

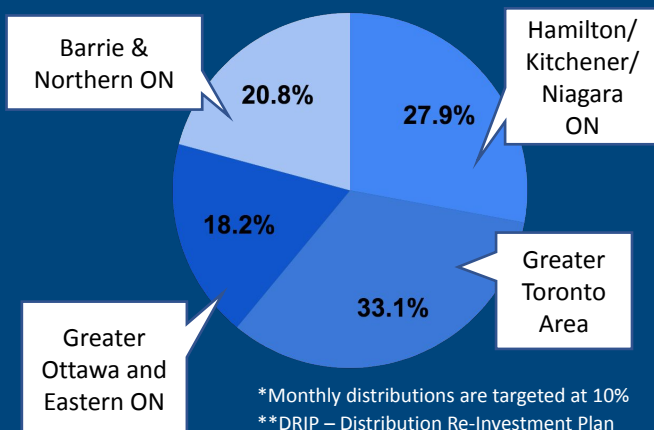


Nest Capital Invests With You

PORTFOLIO BREAKDOWN

Fund Size:	\$34.3M
Minimum Investment:	\$1,000
Average Investment:	\$87,600
Distribution Reinvestment Frequency:	Monthly
Distribution Reinvestment Participation:	53.7%
Residential Mortgages :	100%
1 st Mortgages:	11.42%
2 nd Mortgages:	82.10%
3 rd Mortgages:	6.48%
Average Mortgage Size:	\$171,500
Average Loan-To-Value:	75.4%
Redemption:	5% in Year 1 1% in Year 2 0% Year 2+

Portfolio 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.

TARGETED RETURN

The targeted return for investors is 10% annually and is paid monthly. Historical return has been 10% annually since inception.

INVESTMENT TYPE

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

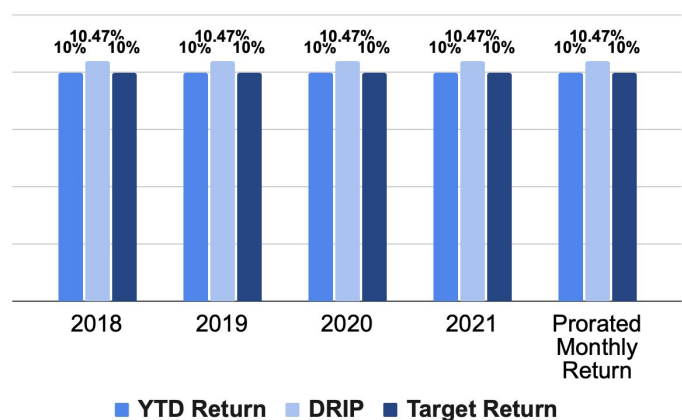
ASSET SECURITY

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.

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

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