

BROOKSTREET MORTGAGE INVESTMENT CORPORATION **BROOKSTREET MIC II INC.**



ADDITIONAL INFORMATION ABOUT THE PORTFOLIO

August 31, 2025

- Residential mortgages make up **100%** of the portfolio. They consist of mainly owner-occupied homes and some rental properties (Single family dwelling rentals)
- The average Loan to Value (LTV) is **58%**
- **100%** of the portfolio are first, residential mortgages
- **62%** of the portfolio are “**Purchase**” first mortgages (First mortgages associated with a purchase transaction)
- The balance of the mortgage portfolio are refinance mortgages
- **62%** are located within the GTA
- **38%** are in larger urban areas in Ontario (ex. Ottawa, Waterloo)
- The average mortgage size is **\$616,001**
- Currently the portfolio consists of **46%** one-year terms and **54%** six-month terms
- The fund has **245** individual investors (not including multiple accounts)

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