



MAPLE LEAF
— CAPITAL —



Who We Are

At Maple Leaf Capital, we specialize in passive income opportunities. We acquire commercial properties in Canada for a diversified investment through long-term leases and a multi-tenant structure.

We believe an effective property investment strategy is more than just getting a good price. While price is of paramount importance, other factors like building quality, tenant mix, lease structure, location and delivery capability are other keys elements to a successful investment.



Advisory Board

Fred Durie

CEO
Nshama

Former International CEO
EMAAR

Role: **Strategic**
Business Overview



Dean Wulf

CEO
Wulf Investment

Former VP Acquisitions & leasing
Pangman Development Corporation

Former Director
Oxford Properties

Role: **Acquisition & Operations of Asset**



Eihab Maqbool Al Saleh

CEO
OHI Group

Former Commercial Banking Manager
HSBC

Role: **Overview of Investment**



Sine Chadi

Chairman
Imperial Equities Inc.

Director
Parkinson Association of Alberta

Former Member of Legislative Assembly

Role: **Evaluation of Asset**





Why Canada

Canada continues to be one of the best countries for returns through commercial property investments. An opportunity for investors looking to have a year-on-year return yields while ensuring security on their principal investment.



Ranked #1 for Quality of Life in the world 2020 for the fifth consecutive year



Ranked #2 for citizenship



Ranked #3 for business



Ranked #5 for women



10th largest economy in the world



GDP 1.73 Trillion



Four main industries: oil and gas, energy, manufacturing, tourism



22M visitors annually



Third largest oil patch in the world



Strategy:

We tailor our strategy to ensure a consistent return on your investment while securing your principal investment. Maple Leaf Capital does this by acquiring the right commercial property. Furthermore, the strategy involves the following:



Target the Canadian market which has exhibited consistently high return potential and strong fundamentals



Acquire commercial real estate properties that have class A tenants with long-term leases



A conservative approach to purchasing; typically a 30-40% LTV



Have a positive income



Secure the investment as a secondary mortgage after the bank



MAPLE LEAF
CAPITAL

How it works:

1. Buying right

Maple Leaf Capital through its extensive network and with the advice of the Advisory Board secures the right commercial properties.

2. You invest

As an investor, you become a note holder in Maple Leaf Capital and invest the money against a specific property at an agreed percentage of the profits.

3. Income through rents

Maple Leaf Capital, through a strong tenant base, proper preventive maintenance, and property management, ensure a steady income through rent.

4. Distribute profits

Maple Leaf Capital at year-end, after audited financials, will pay first the investors the agreed percentage of the profits before Maple Leaf Capital takes any profits for itself.

5. Money back

Maple Leaf Capital will return the original investment after five (5) years for redistribution to its investors.





Case study: (Sun life Place)

Here's a brief example of how it works:

- Property purchase price: CAD\$32,500,000
- Net annual income based on a cap rate of 11.5%: CAD\$3,737,500
- First Mortgage (bank): CAD\$19,500,000
- Investment from Maple Leaf Capital: CAD\$13,000,000
- Profit share for investor group: 80%

Here is what the investment will look like over a 5-year period with an IRR of 12.16%:

Years	Year 1	Year 2	Year 3	Year 4	Year 5
Net Operating Income	3,737,500	3,812,250	3,888,495	3,966,265	4,045,590
Mortgage Repayment	1,256,163	1,256,163	1,256,163	1,256,163	1,256,163
Balance after debt	2,481,337	2,556,087	2,632,332	2,710,102	2,789,428
Investor Share (80%)	1,985,070	2,044,870	2,105,866	2,168,082	2,231,542
Withholding Tax (25%)	1,488,802	1,533,652	1,579,399	1,626,061	1,673,657
Net Return To Investors	11.45%	11.80%	12.15%	12.51%	12.87%



Exit strategy

Sale of asset at 8% Cap

	Year 5
Sale at 8% Cap rate	50,569,877
Mortgage Balance	(17,929,797)
Balance After Debt	34,210,284
Capital Gain	21,210,284
Investor Share (80%)	16,968,227
Withholding Tax (25%)	(4,242,057)
Investor Net Gain	12,726,170
Investor Net Gain	98%

Refinance Option

	Year 5
Income after value add	4,045,590
Building value at 6.5% Cap	50,569,877
Equity release of 30%	15,170,963

The Investment Option 1

Investment A

Amount (CAD)	1,000,000
Term	5 Years
Minimum Return	8%
Profit Share	80%
Tokens	20

Investment B

Amount (CAD)	500,000
Term	5 Years
Minimum Return	6%
Profit Share	80%
Tokens	20