



## RESCO First Mortgage Fund LP Fund Profile

As of February 29, 2024

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](mailto:info@rescogroup.ca)

FUND SUMMARY	
FUND TYPE	Mortgage Investment Entity
BUSINESS STRUCTURE	Limited Partnership
FUND INCEPTION DATE	March 2020
LOAN ASSET CLASS	Residential first mortgages only in major CMA (Census Metropolitan Areas)
UNIT PRICE	\$10.00 per Class A Unit \$10.00 per Class B Unit
MINIMUM INVESTMENT	\$25,000
INCOME TAX TREATMENT	Distributions are considered interest income and you will receive a T5013 annually
REGISTERED FUNDS	Not applicable
DISTRIBUTIONS	Monthly
CURRENT INVESTOR YIELD	Class A: 6.00% per annum Class B: 6.50% per annum
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)
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	RMR Rosenswig McRae Rosso LLP
LAWYER	WeirFoulds LLP

FUND FACTS	
NUMBER OF MORTGAGES	5
MORTGAGES UNDER ADMINISTRATION	\$4,400,000
WEIGHTED AVERAGE INTEREST RATE	9.54%
AVERAGE LOAN-TO-VALUE	57.53%
MORTGAGES IN ONTARIO	100%
MORTGAGES IN 1 <sup>ST</sup> POSITION	100%
RESIDENTIAL MORTGAGES	100%
OWNER OCCUPIED	100%
AVERAGE CREDIT SCORE OF BORROWERS	753
% OF PORTFOLIO IN FORECLOSURE	0%
LINE OF CREDIT AVAILABILITY	\$20MM
MORTGAGES ADVANCED SINCE INCEPTION	\$43,883,810
BAD DEBTS SINCE INCEPTION	\$0.00

### FOR MORE INFORMATION ABOUT RESCO FIRST MORTGAGE FUND LP

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WEBSITE: [WWW.RESCOMIC.CA](http://WWW.RESCOMIC.CA)

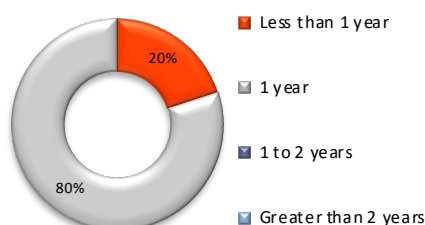


## WHAT DOES THE LIMITED PARTNERSHIP INVEST IN

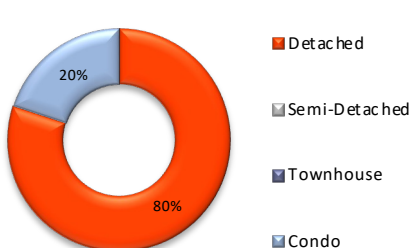
RESCO First Mortgage Fund LP is an alternative lender that caters to a key market segment, such as entrepreneurs with irregular income, recent immigrants with little or no credit history, divorced couples with bruised credit and borrowers unable to obtain mortgage lending from traditional lenders.

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.

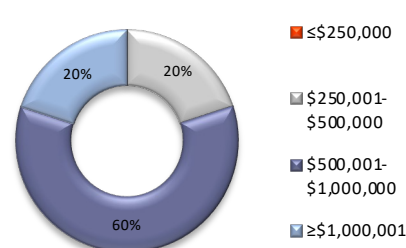
### Mortgage Term



### 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

### Toronto Home Sales jumped by 18% in February

The recent increase in sales activity can be attributed to buyers adjusting to the changing mortgage rate environment. Over the past two years, a growing number of homebuyers have accepted higher mortgage rates. To mitigate the impact of increased monthly payments, some buyers have likely accumulated a larger down payment, opted for less expensive housing options, or explored different locations within the GTA. Furthermore, the uptick in February is a common seasonal trend, with buyers and sellers traditionally becoming more active in the real estate market as winter weather improves.

There is now anticipation among consumers for impending rate cuts. The spring market's momentum heavily depends on the Bank of Canada's next rate decision. The Bank of Canada is scheduled to announce its interest rate decision on March 6. Economists widely predict that the central bank will maintain its key interest rate at five percent, despite indications of cooling inflation.

## 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.

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