

ARMADA MORTGAGE FUND



Your GIC Alternative
Mortgage Backed Securities

Investment



Real Estate
Secured

RRSP/RRIF
Eligible

Monthly
Income

The investment options provided by banks don't grow at a pace that can meet short-term goals. A better investment is one that works for you rather than for the bank; this will put your savings into fast-forward and help you rest easy, knowing that you've made the right choice.



I n v e s t m e n t

Becoming an Investor



Before you invest, you will receive an offering memorandum package including financial statements.* Armada Mortgage has a full audit completed annually by a chartered accounting firm. We will discuss an investment strategy suited to your needs and explain the investment and dividend payout procedure.

What is a Mortgage Fund?



Apart from higher returns, mortgage funds give your portfolio an extra level of diversification. Mortgage funds are not closely correlated with returns from other asset classes. Adding a mortgage fund to your portfolio can smooth the volatility of your total investment returns.

Security

Approximately 80% of our mortgages are in 1st position, and 20% in 2nd mortgage position; making this MIC (mortgage investment corp.) one of the most secure available. All of our mortgages are located in B.C. and primarily in the lower mainland.* We meet personally with all mortgagors and often inspect the home ourselves in addition to having a professional appraisal completed.

Investment Flexibility



Mortgage Investments can be placed through our pooled mortgage fund where all investors share all of the mortgages; therefore diluting risk.

We also offer private on title mortgage investments offering higher returns for the more aggressive investor. We completed our Public Offering Memorandum in Spring 2007 and are now able to sell shares to the general public.

RRSP/RRIF eligible

Approximately 30% of our mortgage portfolio has been invested through individual RRSP and RRIF s. Our mortgage backed investment offers a much higher rate of return than most banks offer on their RRSP plans. Shares may also be purchased by corporations, partnerships or jointly.

What is the minimum investment?

\$10,000 is the minimum investment.



This ad does not constitute a solicitation of an offer to purchase securities which is made only under an Offering memorandum available from our office. Before investing, please read the Offering Memorandum. Mortgage investments are not guaranteed; value may fluctuate and past performance may not be repeated. Guidelines may also be subject to change.

www.armadamortgage.com

Mortgage funds have solid Foundations



The aim of any income fund is to provide investors with regular earnings while protecting capital. Traditionally this income stream has been achieved through the use of bond funds. However, mortgage funds have become an increasingly popular method of attaining regular returns on your investment.

Return

The MIC (mortgage investment corp.) has been paying a 6% simple interest monthly dividend since 2003; on top of that, a year end retained earnings dividend from 1.63% to over 2%.^{*} Excellent for this type of security. Imagine if you reinvested and let your interest compound!

For the more aggressive investor we offer private on title mortgages.



Why invest with Armada Mortgage Fund?

Armada Mortgage Corporation has been providing mortgage investment opportunities to suite individual styles since 1995.° As an investor, your voice is important to us.° You are always welcome to call or visit with any questions or concerns you may have.° It is our pleasure to help.

*Sincerely, Gordon Hone
President*



ARMADA MORTGAGE FUND

11951 - 224th St., Maple Ridge, BC V2X 6B2
Tel: 604-467-6449 Fax: 604-467-6409
Toll Free: 1-888-467-6449
www.armadamortgage.com

Email: sales@armadamortgage.com

Member of the Better Business Bureau & Equifax Canada
Armada Mortgage Corp.