



INVESTMENT OPTIONS

Agile Investments provides secure, high-yield investment options through income generating real estate investments. Agile Investments allows investors to invest in exceptional income producing real estate properties without the hassle and expenses associated with property and construction management.

The following investment options are currently available through Agile Investments:

1.) Joint Venture Property Investments:

- Investment terms are established through a standard joint venture agreement.
- Investor's investment provides for property down payment, closing costs and repair / renovation costs on a per property basis.
- Agile Investments sources income property deals based on its extensive property assessment criteria (see website), negotiates the purchase price, manages light repairs or construction and brings the property up to maximum profitability (evicts problem tenants, markets the units and fills them with high-quality tenants at peak market rents).
- Net cash flow and end sale or refinance proceeds are split 50/50 between the investor and Agile Investments as the managing partner. Dividends are sent to investor on a quarterly or annual basis. Reports are sent to investor on a monthly basis.
- Expected annual investor returns within the range of 15%-20% after investment exit event take place. (sale or refinance of property).
- Investor's investment is secured through investor being on property title.
- Investor and Agile Investments both submit financial information directly to mortgage broker for mortgage approvals on the best terms possible.

Investor time requirement:

Total investor time requirement is minimal. A joint venture agreement is signed and investor financial information is submitted directly to the mortgage broker. Deals are presented to investor for eventual approval and investment by Agile Investments.

Joint venture advantages:

- Direct exposure to high-quality real estate investments without any direct involvement required.
- Savings in property management fees.
- Avoidance of sub-par 3rd party property management that often seeks to fill vacant units quickly at below market rents and is often unable to deliver good service to tenants.
- Savings on both the costs and management of any required construction projects designed to add significant value to properties.
- Investment returns designed to far surpass annual stock market returns, with lower volatility.

2.) Wholesale Property Investments:

- Agile Investments identifies exceptional properties for sale (often privately) - usually at deeply discounted rates to publicly offered properties that sell. (often a minimum 30% discount)
- A highly favourable selling price and closing terms are negotiated with the seller, reaching an accepted offer. A deposit is placed on the property.
- The property is offered at a wholesale rate to investors, with a standard wholesale rate of 5% applied as a fee.
- An interested investor performs any required due diligence on the property, which may include a visit, inspecting financial reports and property inspection reports.
- The interested investor purchases the pre-negotiated agreement of purchase and sale from Agile Investments, and Agile Investments assigns the agreement to the name of said investor.

Investor time requirement:

Total investor time requirement is minimal to obtain the property, as all efforts spent to locate the property and negotiate favourable terms are performed by Agile Investments. Ongoing management is performed by the investor or someone hired by the investor, so the investment is a hands-on investment requiring time and commitment.

Wholesale property investment advantages:

- Savings of a considerable amount of time that could be spent in locating a great property deal.
- Favourable pre-negotiated selling price and terms.
- Potential for the highest investment returns through self-management-providing the investor has the experience, knowledge and time required to maximize property potential and profitability.