



Streamline Investments Fund Inc.  
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## Preliminary Information

# Streamline Investments Fund Inc.

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### Restrictions / Disclaimers

This information is only authorized for use by a limited number of Streamline Investments clients who have been pre-qualified and accepted as "*Eligible Investors*" or "*Accredited Investors*" by Streamline Investments Fund Inc.

An ***eligible investor*** is a family member, close personal friend or close business associate of a director of Streamline Investments Fund Inc., or is a person who commits to a minimum \$150,000, or at the same time or before signing this Subscription Offer, both (i) received an offering memorandum from the Issuer; and (ii) signed a "Risk Acknowledgement Form" and delivered it to Streamline Investments Fund Inc. and investment in the Offering Memorandum.

An ***accredited investor*** is defined as someone who has thusly furnished proof of substantial income (\$200,000 per year or if married – \$300,000 per year combined) over the preceding two years, or who has a net worth of \$1,000,000 and extensive investment experience.

Neither the British Columbia Securities Commission nor any state securities commission has approved nor disapproved of the information in this package, nor passed upon the adequacy or accuracy of this document. This material does not constitute an offer to sell or a solicitation to purchase any security or real estate of the company. Only accredited and eligible investors with suitable experience, net worth or relationship to Streamline Investments Funds Inc. may participate in the investments. An offer can only be made through an Offering Memorandum. This document is an informational summary and is only authorized for use by "*accredited or eligible investors*" who are existing clients of Streamline Investments Funds Inc. and have been accepted as qualified by virtue of their experience and financial circumstance.

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## INVESTMENT HIGHLIGHTS

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### Subscription in Real Estate Bond Offering

Streamline Investments Fund Inc. is to raise \$4.0 million USD. Each “*Eligible Investor*” or “*Accredited Investor*” may invest a minimum of \$4,000 each. (See definitions under Restrictions/Disclaimers).

### Founding Directors

There are several founders, who have invested their time, finances, and resources to create Streamline Investments Fund Inc. (Please see Directors’ bios on our website.)

### Experienced Executive Team

The principals of Streamline Investments Fund Inc. (please refer to Offering Memorandum) are individuals who have all spent the majority of their careers in both the Real Estate and business fields, and who all are business owners. Together they have over 40 years of combined experience in Real Estate, and are extremely passionate about generating wealth through real estate investing.

### Proven Track Record

The Executive Team has a magnitude of experience in various aspects of both real estate investing and business, and has operated in a number of different markets and environments across North America.

### Investment Objective

Streamline Investments Fund Inc. is to provide investors with steady, stable, reliable, predictable, and above average returns.

### Investment Strategy

Streamline Investments Fund Inc. is to use the funds to provide short term 1<sup>st</sup> mortgages to real estate investors. The funds will be secured by way of 1<sup>st</sup> mortgages registered on title against the real estate properties.

### Loan-To-Value

Streamline Investments Fund Inc. is to provide financing on real estate of up to a maximum of 80% LTV (loan to value) only.

### Geographic Focus

Streamline Investments Fund Inc. is to serve the necessary financing needs of real estate investment corporations operating in various markets across North America, specifically BC, AB, and ON in Canada and AZ, OK, and TX in the U.S.

### Fixed Return to Real Estate Bond Investors

Streamline Investments Fund Inc. is to issue a fixed 8% bond rate per year over a 5 year term to its Real Estate Bond Investors.

### Investment Term

Each Real Estate Bond Investor is to commit to a minimum term of 5 years at which time the bonds will mature and investors may be given the option to re-invest with the company again.

### Tax Strategy

The Real Estate Bond offering is both RRSP and TSFA eligible allowing Investors to earn tax-deferred or even tax-free profits. Real Estate Bond Investors are advised to seek independent tax advice from their own tax experts if necessary.

### Secured by Real Estate

Streamline Investments Fund Inc. will secure all monies loaned by way of 1<sup>st</sup> mortgages on the underlying real estate properties purchased by real estate investment companies.

### Fees

The management team will not charge any fees to be expensed to the Real Estate Bond holders:

- No commissions for raising funds
- No fees for underwriting loans
- No management fees

It is the expectation of the management team that all operational costs are to be covered by the interest rate spread between what the company issues to the Real Estate Bond holders (8%) and what the company charges to borrowers (9 - 14%).

### Investment Liquidity

The Real Estate Bonds may not be sold nor transferred. Each Real Estate Bond Investor is to commit to a minimum term of 5 years.