



TERM SHEET

Series b and f preferred shares
maximum offering of **\$40,000,000** (400,000 shares)

Issuer:	EquityLine Mortgage Investment Corp. (the "Corporation")
Offering:	Up to a maximum of 400,000 of Series B and F Preferred Shares of the Corporation (the "Offering"). The offered shares are pari pass to the Class A Preferred Shares (the JSE Listed Shares") that are listed and posted for trading on the Jamaica Stock Exchange.
Type of transaction:	The Private placement under offering memorandum of the Offered Shares, Series B and F Preferred Shares, are to be distributed in Canada pursuant to a prospectus exemption under National Instrument 45-106-Prospectus Exemptions through a registered dealer.
Minimum subscription amount:	The investor must subscribe for the Offered Shares through a registered dealer with a minimum subscription price of \$10.00 Offered Shares for a minimum subscription amount of \$5,000 or 500 Series B and F Preferred Shares.
Offering price:	\$10.00 CAD per Series B and F Preferred Shares (the "Offering Price").
Dealer commissions:	Commissions of up to 7.0% including dealer fee per Offered Share on Series B Preferred Shares. No commission is payable on Series F Preferred Shares.
Dividends:	Cumulative, preferential monthly minimum cash dividends in an amount equal to 8.0% for Series B and 8.5% for Series F annualized rate of return. Payable monthly in arrears, no later than the 15th day of the following month.

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Series B Preferred Shares Redemption:

The Offered Shares are redeemable any time after issuance at the following redemption prices:

- 93% of share redemption price with in 12 months
- 96% of share redemption price between 12 and 24 months
- 98% of share redemption price between 24 and 36 months
- 96% of share redemption price between 12 and 24 months
- 100% share redemption price after 36 months

Monthly Redemptions are limited to \$500,000 or 3.00% (whichever is greater) of Class B Preferred Shares per month.

Series F Preferred Shares Redemption:

Anytime subject to monthly redemption dates. Monthly redemptions are limited to \$500,000 or 3.00% (whichever is greater) of Class F Preferred Shares per month.

Other offerings:

The Corporation may undertake a concurrent or subsequent offering of Shares of any class at any time.

Closings:

Closings (the "Closing Date") occur on the 1st and 3rd Thursday of each calendar month on subscriptions received up to the date three (3) business days prior to any closing.

Shareholder agreement & governance:

There will be Shareholder Agreement; the governance of the Corporation will be subject to applicable securities law, the rules, policies and regulations of the Corporation and the Governance and Conflicts of Interest Policy.

Fundserv Codes:

201	EquityLine MIC Series A Preferred Shares	FE	USD
203	EquityLine MIC Series B Preferred Shares	FE	CAD
205	EquityLine MIC Series B Preferred Shares	FE	CAD

Disclaimer. Introductions are permitted exclusively through registered Exempt Market Dealers and licensed Financial Advisers. This term sheet is a summary of our offering and is for information purposes only. For full details of the offering, please refer to the EquityLine Mortgage Investment Corporation Offering Memorandum on our website. Any forward-looking information is provided to demonstrate the potential benefits of the business opportunity described in this brochure. You should not place undue reliance on any forward-looking information.

