



The Blue Chip Realty Focus Fund – ongoing flow of current income together with long-term growth of capital through the ownership of a diversified portfolio of real estate assets.

7% Dividend Yield + Long Term Growth. The Blue Chip Realty Focus Fund invests in a diversified portfolio of positive cash flow income and development properties. A significant portion of the investment capital is allocated to earning interest income from 1st position performing mortgages secured by real estate properties, with a maximum loan to value ratio (LTV) of 75%. The Fund also invests in individual mortgage notes and mortgage note portfolios which provide a reliable and consistent stream of monthly cash flow income.

Investment Highlights

The Investment Manager will target investment opportunities that are expected to generate total returns of 9% to 15% by way of:

- Providing equity and debt commitments into commercial and residential real estate development projects.
- Individual partnerships and joint ventures with local operating partners to leverage asset management and market expertise.
- Diversify real estate portfolio with focus on Caribbean opportunities with diversified opportunities in North American markets.
- Rental Income, Mortgage interest income and Foreclosure/ Wholesale Purchasing opportunities that create the most optimal position for high investor returns.

Financial Snapshot

The Fund’s focus is on a diversified portfolio of positive cash flow rental income properties and Foreclosure/Wholesale development properties:

RENTAL INCOME		summary:
Minimum investment:		\$300,000
Projected end value:		\$500,000
Life of Project:		2 years
Expected Return:		Internal Rate of Return averaging 9% to 12%

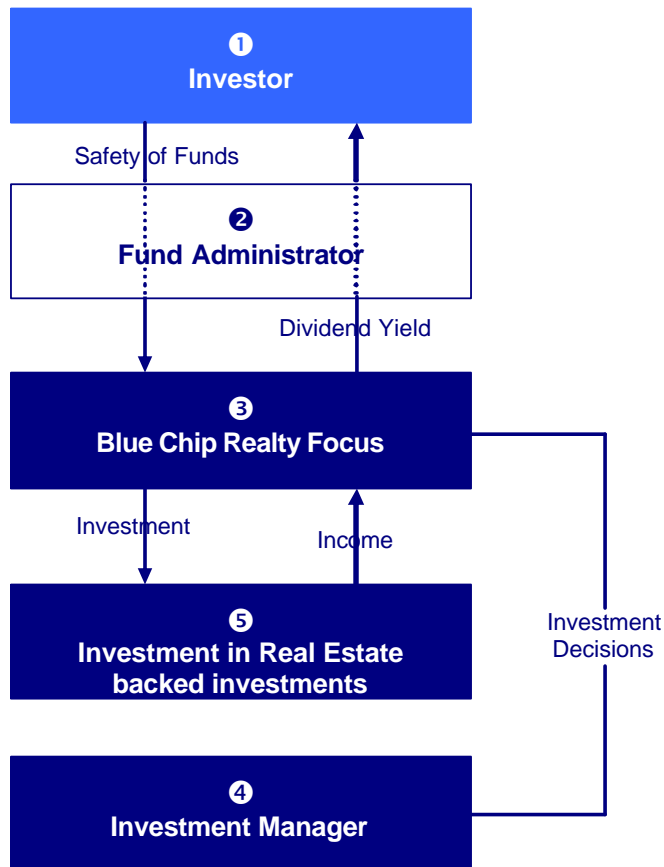
FORECLOSURE/WHOLESALE		Summary:
Investment required:		\$200,000
Projected project value:		\$400,000
Life of Project:		Ongoing
Expected Return:		Internal Rate of Return 15% to 21%+ per annum

These investments will be structured as equity and/or debt commitments. Each investment may be in conjunction with local market partners, or developers, that offer the Fund potentially higher yielding investment opportunities.

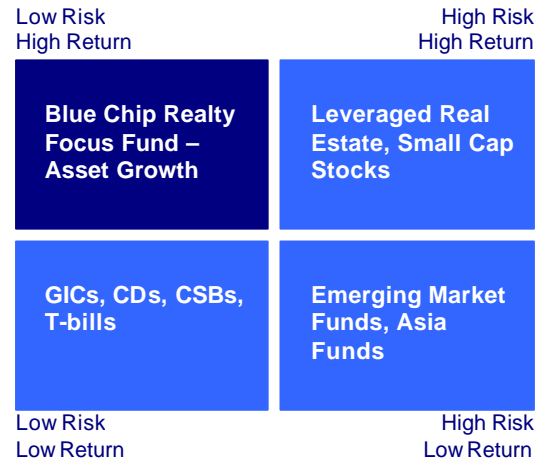


How the Blue Chip Realty Focus Fund works:

- ❶ The invested capital flows into Blue Chip Realty Focus Fund.
- ❷ The capital flows through the Fund Administrator...
- ❸ ...of Blue Chip Realty Focus Fund
- ❹ The Investment Manager is responsible for identifying the strategic investment opportunities that will yield favourable dividends/returns to shareholders
- ❺ The primary investment focus is to seek ongoing growth and capital appreciation by investing in a diversified portfolio of single and multi-family rental properties and commercial properties, as assessed and chosen by the investment manager



Historical Risk vs. Return



The scenario above illustrates how investments can be classified into risk/return quadrants. Ideally, when making investment choices investors should seek to maximize returns and reduce risk. In other words they should look for investments that fall into the “low risk, high return” quadrant.

Blue Chip Realty Focus Fund

For more information, please contact Blue Chip directly:



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