



## BROOKSTREET MIC II INC KEY FACTS

November 30, 2025

TARGET RATE 2025:	6.5%
CURRENT LOAN TO VALUE OF THE FUND	58%
MORTGAGES IN THE PORTFOLIO	170
MORTGAGES FUNDED SINCE INCEPTION	1,219
RESIDENTIAL FIRST MORTGAGES	100%
CURRENT ASSETS UNDER MANAGEMENT	\$105,880,042
AVERAGE SIZE OF MORTGAGE	\$605,731
CURRENT YIELD	6.5%

### RETURN TO INVESTORS:

2025	6.5% (Q3)	(6.79%)*
2023-2024	6.75%	(6.90%)*
2022	6.25%	(6.40%)*
2021	6.00%	(6.14%)*
2018-2020	6.25%	(6.40%)*
2012-2017	6.00 - 6.25%	(6.40%)*

\* ANNUALIZED ROLLING 12-MONTH AVERAGE SINCE INCEPTION

### MORE INFORMATION:

MANAGEMENT COMPANY  
BLACKBIRD MANAGEMENT  
CORPORATION

FSRA MORTGAGE  
ADMINISTRATORS  
LICENSE # 12043

EXEMPT MARKET DEALER  
BROOKVEST CAPITAL  
CORPORATION  
NRD #40310

1. SECTION 130.1,  
INCOME TAX ACT

Brookstreet MIC II Inc. (BMIC II) is a Mortgage Investment Corporation as governed by the Canadian Income Tax Act<sup>1</sup> and was founded in 2012. BMIC II 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.

BMIC II lends to individual borrowers whose circumstances fall outside the very strict, standard lending guidelines of the Canadian banks and other institutional lenders. As a result of the continuous credit tightening over the last 10 years, BMIC II has been able to source lower risk mortgage loans that yield a higher rate of interest.

BMIC II was started as an alternative product to Brookstreet MIC Inc (BMIC). 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.