GREEN THUMB REIT

MONTHLY CASHFLOW & CAPITAL GROWTH

Experience. Smart. Investing.

contrast
Asset Management

Standing out in the world of real estate investing

Welcome to Green Thumb REIT, a private real estate investment trust designed for Canadian investors. We specialize in acquiring undervalued Class C multi-family properties in secondary and tertiary markets across the Midwest U.S.

Our success is built on niche expertise, hands-on property management, and a focus on attracting and retaining dependable, rent-paying residents. We excel at finding undervalued, poorly managed properties others overlook, applying a value-add strategy to optimize cash flow and long-term appreciation. This not only drives strong financial returns but also enhances the community by providing safe, clean, affordable rental housing.

At Green Thumb REIT, we manage the complexities of U.S. real estate ownership so you can enjoy the rewards. We handle the work, you enjoy the benefits.

Key points

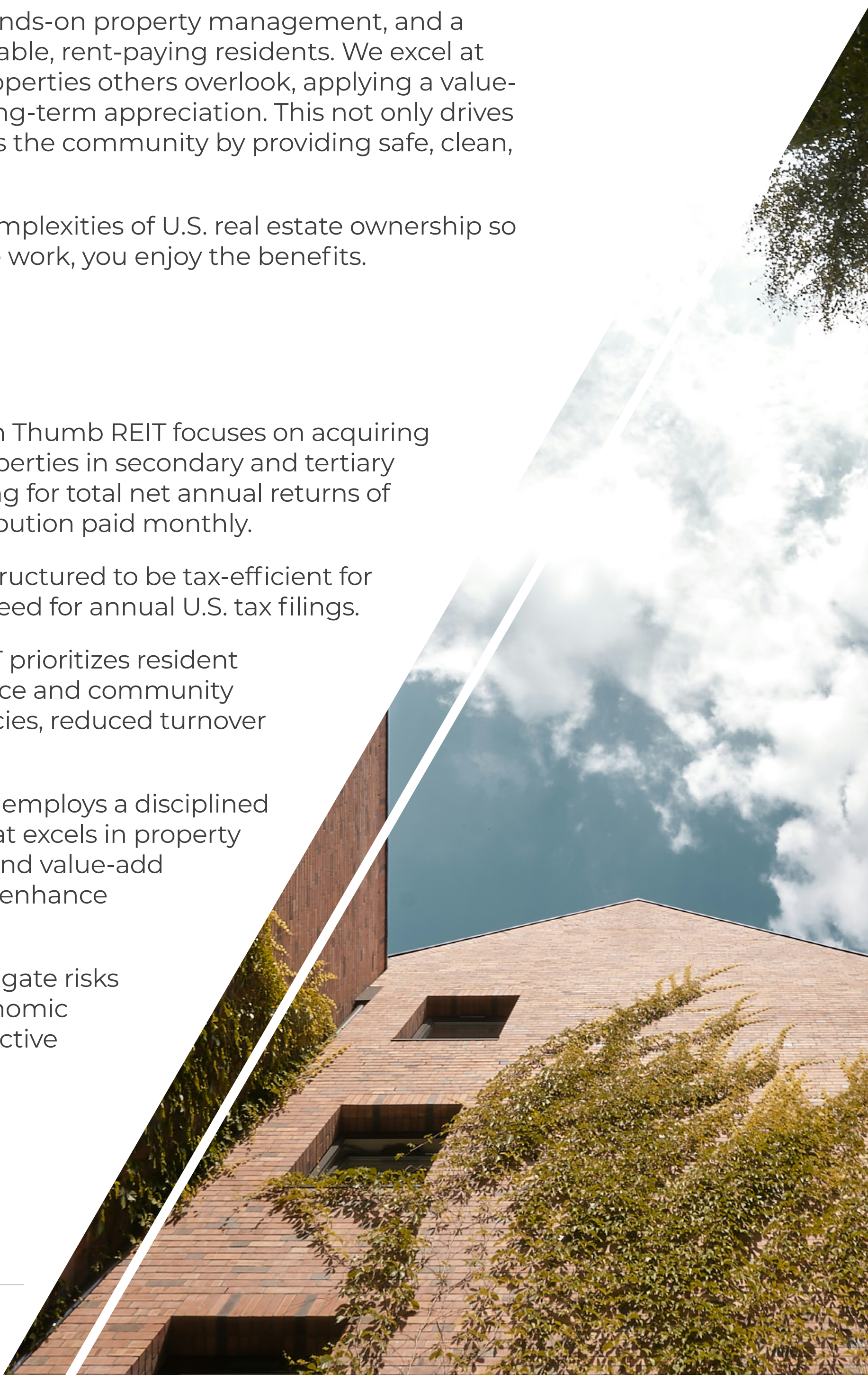
✓ **Targeted Investment Strategy:** Green Thumb REIT focuses on acquiring undervalued Class C multi-family properties in secondary and tertiary markets in the Midwestern U.S., aiming for total net annual returns of 15%-20%, including a 7% annual distribution paid monthly.

✓ **Tax-Efficient Structure:** The REIT is structured to be tax-efficient for Canadian investors, eliminating the need for annual U.S. tax filings.

✓ **Resident-Centric Approach:** The REIT prioritizes resident satisfaction through exceptional service and community outreach, leading to lower delinquencies, reduced turnover rates, and stable cash flow.

✓ **Experienced Management:** The REIT employs a disciplined and seasoned management team that excels in property management, innovative financing, and value-add strategies to optimize properties and enhance investor returns.

✓ **Risk Mitigation:** The REIT aims to mitigate risks associated with interest rate and economic volatility by purchasing assets at attractive values, refinancing at lower rates, and focusing on recession-resistant, affordable rental housing.



"Treating residents with the respect they deserve while proactively delivering services is a smart investment. Residents stay longer and pay rent on time; inventors receive consistent income and appreciation over time."

Rae Ostrander
President, Contrast Asset Managment

Country Squire,
Clinton Township, Michigan

Core Competencies

Creating a path to profit

ACQUISITIONS

Identifying, evaluating, and negotiating exceptional opportunities that deliver cash flow and market appreciation.

INNOVATIVE FINANCING

Utilizing innovative financing to boost investor returns while meeting seller needs.

PROPERTY MANAGEMENT

Dedicated property management team delivering outstanding resident service, community engagement, and measurable results.

OWNERSHIP STRUCTURING

Cross-border limited partnerships manage portfolio risk by separating assets from liabilities, allowing investors to leverage U.S. real estate without filing a U.S. tax return.

BUY & HOLD

Once stabilized, reduced operating costs create favourable refinancing opportunities. While long-term ownership is preferred, properties may be sold if market conditions exceed intrinsic value.

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Our REIT

Where others see challenges,
we see opportunities

Cash flow focused

After acquiring a property, our primary goal is to stabilize cash flow. We tackle rent delinquencies, offer flexible payment options through our unique rent-payment program, and actively market vacant units. Operating in landlord-friendly markets allows us to handle evictions swiftly if needed. Once cash flow is stable, we shift to optimization—rehabilitating down units, implementing energy-efficient upgrades, and installing monitoring systems to enhance overall profitability.

What you can expect as an Investor

1 SIMPLICITY

Steady monthly income and capital appreciation from select U.S. multi-family properties, without the hassle of filing a U.S. tax return.

2 MONTHLY INCOME & GROWTH

7% annual distribution, paid monthly. Targeting a net annualized return of 15%-20%.*

3 INVESTOR SERVICES

Quarterly video updates, annual audited financial statements, supported by a dedicated Investor Services Team.

4 PEACE OF MIND

Disciplined, experienced asset and on-site property management teams.

*Regular monthly income and capital growth are not guaranteed.

Investor Advantages

With regular target monthly distributions, investors appreciate the cash flow and tax-efficient REIT structure, with no annual U.S. tax return required.

- ✓ **Target Net Annualized Return: 15%-20%*.**
- ✓ **Passive Monthly Income: 7%* target annual yield.**
- ✓ **Registered Plan Eligibility: RRSP, TFSA, RRIF, LIRA.**
- ✓ **Diversification: Shield from daily stock market volatility.**
- ✓ **Recession-Resistant Asset: Affordable multi-family properties.**
- ✓ **Tax Efficiency: Flow-through REIT structure.**
- ✓ **U.S. Real Estate Backing: Strong investment foundation.**
- ✓ **Experienced Management: Disciplined and seasoned team.**
- ✓ **Proprietary Management: On-site property expertise.**
- ✓ **Transparent Reporting: Audited annual financial statements and timely updates.**

We are aligned with investors

Profits are split equally when a property is successfully refinanced or sold.

*Regular monthly income and capital growth are not guaranteed.

We Aim to Mitigate Risks

1

INTEREST RATE VOLATILITY

Interest rate volatility creates an opportunity to purchase assets at attractive values. When interest rates decline, we refinance at lower rates.

2

ECONOMIC VOLATILITY

Safe, clean, and affordable rental housing is always in demand, especially during recessions. The rental properties we acquire qualify for social safety nets and community support.

3

SPENDING WISELY

We will avoid large-scale, costly property improvements and repairs. Our aim is to quickly stabilize and optimize the property, allowing us to refinance with long-term, lower-cost financing.

4

MAXIMIZE RESULTS

Our specialized property management team delivers outstanding on-site service, ensuring resident satisfaction. Well-cared-for residents contribute to property upkeep, leading to reduced operating costs.

Competitive Differentiators

1 U.S. FOCUSED

- Attractively priced, underperforming properties in the U.S.
- Focus on regions with minimal rent control.
- Acquire properties often overlooked by other Institutional and REIT managers.
- Structured to offer investors U.S. real estate exposure without annual U.S. tax filings.

2 WORKFORCE HOUSING

- Target C-Class properties in secondary and tertiary markets.
- Focus on historically recession-resistant properties.
- Acquire properties requiring Capex and deferred maintenance investment.
- Establish safe, clean, and affordable rental units.
- Properties strategically located near employment hubs.

3 RESIDENTS FIRST

- Prioritize resident satisfaction as a critical KPI to deliver lower resident turnover and delinquencies.
- Aggressively manage operating costs while maintaining competitive market pricing.
- Work with the local community and services to support and engage residents.
- Continuously benchmark employee performance and resident feedback.

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