

money ■ ■ ■ ■ made easy

INVESTING IN REAL ESTATE
WITHOUT BEING A LANDLORD

Facilitated by:
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CEO - Magnetic Mortgages and Investing



THE GROUP OF 7

COLLATERAL ■ PREDICTABILITY ■ COSTS
VERSATILITY ■ SIMPLICITY ■ DIVERSITY ■ ROI

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If things do not go as planned, is there recourse to get my investment capital back?

Does the investment pay me a fixed rate of return or is the return variable dependant on the market?

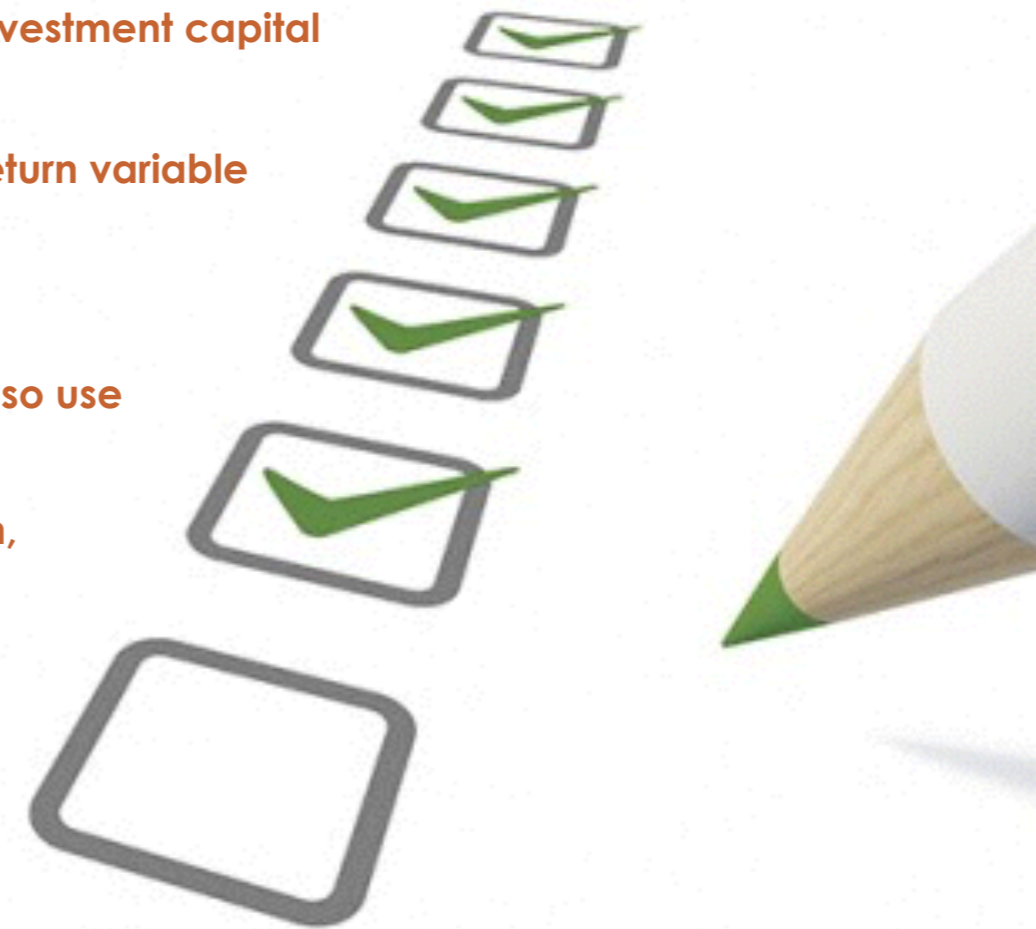
Are there costs associated with participating?

Can I participate in this investment with cash only or can I also use registered funds (RRSP, TFSA, RESP, LIRA, etc.)

Is the investment easy to understand, easy to get involved in, and easy to manage?

Can I diversify my holdings within this investment category?

Is the annual return on investment greater than 6% per year?



POPULARITY VS PRACTICALITY

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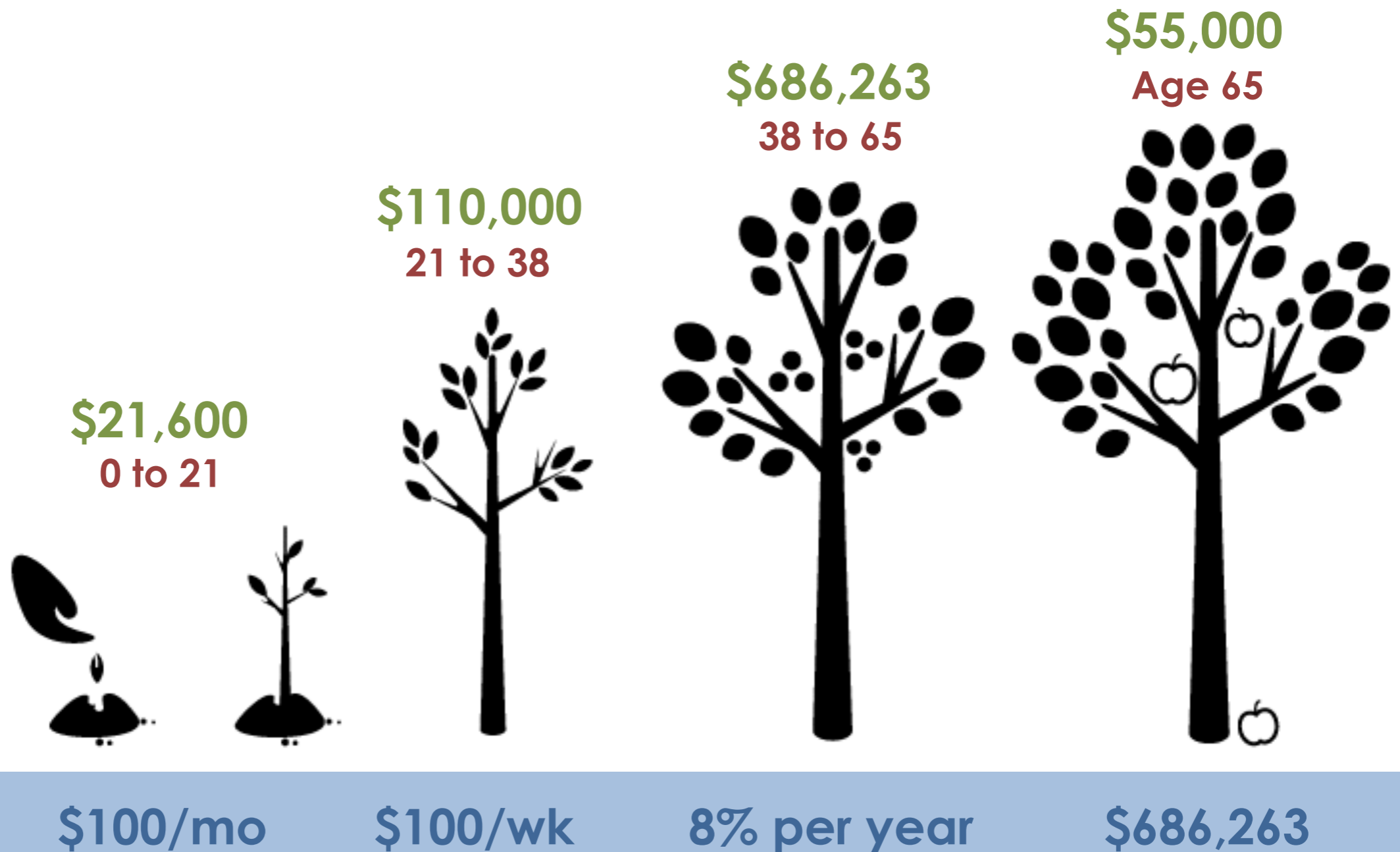
| | BONDS/GIC | STOCKS/MF | REAL ESTATE | MORTGAGES |
|----------------|-----------|------------|-------------|-----------|
| COLLATERAL | YES | NO | YES | YES |
| PREDICTABILITY | YES | NO | NO | YES |
| COSTS | NONE | YES - HIGH | YES - HIGH | NONE |
| VERSATILITY | LOW | YES - HIGH | YES - HIGH | YES |
| SIMPLICITY | SIMPLE | COMPLEX | COMPLEX | SIMPLE |
| DIVERSITY | NO | YES | YES | YES |
| ROI | LOW | VARIABLE | VARIABLE | HIGH |



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get there sooner

THE MERITS OF THE LONG GAME

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STABLE RETURNS WIN THE RACE BUT WHO SAID ANYTHING ABOUT SLOW?

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By commoditizing mortgages into specific products, Magnetic has made it easier for you to focus on maximizing your overall wealth building capability using mortgage investing as the dependable vehicle that can get you to your goals sooner with security, predictability and peace of mind.

At Magnetic we make it easier so you can get there sooner.

RRSPperform

It's never been this easy to grow your RRSP...

Finally the RRSP with the growth you deserve!

magnetic mortgages and investing

Start creating a future for your kids or grand children today!

TFSAheadstart

Giving them the education they deserve has never been easier...

It's easy, flexible and tax free.

A fantastic way to build savings for the ones you love!

magnetic mortgages and investing

At Magnetic we make it easier so you can get there sooner.

smartequity

Your home is worth more with the smart equity plan...

A great way to build savings and maximize your investment!

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RRSPperform

- RRSP's double every 8-9 years.
- No set-up or management fees
- Fixed rate of return.
- Returns compound every ~5 years.
- Diversified investing.
- Payments go directly to RRSP
- Income tax deferred until age 65

| | |
|---------|-----------|
| START | \$50,000 |
| YEAR 5 | \$72,500 |
| YEAR 10 | \$105,125 |
| YEAR 15 | \$152,431 |
| YEAR 20 | \$221,025 |
| YEAR 25 | \$320,486 |

At Magnetic we make it easier so you can get there sooner.

RRSPperform

It's never been
this easy to grow
your RRSP...



Finally the RRSP with
the growth you deserve!



An RRSP holder with \$50k at age 40 could turn that into ~320k by age 65 with RRSPperform.

TFSAheadstart

- Turns \$41,000 into \$149,000 tax free in 18 years.
- No set-up or management fees.
- Multiple children can share the money.
- Do not have to use money for school.
- Can finance HS using home equity at a cost of ~\$157/month and get all of your money back in the end.
- Cash out at the end of year 6 or 12 with no penalties or fees.

| | |
|----------|-----------|
| START | \$41,000 |
| 6 Years | \$63,000 |
| 12 Years | \$97,000 |
| 18 Years | \$149,000 |


Start creating a future for your kids or grand children today!



TFSAheadstart

Giving them the education they deserve has never been easier...

It's easy, flexible and tax free.



A fantastic way to build savings for the ones you love!



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In order to turn \$157/month into \$149,000 over 18 years, any other investment would have to grow at 15.50% interest and compound annually. With TFSAheadstart it's easier.

smartequity

- Put your largest source of wealth to work for you.
- Create monthly cashflow of \$667 per \$100k of available equity in your home.
- Enjoy the same investing security the bank has without the hassles or costs of property ownership and management.
- No set-up or management fees.
- Let Magnetic teach you how to build wealth even faster by combining mortgage investing with the interest cancelling power of The Method.

At Magnetic we make it easier so you can get there sooner.



smartequity

Your home is worth more with the smart equity plan....



A great way to build savings and maximize your investment!



Smartequity will unlock the power of your home equity and help you build wealth faster.

MORTGAGES ALLOW YOU TO REACH YOUR INVESTMENT GOALS SOONER

- High fixed annual returns with predictable results.
- No set up or management fees to participate.
- Real estate collateral of greater value than your investment protects your money.
- Can invest cash, home equity, RRSP's, TFSA, and all other registered funds.

MAGNETIC MAKES IT EASIER TO DO SAFELY AND WITH COMPLETE CONTROL

- Thorough, transparent due diligence on every borrower on your behalf, at no cost to you.
- Complimentary 3rd party legal advice with each mortgage you invest in.
- You choose the mortgages you want to fund.
- Free comprehensive strategic analysis of your available investible funds and their potential in mortgages.
- We pay appraisal and legal fees if you decide to refinance your home to leverage equity and invest in mortgages.



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If mortgage investing is so easy, why isn't everyone doing it?

What criteria do you use to evaluate borrowers on our behalf?

I have friends who say they can make a lot more than 8-10% per year in private mortgages. Is that true?

How much choice do I have in terms of who I lend to?

IN THE ROOM

What is the worst situation an investor has gone through while invested in a mortgage you recommended?

On your website it appears as if you recommend commercial mortgages more than residential mortgages. Why is that?

How long have you been helping investors lend money, and what is your track record?



Moving Forward...

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