

ARE YOU HAPPY
WITH YOUR
RETURNS?

7.29%*

1 Year Return

7.70%**

10 Year Historical Annual Return

**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 FEBRUARY 29, 2020****

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 | INCOME TRUST:

- Investing In Canadian Real Estate
- Portfolio Weighted Average Loan to Value of 53.6% as of December 31, 2018
- 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 DIRECTLY OR ARRANGED FOR TRANSFER IN BEFORE FEBRUARY 29, 2020

- Cash Back does not detract from the 100% of Funds invested into the Income Trust as new units.
- 1.5% Cash Back is paid by Capital Direct Management Ltd. directly to the Unitholder.
- Offer capped at \$600,000 per Income Trust Investor.
- 7.70% Ten – Year Average Historical Yield.**

e.g. \$200,000 x 1.5% = \$3,000 Cash Back Payment
e.g. \$300,000 x 1.5% = \$4,500 Cash Back Payment
e.g. \$400,000 x 1.5% = \$6,000 Cash Back Payment

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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

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* Annual return is based on 2018 income produced by Class A Units of the Trust.

** Ten - Year Historical Return as of December 31, 2018, is based on the income produced by Class A Units of the Trust after any voluntary reduction in Management fees or Income Participation.

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 payment may be 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

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