



# BROOKSTREET

MORTGAGE INVESTMENT CORPORATION

JULY 2018

## BMIC II KEY FACTS:

**65.7 % LTV**

CURRENT LOAN TO VALUE OF THE FUND

**100%**

RESIDENTIAL MORTGAGES IN BMIC II

**120**

MORTGAGES IN THE PORTFOLIO

**365** FUNDED SINCE INCEPTION

**\$61,400,241**

CURRENT ASSETS UNDER MANAGEMENT (AUM)

**6.25%** Current Yield

RETURN TO INVESTORS;

2018	6.25 %	Q1, Q2
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

**\$488,721**

AVERAGE SIZE OF MORTGAGE

Brookstreet MIC II Inc. (BMIC II) is a Mortgage Investment Corporation<sup>1</sup> 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: July 3<sup>rd</sup>, 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)**