



Sparrow Residential Investment Limited Partnership

BY SPARROW INVEST

At a glance

Our fund provides an affordable option for those who are looking to participate in passive real estate investing. **For as low as \$500**, you can invest in a portfolio that is professionally managed to provide strong growth and consistent returns.

Fund Details

\$500

Minimum Investment

2 MONTHS NOTICE AFTER

2 YEARS

Redemption

8% PER ANNUM

Distribution Yield (Targeted)

QUARTERLY

Distribution Period

Investment strategy



- 5% bridge loans
- 40% rent-to-own
- 25% 1st mortgages
- 30% 2nd mortgages

Target net yield

2024 8%

2025 13%

CHALLENGES



The Canadian housing affordability crisis has posed significant challenges for individuals and families aspiring to buy a house. Skyrocketing home prices, coupled with stagnant wages and limited housing supply, have created a widening gap between income and the cost of homeownership.

SOLUTIONS



At Sparrow Invest, we believe that a comprehensive approach to addressing the housing affordability crisis is crucial. By combining the rent-to-own model with mortgage investments, we offer our clients a well-rounded investment strategy that aligns with their financial goals while making a positive impact in the real estate sector. Together, we can make a difference in creating a more accessible and affordable housing landscape in Canada.

WHY SPARROW INVEST



Diversification



This opportunity offers investors the ability to diversify their portfolios through real estate investments across different asset classes, property types, and geographic locations, reducing the risk of concentration in a single investment.

Passive Income



Sparrow Invest strives to achieve a dual objective: providing investors with a consistent stream of passive income through quarterly distributions, while also allowing them to participate in the potential growth of their investments through capital appreciation.

Extensive Due Diligence



While most private investors invest in the property value, our investment analysis ensures that the borrower, buyer, and property can service the deal. Our team of experienced realtors, brokers, and analysts find quality investments to achieve the target return.