

SPARROW OBJECTIVES AND VALUES

With limited access to the private investment market, 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 that focuses on alternative investments such as real estate. The Fund 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 you! We're committed to giving you personalized solutions that match your unique needs and goals. Our promise goes beyond just good performance. We're dedicated to bringing you consistent and great investment returns. We believe in clear and open communication, keeping you in the loop with updates and insights. On top of that, education is key for us – we want to empower you with knowledge and guidance so you can navigate real estate investing with confidence.

FUND FACTS

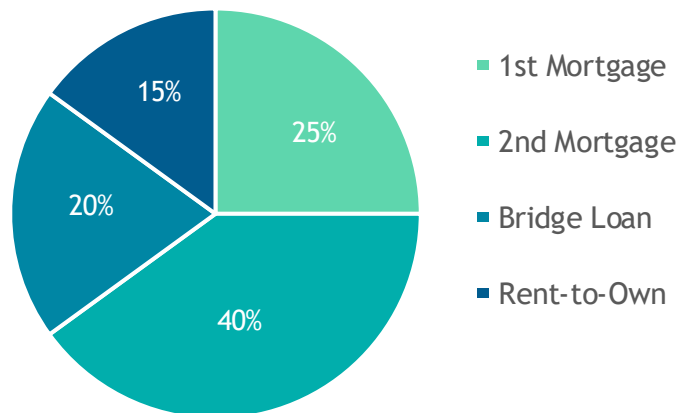
Fund Launch Date	August 03, 2023
Minimum Investment:	\$500
Distributions:	10%
Target IRR:	16%
Management Fee:	2% of Investment

ADDITIONAL BENEFITS

- Right to returns earned by the fund
- Access to fund performance on a periodic basis
- Access to your account view your investment growth
- Right to reinvest at any point in time
- Right to withdraw (Caveat: 1-8 weeks delay)

BREAKDOWN

Our investment mix is based on the current market conditions which ensures the highest returns for all investors. 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.



RENT-TO-OWN PROCESS

- 1 Identify disgruntled homeowners who are unable to secure a home on their own due to extreme market conditions.
- 2 Sparrow enters into a Rent-to-Own agreement with the homebuyer and assist in financing the down payment.
- 3 The homeowner makes rental payment to Sparrow Invest with a fixed appreciation towards their down payment. The terms and conditions are common across RTO agreements.
- 4 At the end of the RTO term, the homeowner purchases the property from Sparrow based on the predetermined price at the start of the contract

LENDING PROCESS

Pair with industry experts who provide Sparrow with opportunities within the private lending market.

Opportunities are thoroughly assessed using industry-leading practices and professionally licensed individuals which are governed by our EMDs.

We obtain all relevant documentation needed to make an objective investment decision

If the opportunity meets our investment threshold, money is distributed to the borrower and a lien is collected in return of the money provided.

HOW IT WORKS

- 1 Using our partnership with RealShare, the investor can securely create a new account after successfully going through our diligent KYC process.
- 2 The investor is then able to allocate funds into his/her account to make an investment into the fund.
- 3 Once the fund deploys this capital, the returns earned are allocated back to RealShare for proportionate distributions out to the investor.
- 4 Distributions are made to the investor on a quarterly basis in addition to returning the principal amount back to the investor at the end of the investment period.

HOW TO CREATE AND ACCESS YOUR ACCOUNT

To register and get started in your investment journey, visit our website www.sparrowinvest.ca and click the invest now button to access the RealShare platform. This is where you can view further details about the fund and create your account to make an investment into this fund.

RealShare is an Exempt Market Dealer (EMD), that holds a prestige license to manage your investments. Having this license enables investors to gain confidence in their investments as EMDs are heavily regulated and have the professional expertise to assess investment opportunities. If you have any questions around the fund's management and RealShare, feel free to contact us!

HOW WE ARE COMMITTED TO ESG

Home Ownership

The Sparrow Invest Residential LP is primarily focused on Home ownership - enabling families to obtain home ownership through RTO and home financing model.

Education Initiatives

Through seven informative articles and many more to come, Sparrow Invest actively educates individuals unfamiliar with the financial and real estate sector. This helps in guiding them on the path to investing their hard-earned income for financial freedom and home ownership.

Environmental Savings

Sparrow Invest has established a remote work model, which enhances efficiency and cuts down on travel expenditures. A remote working environment contributes towards environmental savings, aligning with sustainable practices in today's dynamic business landscape.

Sustainable Finance

The Sparrow Invest Residential LP champions sustainable finance, providing an avenue for individuals with a lower income to save and achieve higher returns, promoting financial inclusivity.

Economic Development

By financing homes for others, Sparrow Invest contributes to economic development. This not only creates opportunities for individuals but also generates returns, fostering increased spending and contributing to overall GDP growth

FOR MORE INFORMATION



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