

460

MORTGAGE INVESTMENT
CORPORATION

WHAT IS A MIC?

A Mortgage Investment Corporation (MIC) simplifies mortgage investing by allowing individuals to pool their money, much like a mutual fund, to invest in a diversified portfolio of Canadian residential and commercial mortgages. A MIC administers these funds day-to-day, paying out 100% of its annual net income in cash dividends or new shares.

What are the Advantages of a MIC?

- The private mortgage market offers a steady source of income
- No need for personal day-to-day management of funds
- Underwriting processes and large volume of deal flow leads to a well-balanced portfolio
- Quick reinvestment of loan payments and payouts such that capital does not sit idle

Why 460 MIC?

- Investment is backed by actual Canadian real estate
- Higher yields than traditional bonds & GICs
- Reliable annual income with provision for early redemption
- Our dedicated team has more than a century of combined real estate and investment experience

Tax-Efficient Investing

Investments in 460 MIC are eligible for registered funds (RRSP, RESP, RRIF & LIRA) as well as TFSAs. 460 MIC has several established relationships with trust companies and would be happy to assist with your registered investing.

Returns

The rate of return varies from year-to-year based on portfolio composition and interest rate environment. Our targeted rate of return is in the 7% - 9% range.

Here are our returns from the past six years:

2020 - **7.01%** 2019 - **7.79%** 2018 - **8.09%** 2017 - **8.22%** 2016 - **8.19%** 2015 - **7.81%**

2020 at a Glance

- **47** mortgages totalling **\$9,861,242**
- Average mortgage amount of **\$209,814**
- Weighted portfolio average loan-to-value of **54.10%**
- **15%** portfolio growth from 2019
- **90%** of portfolio is in first position
- **96%** of portfolio is residential
- **4%** of portfolio is commercial

Key Points

- Minimum investment amount is \$5,000
- Distributions are made annually
- Distribution Reinvestment Plan (DRIP) is available to shareholders wanting to reinvest their distribution instead of receiving cash payout
- Distributions are taxed as interest from Canadian sources – you will receive a T5 slip annually
- Focus is on residential and small commercial mortgage loans throughout BC
- Risks are mitigated by our comprehensive underwriting process
- Shares can be redeemed whenever you wish (minimum \$5,000 withdrawal)
- Some fees apply if withdrawing funds within the first 24 months of investment
- Additional information can be found in our Offering Memorandum and audited financial statements
- Our exempt market dealer is Belco Private Capital

GETTING STARTED

Simply call Lori at **250.591.4601**
or email her at **lori@belcopc.com**