

# Valour Partners Enterprise Fund

## Fact Sheet

**VALOUR**  
**PARTNERS**

Valour Partners Enterprise LP investments include bridge financing, mortgages and mezzanine debt in connection to real estate projects and income producing properties with value creation opportunities, primarily controlled by the Valour Group of Companies. The Fund's objective is to generate an attractive monthly income stream while diversifying the investment portfolio to reduce overall risk. The Fund will be given access to a pipeline of investments not offered to the general public and therefore can target a higher annual return.

**Target Return: 16% per year\***

### FEATURES

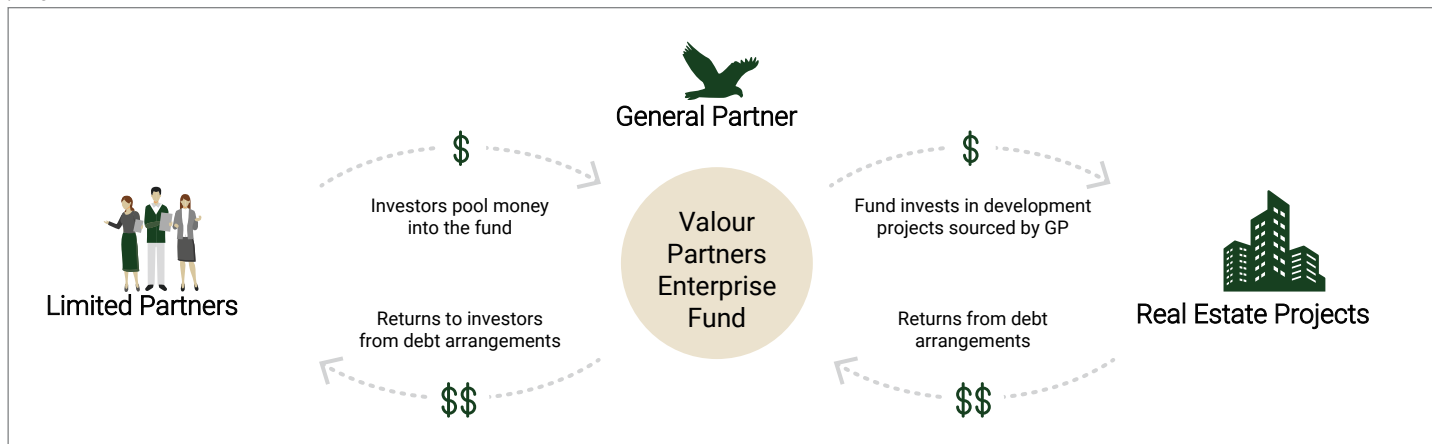
- Access to proprietary pipeline of high yield portfolio investments primarily controlled by the Valour Group of Companies
- Monthly income distributions
- Distribution reinvestment plan with 2% unit bonus\*\*
- Quarterly updates and annual unaudited financial statements

\*\*Limited Partners that elect to participate in the DRIP program should consult their own tax advisors for advice with respect to the income tax consequences of participating in the DRIP program.

### TERMS

- Offering** \$20M
- Minimum Investment** \$150,000
- Term** 24 months with two 6 month optional extensions
- Security** Charges on Title and/or Collateral positions and/or guarantees
- Eligible Investments** Cash
- Eligible Investors** Accredited
- Closing** Multiple closings with final closing on July 29, 2022

\*No assurances can be given that the Target Return will be achieved.



**Interested investors are subject to a suitability assessment by a third party exempt market dealer.**

\* See Limited Partnership Agreement dated July 2021 for all terms and conditions.

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LEGAL COUNSEL  
**WeirFoulds** LLP

For more information and to receive a copy of the Limited Partnership Agreement, contact [Info@VALOURPartners.ca](mailto:Info@VALOURPartners.ca)

**Partner with us. Invest beside us.**