

MR.PEG

Property Investments SM

Saving our Planet, One Investment at a Time! TM

THE COMPANY INTRODUCTION PACKET



Mr. Peg Property Investments Inc.

ADDRESS:

1321 Manitoba Avenue,
Winnipeg, Manitoba,
Canada R2X 0K8

CONTACT INFO:

PHONE: 204-930-3737
EMAIL: investments@mrpeg.ca
WEBSITE: www.mrpeg.ca



1

ABOUT THE INDUSTRY & COMPANY

Mr. Peg Property Investments Inc. is a social enterprise that provides real estate investing opportunities which create financial growth and catalytic social impact. We bring value to your investments by providing an attractive financial “return on investments” and a positive “return to society”.

We embrace the idea that capitalism is a very powerful force, that when directed to a societal purpose, can bring benefits to several generations. We focus on increasing the property’s market and forced appreciations and the property’s potential “green appreciation”. We are committed to promoting green building practices, sustainable living, and environmental accountability.

2

STRATEGIC OBJECTIVE

Our primary strategic objective is to achieve financial growth for investors while at the same time make every existing building and community greener through real estate investing. We purchase dilapidated buildings, transform them into healthier, more environmentally friendly, and economically smarter buildings, and then rent/lease/sell these rejuvenated buildings back to the community.

We will transform these buildings to have improved energy efficiency; reduced operating costs and pollution; healthier indoor air; increased occupants' comfort; reduced water usage; preserved natural resources; increased homes' durability; quieter surroundings, reduced required building maintenance, lower monthly energy costs; and improved resale value.

OUR VISION

Every building will be a green building.



What is a green building?



Healthy



Environmentally friendly



Economically smart

1

OUR LEADERSHIP



SUSTAINABILITY DIRECTOR

NAME:

Norman A. Garcia

CREDO:

Norman is a social entrepreneur, a professional real estate investor, a certified green building inspector, a newspaper columnist, and a professional fire protection engineer. He merges his passion in the environment and green building concepts and his interest in wealth creation by advocating “green building investing”. He is actively involved in the development of the Manitoba Energy Code for Buildings that set energy efficiency performance requirements for the design and construction of new buildings in the province of Manitoba. He is also an accredited professional in Building Design and Construction with the Leadership in Energy and Environmental Design (LEED AP BD+C).



ACQUISITIONS DIRECTOR

NAME:

Grace P. Garcia

CREDO:

Grace has more 15 years of experience in human resource management from sundry industries such as real estate, financing, consulting, and information technology. Grace is responsible for identifying new real estate investments across the Canada and United States, raising equity, securing debts, structuring acquisitions.



INVESTOR RELATIONS

NAME:

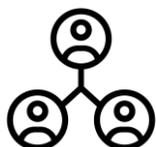
Keith Gordon

CREDO:

Keith Gordon holds a Masters in Business Administration (MBA) from the prestigious York University Schulich School of Business in Toronto. He majored in Marketing and minored in Entrepreneurship and Strategy. Keith began studying real estate a decade years ago under Robert Kiyosaki and Robert Allen, and has been working full time in real estate for the past 7 years. Keith specializes in rental properties and renovate and resale projects in Canada and the United States.

2

OUR COMPANY IN NUMBERS



9

Wonderful people working as a cohesive team and ready to help you achieve your objectives. We are constantly charged and ready to go.



32

Combined years of continued success, achievements and growth. With a wealth of knowledge and hard earned experience, you're definitely in the right hands.



4

Professional certifications. We have the right accreditations on profile to deliver quality results.



3

The triple bottom line that we follow in the conduct of our business sustainability practices – Planet, People, and Profit.

1

PIVOTAL OPERATION PRINCIPLES

01

Profit with a purpose. We bring your investments to opportunities that can change the world.

02

Consistency. We invest in opportunities that both have positive “return on investments” and “return to society.”

03

Transparency. We provide easy-to-understand property inspection reports, investment specifications, and contracts,

04

Professionalism. We only finalize deals that are “win-win” to all parties. We highly value making ethical profits in all our transactions.

05

Availability. We are always available to give you project updates. We respond to all inquiries as quickly as possible.

06

Collaboration. We carefully select our power team members to consist only of individuals and companies that can deliver high levels of service. We only work with entities that meet or exceed our high moral standards.

07

Honesty. We sell properties complete with a detailed property inspection report that discloses the building’s condition and provides the future tenants with recommendations to make the building a green building.

08

Due Diligence. We carefully evaluate investment opportunities through our seasoned professional and management team.

09

Conservative. We meticulously select real estate deals that have low risks but can yield the highest return possible. We disclose all probable exit strategies to mitigate financial risks.

10

Continuous Learning. We keep abreast on latest green building best practices, management ideas, and real estate investments strategies.

2

DEVELOPMENT PRINCIPLES



SERVICE DRIVEN

We will do all the legwork (from acquisition to execution) on your behalf, so you can profit from real estate investing even without breaking a sweat.



COMMITMENT

We commit to achieving your financial goals, as mutually agreed. We pay our investors first before we take any profit.



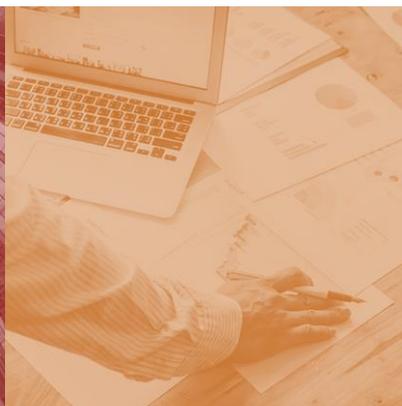
SYSTEMATIC

We have a system and a solid network in the industry that allows us to be on top of off-market opportunities before they are made available to the public.



PASSION

We are passionately committed to transforming communities that appreciate the past, enrich the present and preserve it for generations to come.



1

WHY INVEST WITH US

01

Increasing demand for environmentally-conscious businesses. People now look to engage with businesses who incorporate green management and sustainability practices in the delivery of products and services.

02

Green premiums. There are numerous success stories worldwide on how “greenhabbing” have increased the building’s marketability and after repair value (ARV). Many buyers are willing to pay a premium for a building built with green building materials and has a sustainable building design primed for the future.

03

Save money. If you’re looking to rent or lease out income properties, green buildings will give you long-term financial benefits through reduced energy and water consumption that would lead to lower upgrade, operations and maintenance costs.

04

Higher income potential. Studies have shown that green buildings are in hot demand by commercial and residential tenants and attract higher revenues than average office spaces.

05

Lower risk. Because green buildings are healthier and more energy efficient, they generally have lower real estate risks in terms of higher tenant occupancy rates, lower maintenance costs, and higher liquidity than traditional buildings.

06

Security. Your investments are backed by solid real estate and we have several exit strategies in place to mitigate risks.

07

Extensive research. We conduct thorough due diligence process to account for all variabilities and mitigate risks. We only offer deals that have positive financial and environmental returns.

08

Investors first. We have structured our system such that investors are paid first before we take our profits.

09

You invest, we do the rest. Our management team is comprised of seasoned real estate investors and green building professionals who have extensive experience in green building practices, property acquisitions, project management, investor relations, marketing, and property management. We will do all the groundwork so you don’t have to.

10

Track record. We have genuine testimonials from past clients that are testament on the way we conduct business.

2

UNIQUE BUSINESS PROPOSITION



Mr. Peg Property Investments Inc. is a social enterprise that provides real estate investing opportunities which create financial growth and catalytic social impact. We bring value to your investments by providing an attractive financial “return on investments” and a positive “return to society”.

We embrace the idea that capitalism is a very powerful force, that when directed to a societal purpose, can bring benefits to several generations. We focus on increasing the property’s market and forced appreciations and the property’s potential “green appreciation”. We are committed to promoting green building practices, sustainable living, and environmental accountability.

3

INVESTMENT STRATEGY & TACTICS

Our primary strategic objective is to achieve financial growth for investors while at the same time make every existing building and community greener through real estate investing. We purchase dilapidated buildings, transform them into healthier, more environmentally friendly, and economically smarter buildings, and then rent/lease/sell these rejuvenated buildings back to the community.

We will transform these buildings to have improved energy efficiency; reduced operating costs and pollution; healthier indoor air; increased occupants' comfort; reduced water usage; preserved natural resources; increased homes' durability; quieter surroundings, reduced required building maintenance, lower monthly energy costs; and improved resale value.

Each of our “greenhabbed” properties will be marked with *MoveInCertified Green Certified* yard signs to attract potential buyers touring homes and buildings in the neighborhood. Buildings that do not meet our green building criteria but are considered safe for occupancy will be marked with standard *MoveInCertified* yard signs.



1

CASH READY. ANY AREA & CONDITION.

DO YOU NEED TO SELL YOUR HOUSE, RENTAL PROPERTY OR VACANT LAND? NO AGENT, NO COMMISSIONS! We are real estate investors and we buy houses for cash! We have been able to help many homeowners by buying their unwanted houses FAST! No agent. No hassles. Here is how we can help you: We can buy your house AS IS! We will guide you through the selling process! We will not charge any commissions or fees! Call us today at 204-930-3737.

2

HOW WE BUY HOMES FAST



INTERNET MARKETING

- Kijiji
- Craigslist
- Real Estate Websites
- Google Business
- Google Ad Words



DIRECT MAIL

- Flyers
- Door Hangers
- Yellow Letters
- Direct Mail
- Motivated Sellers
- Distraught Landlords
- Newspapers
- Expired Listings



OTHER TACTICS

- Lawn Signs
- Networking Events
- Meet Ups
- Door Knocking
- Assignments
- MLS
- Lawyers
- Mortgage Brokers
- Forums

1

HOW TO MAKE YOUR MONEY WORK FOR YOU

We would like to introduce you to methods that give you greater control over your investments and safely make them grow at two to five times your current rate. Does this sound too good to be true? Well, the truth is, it is not. Many private investors just like you are currently enjoying these rates of return with minimum or no risk.



You've seen how unsure and volatile the stock market can be. Do you want your future to be controlled by the events that take place on the other side of the globe? Well maybe it's time to consider alternatives.



Smart investors have been utilizing this investment opportunity for years. In fact, there have been entire companies built around this strategy. This is a very safe investment that produces high rates of return while at the same time provides higher level of security and liquidity.

FREQUENTLY ASKED QUESTIONS

Q: Who borrows at higher interest rates and why?

Investors like us do, because we have learned in our business that it's not the cost of money that matters, but quick access to the funds so we can capitalize on opportunities for everyone involved in the transaction. Our company can acquire profitable deals in certain areas because we can act with lightning speed and can close with cash. Private loans give us this competitive advantage over other investors who take weeks to go through the bank approval process in order to purchase properties.

Additionally, if a real estate investor locates a good deal on a property, many times the banks want to loan on the purchase price and not the value of the house. As well as they can ask for appraisals and credit checks, thus penalizing the investor for finding a great deal. Having access to money is generally a deciding factor in investing in real estate; so paying a higher interest rate is irrelevant when compared with the risk of not closing on a deal.

Q: What's the minimum investment?

The minimum investment is \$100,000.

Q: Who handles all of the details?

We will. It's our job to get you proper documentation and protect your interest. All of this costs you nothing. The borrower pays all costs. The \$100,000 loan is written to our lawyer in trust and never passes through our hands.

Q: How do I get paid?

- 1) Fixed preferred return in which the partner / investor receives a flat interest rate and is paid before we take any profit.
- 2) Equity split where our company and partner(s) / investor(s) will share cash flow, mortgage pay down, and equity appreciation.

Q: Is my investment really as safe as it sounds?

Yes! We always follow these common sense guidelines that we've talked about. Each one of our properties that we acquire is put through a rigorous financial evaluation in order to evaluate the profitability before the property is ever purchased. We have a vested interest as much as you in finding and spending time on managing deals.

Remember that making loans is a business and should be treated like a business. If you set up a simple system and let the professionals implement the system, your loan portfolio can be hassle free and produce staggering yields.

FREQUENTLY ASKED QUESTIONS

Q: What are my options if your company doesn't pay?

Actually, there are several options but first and foremost, please be aware that "Integrity" is an essential part of our business and we only make sound investment decisions. One of our companies distinguishing features is that we have never been late on a payment to a private lender. If by chance we aren't able to pay back the loan in a timely manner there are options below.

OPTION 1

We could restructure the payment schedule on the note. For example, let's say we are behind on payments to you. Now our company can and would like to keep the house, but they can't come up with enough money to bring you current in one lump sum. You could let us continue to make regular payments and make an extra payment on our arrearage in addition, or you could simply add the arrearage to the principal balance and extend the term of the loan. This means you would be collecting interest on interest for the entire remainder of the loan. There are always ways to work it out if both sides are willing.

OPTION 2

Have our company deed you the house. Legally you are on title also. This is an opportunity for you to get a house at a greatly discounted price. When this happens, you can create tremendous profit by reselling the house.

OPTION 3

If left with no other choice, you can simply foreclose. Foreclosure isn't as time consuming and costly of a process as most people think. If you wind up with the house that doesn't mean you have to keep it. It can be sold immediately at a fair sale price and still produce a profit over and above the already high yield on your loan. Now, we've talked extensively about default and maybe we've provided more information than is necessary, but we wanted to make sure you have all the facts and we've answered any potential questions.

Q: What kind of documents should I as the lender receive?

Your closing package should contain the following:

- 1) A copy of the loan agreement/mortgage. The original will be recorded.
- 2) Promissory note if mortgage is not registered.

These documents will provide you with the security you need and the return that you desire.

We hope we've enlightened you on the incredible power of making private mortgage loans. If it appeals to you, you can get started right now.

ARE YOU READY TO TAKE ACTION?

Are you going to continue to let other people control your money so you only get a return that barely keeps up with inflation? Or are you going to take control and make sure that when you get ready to retire, you can do what you want without worry about money. If you are retired, here is a great opportunity to squeeze every interest dollar out of your savings that you can.

Private lending is an incredible way to build wealth in a way that most people aren't aware exists. You're not one of those people who are uninformed anymore.

We look forward to seeing how we can create more business together! Contact us for a free strategy session at investments@mrpeg.ca or call us at 204-930-3737.

MR. PEG
Property InvestmentsSM
*Saving our Planet, One Investment at a Time!*TM

