

ARE YOU HAPPY
WITH YOUR
RETURNS?

7.38%*

2016 Return

8.32%**

9 Year Historical Annual Return
as of December 31, 2016

TFSA
RESP, RRSP
& RRIF
Eligible



BRITISH COLUMBIA RESIDENTS
RECEIVE 1.5% CASH BACK***

ON ALL NEW CLASS A SUBSCRIPTIONS
Invested directly or arranged for transfer in through Capital Direct Management

BEFORE JULY 31, 2017****

For more information, please visit our website at www.incometrustone.com
British Columbia subscribers, please call 1-800-625-7747
and ask for a copy of our offering Memorandum

CAPITAL DIRECT I INCOME TRUST:

- Investing In Canadian Real Estate
- Current Portfolio 52.5% Average Loan to Value
- Geographically Diversified Primarily Within 90 km of Major Urban Areas of British Columbia, Alberta & Ontario
- Quarterly Distributions & Distribution Reinvestment Plan Available
- Registered Investment Qualified (RRSP, RRIF, TFSA, RESP)
- Historic Complete Portfolio Available Online

incometrustone.com
we take another approach

CAPITAL DIRECT I INCOME TRUST

RECEIVE 1.5% CASH BACK ON ALL NEW CLASS A SUBSCRIPTIONS INVESTED OR ARRANGED FOR TRANSFER IN BEFORE JULY 31, 2017

- Cash Back does not detract from the 100% of Funds invested into the Income Trust as new units.
- 1.5% Cash Back cheque is paid by Capital Direct Management Ltd. directly to the Unitholder.
- Offer capped at \$600,000 per Income Trust Investor.
- 8.32% Nine – Year Average Historical Yield.**

e.g. \$200,000 x 1.5% = \$3,000 Cash Back Cheque

e.g. \$300,000 x 1.5% = \$4,500 Cash Back Cheque

e.g. \$400,000 x 1.5% = \$6,000 Cash Back Cheque

For more information, please visit our website at www.incometrustone.com

Cash Back applies to British Columbia direct subscribers only.

Please call Capital Direct Management Ltd. 1-800-625-7747 to ask for a copy of the offering memorandum.

If you know anyone who has expressed interest in an investment into our income trust, please feel free to pass this opportunity along to them.



CapitalDirect™
Capital Direct I Income Trust

incometrustone.com
we take **another approach**

* Annual return is based on 2016 income produced by the Class A Units of the Trust after voluntary reduction by Management of Income Participation during Q4 2016.

** Nine - Year Historical Yield as of December 31, 2016 is based on fixed income produced by the Assets of the Trust since inception of the Class A Units calculated after the voluntary reduction in Management Fees and carried interest.

Past performance is not an indication of future returns. All subscriptions for the purchase of units are made pursuant to available exemptions. Investors should read the offering memorandum, especially the risk factors relating to the securities offered, before making an investment decision.

*** Cash Back cheque is considered taxable income. Subscriber should seek independent tax advice

**** New direct Class A British Columbia subscriptions only.

Capital Direct I Income Trust 305-555 W. 8th Avenue, Vancouver, BC, V5Z 1C6

Capital Direct cd logo and trademark used under permission from Capital Direct Lending Corp.

Mortgage Broker License Numbers: Ontario 10549 / Admin 11408; BC X026311MMB; Alberta MW-9811291; Nova Scotia 10769862. Capital Direct is a member of CAAMP, MBABC, AMBA, IMBA, Vancouver Board of Trade, and accredited with the Better Business Bureau.