

OUR TOP TWO MORTGAGE FUNDS FOR 2023 AND BEYOND



HAWKEYEWEALTH

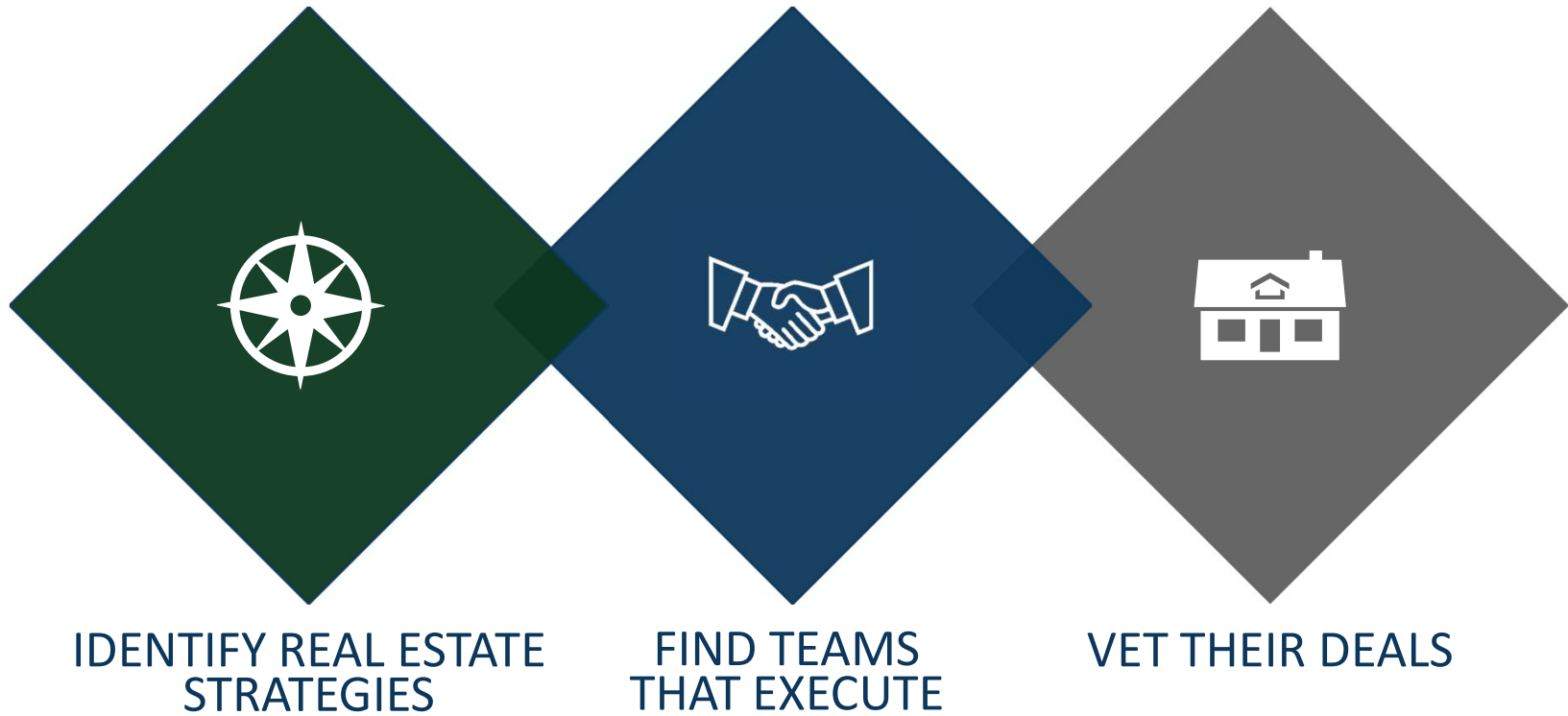


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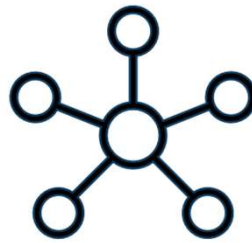
WE SOURCE PRIVATE REAL ESTATE INVESTMENTS



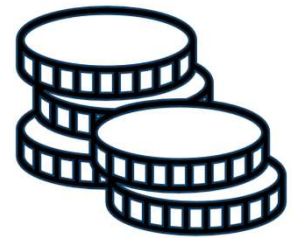
WHY OUR CLIENTS WORK WITH US



Independence &
Due Diligence



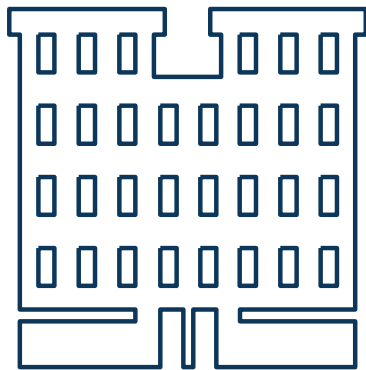
Many Investments,
One Relationship



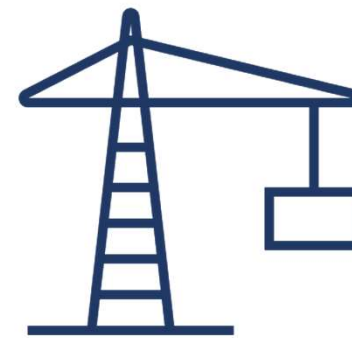
No Additional
Fees in Most
Circumstances



WE'VE HELPED OUR CLIENTS INVEST IN OVER 40 PROJECTS



20 MULTI-FAMILY
BUILDINGS



20 INDUSTRIAL
AND RESIDENTIAL
DEVELOPMENTS

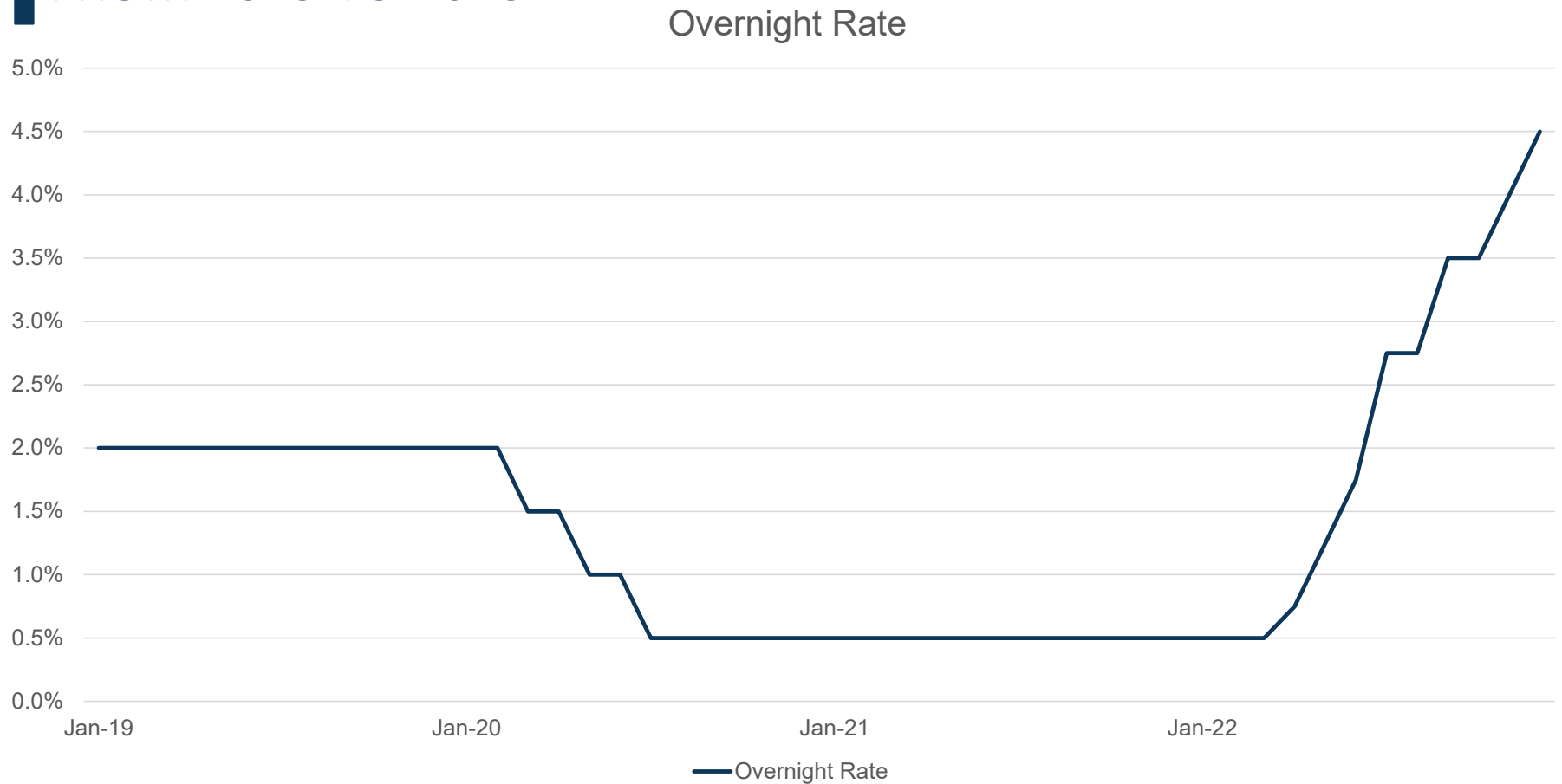




INVESTING IN MORTGAGES FOCUS ON DEFENSIVE POSITIONING



CANADA'S OVERNIGHT RATE HISTORY FROM 2019 TO 2023



Source: Bank of Canada

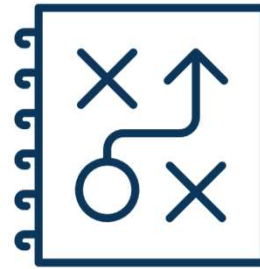
OVER 200 MORTGAGE FUNDS IN CANADA



ASSET
RISK



BORROWER
RISK



MANAGEMENT
COMPETENCE



FUND
STRUCTURE



REVIEWED 70+ FUNDS OVER THE LAST 4 YEARS

Company	MIC	Filtered	Status	Distribution	Comments	LTV	1st Mort	2nd Mort	3rd Mort
Amco Investment Services Ltd.	Amco Trusts	✖	Rejected	Annual	Only Finance	-	-	-	-
Bedford Mortgage Investment Corporation		✖	Rejected	-	Only Construction	-	-	-	-
MT Capital MIC, Management Corp.	MT Capital MIC	✖	Rejected	Annual	Only Finance/Construction	-	-	-	-
Reserve Mortgage MIC Ltd.	Reserve MIC	✖	Rejected	-	-	-	-	-	-
Reserve Mortgage	Reserve Mortgage	✖	Rejected	-	-	-	-	-	-
Seaview Mortgage Ltd.	Seaview Fund	✖	Rejected	-	-	-	-	-	-
Seaview Mortgage Ltd.	Seaview Fund	✖	Rejected	-	-	-	-	-	-
Seaview Pacific Mortgage Corp.	Pacific Coast MIC	✖	Rejected	-	-	-	-	-	-
MT 1000 Holdings Ltd.		✖	Rejected	-	-	-	-	-	-
First Seaview Secured Real Estate		✖	Rejected	-	-	-	-	-	-
Good Fund Financial Services	Trusts MIC	✖	Rejected	-	-	-	-	-	-
Prime West MIC		✖	Rejected	-	Only CM	-	-	-	-
MMF Financial Group Ltd.	Highway MIC	✖	Rejected	-	-	-	-	-	-
Flagrant Asset Management Corp.	Flagrant MIC	✖	Rejected	Annual	-	82.88%	88%	28%	2%
Bedford Mortgage Professionals Ltd.	Variable, open, Community Trust	✖	Rejected	-	Construction/Commercial	-	-	-	-
Can Term Finance Inc.	Can Term Mortgage Corporation	✖	Rejected	Annual	MT & CM	-	88%	28%	-
Seaview Financial Services Inc.	Seaview Growth/Reserve MIC	✖	Rejected	Annual	-	82.88%	88.88%	7.88%	2%
Primeone Mortgage	Primeone MIC	✖	Rejected	Annual	Not diversified geographically	81%	88%	8%	2%
Amco Investments Ltd.	Trusts, Loans, Mortgage, Assets	✖	Rejected	Annual	Too Large	81.88%	71.88%	21.88%	1.88%
Amco Facilities Inc.	Seaview MIC	✖	Rejected	Quarterly/Annual	-	-	-	-	-
Good Pacific Mortgage - First Seaview Mortgage Corp.		✖	Rejected	Quarterly/Annual	-	88.88%	88%	-	-
West & Coast Financial Services	Cambridge MIC	✖	Rejected	Quarterly	Trapped Fund	-	-	-	-
Western Laurel		✖	Rejected	Monthly	-	88.88%	88.88%	11.88%	2%
MT Capital Incorporated		✖	Rejected	Monthly	Only Construction Phase, MT & CM	-	88%	12%	2%
Cooper Pacific (100%) MIC	Cooper Pacific	✖	Rejected	Quarterly	Monthly Income	75.88%	88.88%	87.88%	2%
Cooper Mortgage Ltd.	Cooper MIC	✖	Rejected	Quarterly	-	71.88%	-	-	-
Megavest Mortgage II Investment Corporation (MMIC) Inc.		✖	Rejected	Monthly	Other Loans Only	71.88%	88.88%	8.88%	2%
First Coast Financial Services Ltd.	First Coast Green Trust	✖	Rejected	Quarterly	Emphasis on MIC region	88.88%	71.88%	88.88%	2%
Bedford Mortgage Investment Corporation		✖	Rejected	Monthly	-	88.88%	88.88%	7.88%	2%
Seaview Mortgage Investment Corporation		✖	Rejected	Monthly	-	-	-	-	-



OUR TWO MORTGAGE INVESTMENT PARTNERS



NEIGHBOURHOOD
HOLDINGS



PEAKHILL



ABOUT PEAKHILL CAPITAL OVERVIEW



Commercial
Mortgage Lender

≈\$2B
In 2022

Approved Lender
for CMHC Loans



PEAKHILL INCOME OPPORTUNITY LP

THE STRATEGY – BRIDGE LOANS

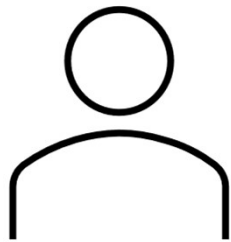


- Income-Producing Assets
- Bridge to CMHC Financing (Primary Strategy)
 - Clear exit plan for the loans
 - Attracts quality borrowers



PEAKHILL INCOME OPPORTUNITY LP

THE STRATEGY – HIGH QUALITY BORROWERS



- More sophisticated borrowers
- Personal guarantees
- Fewer Delinquencies



PEAKHILL INCOME OPPORTUNITY LP RETURNS



2023 Projected Returns
8.5% - 9.5%



Reported as Active
Business Income *



*Please consult your accountant for tax advice

PEAKHILL INCOME OPPORTUNITY LP

HIGHLY ALIGNED MANAGEMENT



\$27,000,000 Invested by
Peakhill Capital's
Management*



\$15,000,000 First
Loss Provision



*As at Dec. 31, 2022



**NEIGHBOURHOOD
HOLDINGS**

ABOUT NEIGHBOURHOOD HOLDINGS OVERVIEW



NEIGHBOURHOOD
HOLDINGS

ASSET TYPE

100%
RESIDENTIAL

ASSETS UNDER
MANAGEMENT

\$382.9M



*As at Dec. 31, 2022

PORTFOLIO CHARACTERISTICS

(AS AT SEPT. 30, 2022)

POSITION

99% 1st

AGGREGATE
LOAN TO VALUE

57.1%

*Based on Appraisal at Origination



EXPOSURE TO HOUSING DECLINE

(AS AT SEPT. 30, 2022)

SCENARIO

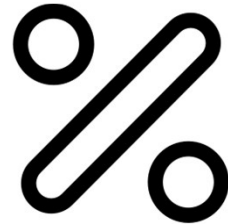
35% PRICE DROP ACROSS THE PORTFOLIO,
9% FORECLOSURE COSTS,
20% OF BORROWERS DEFAULT, RESULTING IN FORECLOSURE

PROJECTED OUTCOME

2.14% OF PORTFOLIO VALUE AT RISK
SLIGHT DECREASE IN RETURNS, NO LOSS OF CAPITAL



RETURNS



2023 Projected Returns
8.5% - 9.5%

**Annualized rate of return for A-Class Units has been calculated by assuming the same monthly distribution amount extrapolated over a 12 month period, with distributions reinvested into the fund.*



WHY INVEST IN SELECT MORTGAGE FUNDS?



Attractive Income, OR
Compounding Returns
with DRIP



Defensive Positioning
and Stability





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