

Bancorp Income Mortgage Fund

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HIGHLIGHTS

- Founded in 2003, this is our newest addition to the Bancorp family of funds
- Conservative, lowest risk fund with stable track record
- Target yield is equal to or greater than the yield on 5-year Government of Canada Bonds + 2%

HISTORICAL YIELD

	5 Year Bond Yield	Target Yield	Fund Yield
1 Year	4.17	6.17	7.53
2 Year	4.09	6.09	7.42
Since Inception	3.91	5.91	6.84

Yields by Year	
2007	7.53
2006	7.02
2005	6.28
2004	6.75
2003	6.66

Yields by Year

INVESTMENT STRATEGY

Conventional first mortgage term loans secured by income producing properties such as apartment, office, retail and industrial buildings as well as single-family and individual strata-titled properties which are owner occupied.

RISK/REWARD PROFILE

An investment in Bancorp Income Mortgage Fund is suitable for investors who are seeking a yield greater than Government of Canada Bonds and a conservative investment strategy.

LENDING CRITERIA

- Loans do not exceed 75% of appraised value
- Commercial properties must have a proven income stream
- Independent Investment Committee approves all loans over the greater of \$1 million or 10% of capital

