

Fund Overview

In its simplest term, a developer or builder requires millions of dollars to buy land, service the land and build homes. RealAlt[®] Investments loans funds and the loan is paid back with interest to RealAlt[®]. That interest payment becomes part of an investor's monthly payout. This fund is designed to give investors the opportunity to participate in real estate mortgage investments that provide superior risk-adjusted returns.

The Manager

Dorr Capital Corporation is a private (non-bank) lender and commercial mortgage broker licensed by FSRA, with over 50 years of experience, knowledge, and relationships. With a broad network of investors, lenders, developers, and brokers allowing them to secure quality deals with fair terms for all partners. Dor Capital has placed mortgage loans to borrow as high as **\$ 73.6M** land/property at the time of funding.

Fund Detail

Target Return	7.5% (Average 10.57% in 2021)
Minimum Investment	Series A: \$25,000 Series F: \$25,000
Eligibility	Accredited Investors/ Minimum Investment/OM
Registered Status	Registered Account Eligible
Redemption	Amounts less than \$5M : 30 days notice with 2% early redemption charge if redeemed in first year of acquisition and 1% early redemption charge if redeemed in second year of acquisition
Distribution	Monthly (Cash/DRIP)
Management Fees	Series A: 1.25% fee Series F: 0.85% fee
Trade Date	Open ended Fund Trades Accepted throughout the month

Objective

RealAlt[®] High Yield Mortgage Trust's investment objective is to preserve invested capital, while generating a consistent rate of interest income. By investing in a diversified portfolio of land and new home developments, first and second position mortgages which target **80%** loan to value of the land/property at the time of funding.

Why Invest

- ➔ Allows for diversification of portfolio.
- ➔ Target: **7.5%** yield, paid monthly (Average **10.57%** in 2021).
- ➔ Fund focuses on 1st and 2nd mortgage loans in the development space.
- ➔ Dor Capital's real estate experience and proven underwriting standards.

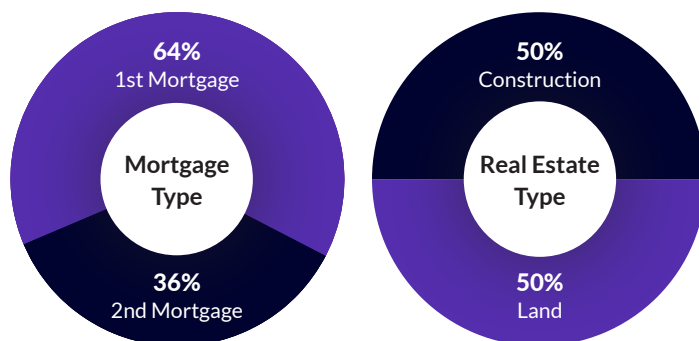
Performance Results

\$8.8 MM Total Assets

Returns of the Period As of December 31, 2021

11.25% 1-month **11.96%** 3-month **10.57%** Since Inception

Portfolio Details



Key Facts AS OF DECEMBER 31, 2021

\$660,000

Average Loan Participation

Number of Loans: 9 | Location: Ontario

11

Months

Average Term of Mortgage

67

%

Average LTV

100

%

of Loans lesser than 80% LTV

What We Invest In



Land Loan



Construction Loan

Contact



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President & CEO

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Team

- ➔ **Riccardo Plati** | Senior Vice President
- ➔ **Judy Wong** | Vice President Underwriting and Loan Servicing
- ➔ **Tracey Dorr** | Vice President of Communication
- ➔ **Shezan Mukadam** | Director of Finance
- ➔ **C. Franco Zambrano** | Marketing & Sales Coordinator



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The fund has retained Belco Private Capital Inc. ("Belco") as its exempt market dealer. Introductions are permitted exclusively through registered exempt market dealers. If you are interested in investing in the fund, please contact Harshil Meraiya, a registered dealing representative with Belco, at hmeraiya@belcpc.com. Forward-looking information contained in this presentation is based on the current estimates, assumptions, expectations and projections, which are believed to be reasonable as of the current date. There is no assurance that these estimates, assumptions, expectations and projections will prove to have been correct. You should not place undue reliance on forward-looking information contained herein. Actual results may differ and are not guaranteed.