

# FUND PERFORMANCE

Sparrow Residential Investment LP  
2023



# Sparrow Invest Overview



## Mission & Values

Majority of Canadians residents have limited access to the private investment market, which is why Sparrow Invest set out on a mission to enable the average investor to access opportunities not previously attainable. The Sparrow Residential Limited Partnership is a Canadian asset management fund focused on penetrating the alternative investment market to access lucrative opportunities such as real estate. The LP is designed to generate a moderate level of income and aggressive growth over a long-period of time.

At Sparrow Invest, we hold firm to values that are all about our investors! We're committed to providing personalized solutions that match the unique needs and goals of our investors. Our promises go beyond just good performance - we're dedicated to providing consistent and growing returns on a year-to-year basis. We believe in clear and open communication, keeping all investors in the loop with consistent updates and insights. Additionally, education is a top priority for us - we want to empower everyone with the knowledge and guidance to navigate real estate investing with confidence.

## Investment Strategy

Our investment strategy is constantly evolving with changing market conditions. Based on the economic conditions, our current investment mix consists primarily of second mortgages. However, our overall investment strategy targets various alternative investments in addition to second mortgages such as first mortgages, bridge loans, rent-to-own properties, and more!

A unique aspect to our LP's investment mix is flexibility - Sparrow Invest has a team of experts who remain constantly aware of changing marketing conditions allowing us to proactively adjust our investment strategy to align with the economy. We enforce a critical assessment process prior to making any investment decision and are keen on who we partner with to introduce us to new borrowers while thoroughly assessing all inherent risk.



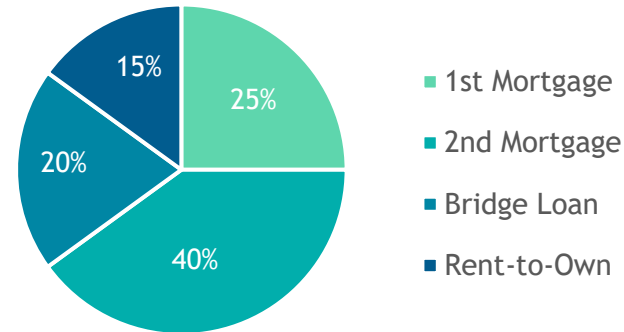
# Fund Facts & Performance



## Fund Facts

<b>Fund Manager:</b>	Kris McEvoy, CPA, CFP, MBA
<b>Fund Launch Date:</b>	August 03, 2023
<b>Minimum Initial Investment:</b>	\$500
<b>Fund Base Currency:</b>	CAD
<b>Number of Holdings:</b>	4
<b>Distribution Frequency:</b>	Quarterly
<b>Distributions:</b>	Up to 10%
<b>Management Fee:</b>	2% of Investment

## Investment Breakdown



## Fund Performance\*

	1 Month	3 Months	YTD (Dec 31, 2023)
Sparrow Residential Investment LP	1.39%	4.20%	6.93%
Benchmark	-1.60%	-3.01%	0.86%
Distribution Return	0%	0%	2.5%

**Return on Investment (2023) = 16%**

\* Fund performance is calculated starting on the fund launch date of August 03, 2023. Past performance is not always a reliable indicator of future performance. Some performance differences between the fund and the benchmark may arise as the benchmark returns are not adjusted for non-dealing days of the fund.

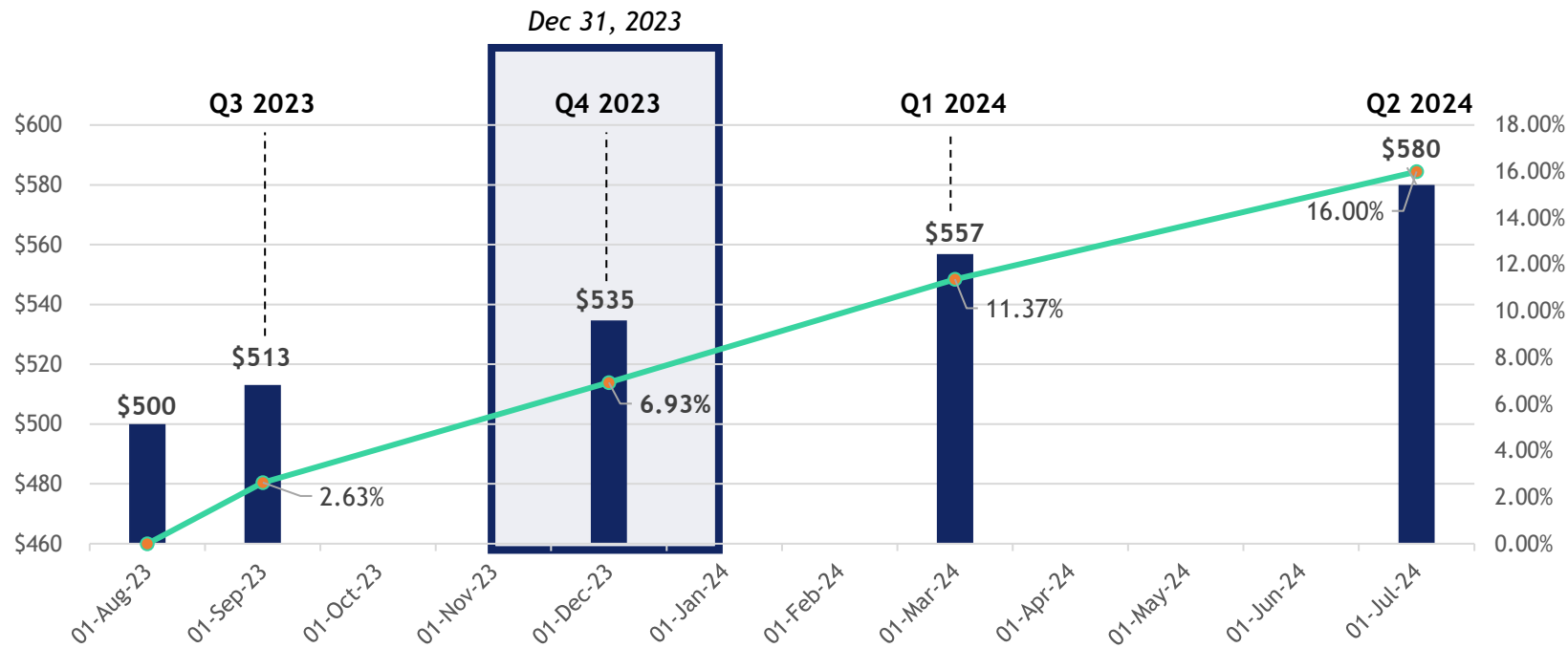


# Fund Projections



## Investment Projection

The following graph displays the growth of a **\$500 investment** if invested on the fund launch date of August 03, 2023. As of December 31, 2023, that \$500 investment would have grown to \$535, representing a 6.93% growth based on the LP's current investment strategy. Note that the values shown below are prior to removing fees & expenses such as the fund management fee and other transactional expenses.





## EXPANSION Q3 - Q4 2023

## RECESSION Q1 - Q2 2023

**Aggressive Investment Strategy**  
As the economy slowly transitioned from a recessionary stage to expansion during 2023, Sparrow Residential Investment LP sought an opportunity to leverage an aggressive investment mix. By taking advantage of alternative investments such as second mortgages, the LP was able to raise significant funds and increase its AUM above targets for end of fiscal 2023.

**\$115,000**  
AUM as of December 31, 2023

**\$2,100,000**  
Total Raise as of Dec 31, 2023

*All amounts above are in CAD*

### Key Changes in Canadian Economy in 2023\*

1. Q2 faced a drop in residential structures ultimately impacting the overall inventory investment with a drop of 0.8%.
2. After its peak in June 2022, the inflation dropped to 3.8 per cent in September of 2023.
3. Due to cost-of-living pressures in the first half of 2023, retail volumes were significantly lower than 2022.
4. As borrowers faced peak financing costs throughout 2023, investment in housing declined to level for the decreased spend in housing.

*\*All information stated here regarding the Canadian economy comes directly from StatsCan. The purpose of this data is simply for comparison and informational use.*



# Contact Us



## FOR MORE INFORMATION

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