

# 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. To invest, please contact a registered exempt market dealing representative to determine whether this investment is suitable for you. 460 MIC has retained Drake Financial Ltd. to act as its exempt market dealer. For further information on how to invest, please contact [priyanka@drakefinancial.com](mailto:priyanka@drakefinancial.com).

# 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 6% - 9% range, and our average return since inception is 7.91%.

Here are our returns from the past ten years:

2025	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
9.55%	9.97%	7.56%	6.76%	6.09%	7.01%	7.79%	8.09%	8.22%	8.19%	7.81%

## 2025 at a Glance

- 49 mortgages totalling **\$22,230,549**
- Overall loan-to-value of **51.28%**
- Average mortgage amount of **\$453,684**
- **80%** of portfolio is in first position

## 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)
- Additional information can be found in our Offering Memorandum and audited financial statements
- Our exempt market dealer is Drake Financial Ltd.

**GETTING STARTED**

Simply call Priyanka at **250.591.4601**  
or email [priyanka@drakefinancial.com](mailto:priyanka@drakefinancial.com)