



RESCO First Mortgage Fund LP Fund Profile

As of September 30, 2024

This document contains key information you should know about RESCO First Mortgage Fund LP (the "RESCO LP"). You can find more details about this in our Offering Memorandum. Ask your Exempt Market Dealer Representative for a copy or contact RESCO First Mortgage Fund LP at 1-866-737-2611 or email info@rescogroup.ca



FUND SUMMARY		FUND FACTS	
FUND TYPE	Mortgage Investment Entity	NUMBER OF MORTGAGES	12
BUSINESS STRUCTURE	Limited Partnership	MORTGAGES UNDER ADMINISTRATION	\$8,705,255.00
FUND INCEPTION DATE	March 2020	WEIGHTED AVERAGE INTEREST RATE	9.63%
LOAN ASSET CLASS	Residential first mortgages only in major CMA (Census Metropolitan Areas)	AVERAGE LOAN-TO-VALUE	63.76%
UNIT PRICE	\$10.00 per Class A Unit \$10.00 per Class B Unit	MORTGAGES IN ONTARIO	100%
MINIMUM INVESTMENT	\$25,000	MORTGAGES IN 1 ST POSITION	100%
INCOME TAX TREATMENT	Distributions are considered interest income and you will receive a T5013 annually	RESIDENTIAL MORTGAGES	100%
REGISTERED FUNDS	Not applicable	OWNER OCCUPIED	90.85%
DISTRIBUTIONS	Monthly	AVERAGE CREDIT SCORE OF BORROWERS	738
CURRENT INVESTOR YIELD	Class A: 6.00% per annum Class B: 6.50% per annum	% OF PORTFOLIO IN FORECLOSURE	0%
PAST INVESTOR YIELD	2020: Class A: 5.25% Class B: N/A 2021: Class A: 5.25% Class B: 6.00% 2022: Class A: 5.25% Class B: 6.00% 2023: Class A: 5.25% Class B: 6.00% (as of February 28, 2023)	LINE OF CREDIT USED	\$4,391,647.50
Past performance is not indicative of future returns and this investment is not guaranteed by CDIC (Canada Deposit Insurance Corporation)			
REDEMPTION RIGHTS	Class A: Redeemable after 1 year Class B: Redeemable after 3 years 2% discount applies between 12 and 24 months 1% discount applies between 24 and 36 months	MORTGAGES ADVANCED SINCE INCEPTION	\$53,459,340
DRIP (DIVIDENDS REINVESTMENT PLAN)	Not available	BAD DEBTS SINCE INCEPTION	\$0
FUND MANAGER	Radiance Mortgage Brokerage Inc. (Licence 12430)		
MANAGEMENT FEE	0.25% per annum of mortgages under administration		
FUND ADMINISTRATOR	5C Capital Inc. (Licence 12431)		
ADMINISTRATION FEE	0.25% per annum of mortgages under administration		
AUDITOR	RMR Rosenswig McRae Rosso LLP		
LAWYER	WeirFoulds LLP		

FOR MORE INFORMATION ABOUT RESCO FIRST MORTGAGE FUND LP

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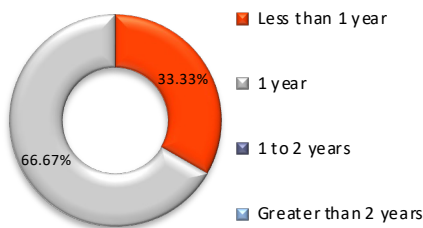


WHAT DOES THE LIMITED PARTNERSHIP INVEST IN?

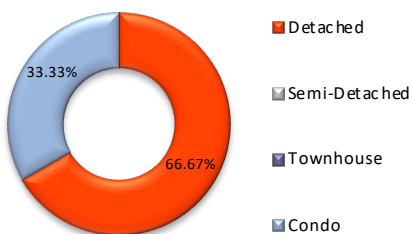
RESCO First Mortgage Fund LP is an alternative lender that caters to a key market segment, such as entrepreneurs with irregular income, recent immigrants with little or no credit history, divorced couples with bruised credit and borrowers unable to obtain mortgage lending from traditional lenders.

The Limited Partnership invests only in first mortgages secured by marketable residential properties located in major CMA (Census Metropolitan Areas), primarily in Ontario. Mortgage terms are typically 6 to 24 months which minimizes real estate price fluctuation risk, interest rate risk and duration risk.

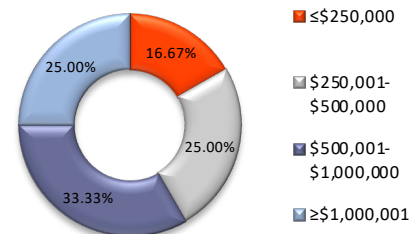
Mortgage Term



Property Type



Mortgage Size



WHY INVEST?

- Secured by Canadian real estate
- Consistent yield since inception
- Low volatility with no correlation to the stock markets
- Audited annually
- Minimum investment of only \$25,000

THIS INVESTMENT IS FOR INVESTORS WHO:

- Seek monthly income from their investment
- Prefer investment secured by Canadian real estate
- Want passive income with consistent yield
- Diversify their investment portfolio with a fixed-income product
- Plan to hold their investment for short to medium term

MARKET OVERVIEW

Home sales in the GTA rose in September

It seems like the Greater Toronto Area (GTA) is starting to experience a rebound in housing activity, influenced by both economic conditions and changes in mortgage policies. The year-over-year increase in home sales of 8.5% in September suggests that the market is responding positively to lower interest rates and more favourable mortgage policies.

Lower interest rates typically reduce borrowing costs, making homeownership more accessible, while the easing of mortgage qualification processes can enable more buyers to enter the market. If the Bank of Canada continues to reduce rates, as anticipated, this could further stimulate demand. These changes could also attract more first-time buyers or those who were previously priced out of the market, adding momentum to the recovery.

DISCLAIMERS

This information sheet is for information purposes only and is not, and under no circumstances is to be construed as, an invitation to make an investment in RESCO FIRST MORTGAGE FUND LP. The rate of returns and other information disclosed here have not been independently verified and have been prepared by Management. This communication contains certain statements that may be forward-looking statements. Although RESCO LP believes the expectations expressed in such forward-looking statements are based upon reasonable assumptions, such statements are not guarantees of future performance and actual results may differ materially from those in the forward-looking statements. Factors that could cause the actual results to differ materially from those in forward looking statements include: failure to successfully negotiate or subsequently close transactions adverse results from mortgage investments and general economic, market or business conditions. Investors are cautioned that any such statements are not guarantees of future performance and actual results may differ materially from those projected in the forward-looking statements. Forward looking statements are based on the beliefs, estimates and opinions of RESCO LP's management on the date that statements are made. RESCO LP undertakes no obligation to update these forward-looking statements in the event that management's beliefs, estimates or opinions, or other factors, change.

Investing in RESCO First Mortgage Fund LP involves significant risks. There is currently no secondary market through which the LP units can be sold and there can be no assurance that any such market will develop. A return on an investment in RESCO LP units is not comparable to the return on an investment in a fixed-income security. The recovery of an initial investment is at risk, and the anticipated return on such an investment is based on many performance assumptions.

Past performance is not a guarantee of future returns. The price of the security mentioned here and the income it produces may fluctuate and/or be adversely affected by market factors, and investors may realize losses on investments in such security, including the loss of investment principal. Investment in this Limited Partnership is not CDIC insured. Prospective investors should thoroughly review the offering memorandum dated April 24, 2024 and are advised to consult with their own legal and tax advisors concerning this investment.

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