to increase your investment, please contact either our Compliance Manager, Monique Thukral, at (416) 922-1200 x 204 monique@brookstreetmic.com, or myself. We appreciate you choosing Brookstreet and the trust and confidence you place in us.

Sincerely

Diana Soloway



President

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www.brookstreetmic.com

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BROOKSTREET MIC INC KEY FACTS

December 31, 2024

TARGET RATE 2024:	7.75%
CURRENT LOAN TO VALUE OF THE FUND	62%
MORTGAGES IN THE PORTFOLIO	125
MORTGAGES FUNDED SINCE INCEPTION	3,157
INVESTMENTS WITHIN GTA	51%
INDIVIDUAL INVESTORS	150
CURRENT ASSETS UNDER MANAGEMENT	\$40,533,089
AVERAGE SIZE OF 1ST MORTGAGE	\$497,548
FIRST MORTGAGES	83%
SECOND MORTGAGES	17%
CURRENT YIELD	7.75%
12 MONTH YIELD*	8.00%

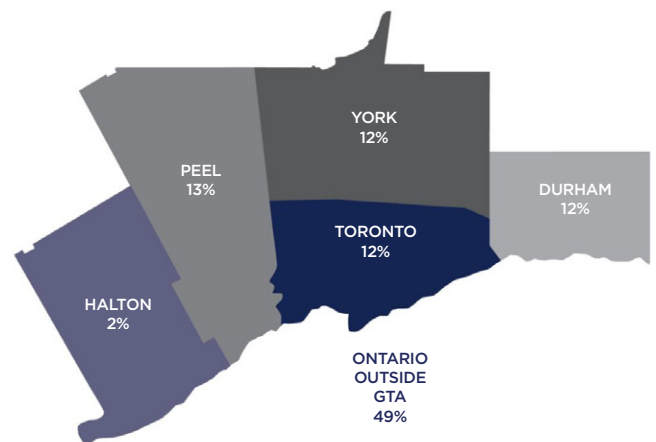
* ANNUALIZED ROLLING 12-MONTH AVERAGE SINCE INCEPTION

Founded in April 2010, Brookstreet MIC Inc. (BMIC) is a Mortgage Investment Corporation as governed by the Canadian Income Tax Act¹. BMICs primary investment objective is to preserve capital by identifying relatively low-risk, residential, low loan to value and higher yielding mainly first and some second mortgage opportunities. BMIC lends to credit-worthy borrowers who are not adequately served by conventional lending sources.

THE PORTFOLIO

BMICs mortgage portfolio consists of residential mainly first mortgages and some second mortgages. These mortgages are directly secured by residential real-estate in the Greater Toronto Area and other larger urban centres in Ontario. Brookstreet distributes dividends to its investors on a quarterly basis. Dividends are treated as interest income.

INVESTMENTS WITHIN THE GTA



MORE INFORMATION:

MANAGEMENT COMPANY
BLACKBIRD MANAGEMENT CORPORATION

FSRA MORTGAGE ADMINISTRATORS LICENSE # 12043

EXEMPT MARKET DEALER
BROOKVEST CAPITAL CORPORATION
NRD #40310

1. SECTION 130.1, INCOME TAX ACT



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