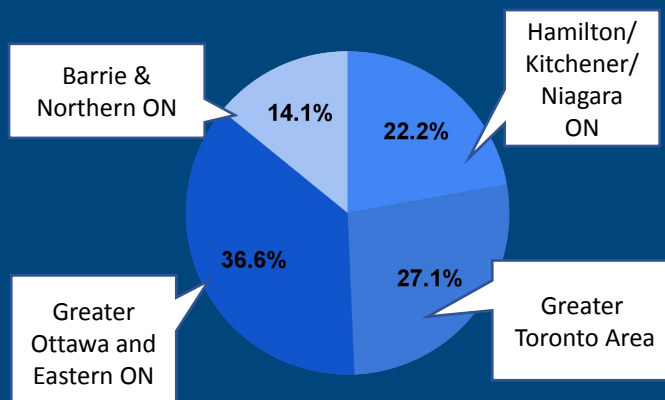




PORTFOLIO BREAKDOWN

Minimum Investment:	\$10,000
Dividend Payment Frequency:	Monthly
Dividend Reinvestment Participation:	52.1%
Residential Mortgages:	100%
1 st Mortgages:	35.98%
2 nd Mortgages:	61.40%
3 rd Mortgages:	2.22%
Average Mortgage Size:	\$236,400
Average Loan-To-Value:	72.9%
Redemption:	5% in Year 1 1% in Year 2 0% Year 2+

Geographic Breakdown



FIRM PROFILE

Nest Capital Mortgage Investment Corporation's objective is to obtain a stream of income for investors by optimizing its investment portfolio within the Mortgage Investment Corporation criteria mandated by the Income Tax Act.

INVESTMENT STRATEGY

Our investment strategy is to invest in a portfolio of residential mortgages in market segments which are underserved by large financial institutions. Nest originates all of its mortgage applications through licensed mortgage agents and brokers.

OBJECTIVE

Earn a consistent and stable high monthly return in residential mortgages based in Ontario.

INVESTMENT TYPE

The Nest Capital Mortgage Investment Corp is a pool of carefully selected mortgages in Ontario.

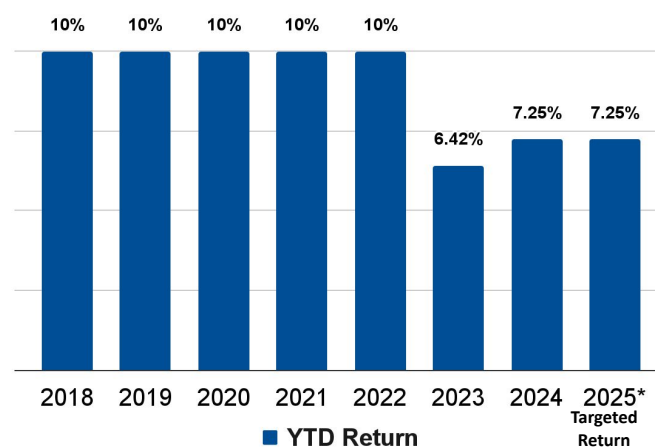
ASSET SECURITY

We spread the fund over multiple lower dollar value mortgages versus large mortgages. The fund does not invest in commercial or development mortgages.

REGISTERED PLANS ELIGIBILITY

Invest these types of registered accounts, including TFSA, RRSP, LIRA, RRIF, RESP, LIF, and more. Watch your money grow tax efficiently within your plan.

YEARLY RETURNS



This information is intended to provide the reader with an introductory education on the investment philosophy of Nest Capital Mortgage Investment Corporation. This philosophy may not be suitable for you. Neither the information nor any opinion expressed within this constitutes an offer to sell securities or financial instruments or provide any investment advice or service. Furthermore, any discussion of past performance mentioned in this is not intended to provide an indication on future performance. The targeted returns are not guaranteed returns, nor are they meant to illustrate your minimum or maximum expected returns. Undue reliance should not be placed on such forward-looking statements as there can be no assurance that the plans, intentions or expectations upon which they are based will occur. By its nature, forward-looking information involves numerous assumptions, known and unknown risks and uncertainties, both general and specific, that contribute to the possibility that the predictions, forecasts, projections and other forward-looking statements will not occur and may cause actual results or events to differ materially from those anticipated in such forward-looking statements.

To purchase shares of Nest Capital MIC an investor must purchase through our registered dealers.

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