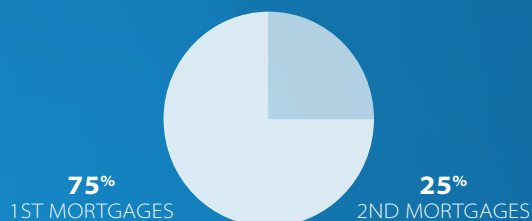


Fund details

FUND TYPE	Mortgage Investment Corp
SECURITIES OFFERED	F Class — Preferred Series C(\$1 Par)
FUND MANAGER	Antrim Investments Ltd.
MANAGEMENT FEES	1%
TRAILER	n/a
EXPECTED GROWTH	8.0% 1

TARGET ASSET ALLOCATION



What does the Fund invest in?

INVESTMENT OBJECTIVES

The fundamental objective of the Fund is to provide a steady stream of interest income by investing in a diversified portfolio of residential first and second mortgages. It may invest in conventional 1st and 2nd mortgages located in British Columbia, Alberta and Ontario with a loan-to-value (LTV) not to exceed 75% of appraised value.

TAX TREATMENT

According to section 130.1 of the Canadian Income Tax Act, the fund must distribute 100% of its annual net income before taxes to shareholders in the form of a dividend. Dividends are expressed as a percentage (%) and treated as regular income for income tax reporting.

DISTRIBUTION POLICY

The fund distributes dividends on quarterly basis. Shareholders may choose to take their dividend in cash or reinvest in additional shares.

LIQUIDITY

To achieve the investment objectives outlined above, the Fund Manager must be fully invested and maintain a low cash position except in times of scheduled dividend distributions. Investors may redeem and purchase shares whenever they wish subject to the Funds cash position at the time.

INVESTMENT STRATEGIES

Target asset allocation is 75% in residential 1st mortgages and 25% percent in residential 2nd mortgages. The Fund will not maintain a cash position and will remain fully invested except in times of scheduled dividend distributions.

LEVERAGE

The Fund will maintain a line of credit with the Toronto Dominion Bank. The credit facility serves three important functions: 1) Ensures the Fund is fully invested at all times, 2) Increases liquidity, and 3) Increases returns through financial leverage.

Target leverage is conservative being 5 – 10% of mortgage receivables.

GEOGRAPHIC LENDING AREA

The Fund will focus on lending in major centres of British Columbia, Alberta and Ontario that exhibit active and liquid real estate markets.

WHO SHOULD INVEST IN THE FUND?

The Fund may be suitable for medium to long-term investors who are:

- Seeking a high-quality income investment
- Seeking a regular income stream
- Seeking an alternative to traditional Real Estate Investments
- Contributing to the income component of a diversified portfolio

¹This document does not constitute an offer or solicitation to sell or purchase any securities. The securities described herein are offered on a private placement basis and available for purchase only under an offering memorandum and in those jurisdictions, and to those persons, where, and to whom, they may be lawfully offered for sale. Please read the offering memorandum before investing. Management fees and expenses are associated with an investment in Antrim Balanced Mortgage Fund Ltd. An investment in Antrim Balanced Mortgage Fund Ltd. is not guaranteed and past performance may not be repeated.

What are the risks of investing in the Fund? The purchase of Preferred Shares involves a number of significant risks. You could lose all the money you invest. Only investors who can reasonably afford the risk of loss of their entire investment should consider the purchase of Preferred Shares. Certain risks associated with the purchase of Preferred Shares are described below in the offering memorandum. Investors in Preferred Shares should carefully consider the risks described in the offering memorandum and speak to a qualified advisor before making an investment.