



RESCO First Mortgage Fund LP Fund Profile

As of September 30, 2023

This document contains key information you should know about RESCO First Mortgage Fund LP (the "RESCO LP"). You can find more details about this in our Offering Memorandum. Ask your Exempt Market Dealer Representative for a copy or contact RESCO First Mortgage Fund LP at 1-866-737-2611 or email info@rescogroup.ca

FUND SUMMARY		FUND FACTS	
FUND TYPE	Mortgage Investment Entity	NUMBER OF MORTGAGES	5
BUSINESS STRUCTURE	Limited Partnership	AVERAGE LOAN-TO-VALUE	56.89%
FUND INCEPTION DATE	March 2020	MORTGAGES IN ONTARIO	100%
LOAN ASSET CLASS	Residential first mortgages only in major CMA (Census Metropolitan Areas)	MORTGAGES IN 1 ST POSITION	100%
UNIT PRICE	\$10.00 per Class A Unit \$10.00 per Class B Unit	RESIDENTIAL MORTGAGES	100%
MINIMUM INVESTMENT	\$25,000	OWNER OCCUPIED	100%
INCOME TAX TREATMENT	Distributions are considered interest income and you will receive a T5013 annually	AVERAGE CREDIT SCORE OF BORROWERS	752
REGISTERED FUNDS	Not applicable	% OF PORTFOLIO IN FORECLOSURE	0%
DISTRIBUTIONS	Quarterly	LINE OF CREDIT AVAILABILITY	\$20MM
CURRENT INVESTOR YIELD	Class A: 6.00% per annum Class B: 6.50% per annum	MORTGAGES ADVANCED SINCE INCEPTION	\$41,693,810
PAST INVESTOR YIELD	2020: Class A: 5.25% Class B: N/A 2021: Class A: 5.25% Class B: 6.00% 2022: Class A: 5.25% Class B: 6.00% 2023: Class A: 5.25% Class B: 6.00% (as of February 28, 2023)	BAD DEBTS SINCE INCEPTION	\$0.00
Past performance is not indicative of future returns and this investment is not guaranteed by CDIC (Canada Deposit Insurance Corporation)			
REDEMPTION RIGHTS	Class A: Redeemable after 1 year Class B: Redeemable after 3 years 2% discount applies between 12 to 24 months 1% discount applies between 24 to 36 months		
DRIP (DIVIDENDS REINVESTMENT PLAN)	Not available		
FUND MANAGER	Radiance Mortgage Brokerage Inc. (License 12430)		
MANAGEMENT FEE	0.25% per annum of mortgages under administration		
FUND ADMINISTRATOR	5C Capital Inc. (License 12431)		
ADMINISTRATION FEE	0.25% per annum of mortgages under administration		
AUDITOR	Rosenwig McRae Thorpe LLP Chartered Accountant		
LAWYER	WeirFoulds LLP		

FOR MORE INFORMATION ABOUT RESCO FIRST MORTGAGE FUND LP

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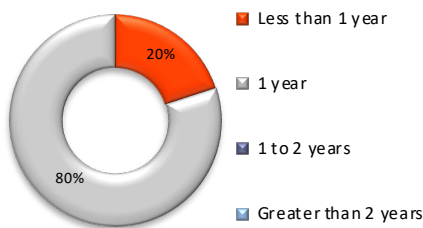


WHAT DOES THE LIMITED PARTNERSHIP INVEST IN

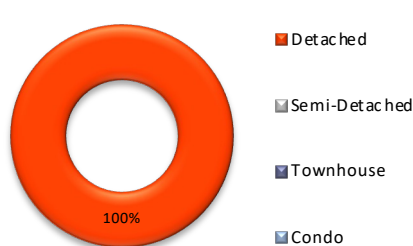
RESCO First Mortgage Fund LP is an alternative lender that caters to a key market segment, such as entrepreneurs with irregular income, recent immigrants with little or no credit history, divorced couples with bruised credit and borrowers unable to obtain mortgage lending from traditional lenders.

The Limited Partnership invests only in first mortgages secured by marketable residential properties located in major CMA (Census Metropolitan Areas), primarily in Ontario. Mortgage terms are typically 6 to 24 months which minimizes real estate price fluctuation risk, interest rate risk and duration risk.

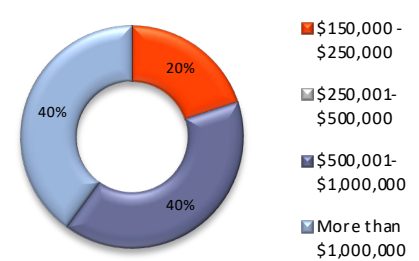
Mortgage Term



Property Type



Mortgage Size



WHY INVEST?

- Secured by Canadian real estate
- Consistent yield since inception
- Low volatility with no correlation to the stock markets
- Audited annually
- Minimum investment of only \$25,000

FOR INVESTORS WHO

- Seek fixed income
- Prefer secured real estate investment
- Want passive income with consistent yield
- Diversify their investment portfolio
- Plan to hold their investment for short to medium term

MARKET OVERVIEW

Royal LePage expects a seven percent increase.

Real estate firm Royal LePage is forecasting the aggregate price of a home in Canada will increase by seven percent in the final quarter of 2023 compared with the same period last year.

While activity has softened in recent months and inventory is rising, we expect that home prices will hold firm through the remainder of the year, with modest increases in some markets. One of the reasons we are still optimistic about the real estate market is that Canada's aggressive population growth seems like it will not stop, almost ensuring it will outpace the housing supply. Greater Toronto and Vancouver both saw the population outpace housing growth last year. The Bank of Canada held its target rate at 5% recently is a welcoming news for the real estate market as well.

DISCLAIMERS

This information sheet is for general information purposes only and is not, and under no circumstances is to be construed as, an invitation to make an investment in RESCO First Mortgage Fund LP. These materials should be read in conjunction with the Offering Memorandum dated March 28, 2023, including the risk factors identified therein.

The rate of returns and other information disclosed here have not been independently verified and have been prepared by Management. This communication contains certain statements that may be forward-looking statements. Although RESCO First Mortgage Fund LP believes the expectations expressed in such forward-looking statements are based upon reasonable assumptions, such statements are not guarantees of future performance and actual results may differ materially from those in the forward-looking statements. Factors that could cause the actual results to differ materially from those in forward-looking statements include failure to successfully negotiate or subsequently close transactions adverse results from mortgage investments and general economic, market or business conditions. Investors are cautioned that any such statements are not guarantees of future performance and actual results may differ materially from those projected in the forward-looking statements. Forward-looking statements are based on the beliefs, estimates and opinions of RESCO LP's management on the date that statements are made. RESCO LP undertakes no obligation to update these forward-looking statements in the event that management's beliefs, estimates or opinions, or other factors, change.

Investing in RESCO First Mortgage Fund LP involves significant risks. There is currently no secondary market through which the LP preferred shares can be sold and there can be no assurance that any such market will develop. A return on an investment in RESCO LP preferred shares is not comparable to the return on an investment in a fixed-income security. The recovery of an initial investment is at risk, and the anticipated return on such an investment is based on many performance assumptions.

Past performance is not a guarantee of future returns. The price of the security mentioned here and the income it produces may fluctuate and/or be adversely affected by market factors, and investors may realize losses on investments in such security, including the loss of investment principal. Investment in this Corporation is not CDIC insured. Prospective investors should thoroughly review the offering memorandum and are advised to consult with their own legal and tax advisors concerning this investment.

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