

MIC Fast Facts

- 423 investors (100% Canadian)
- 49.41% investors choose 8% per annum (pa) monthly dividend
- 50.59% investors choose to re-invest dividends
- 72.12% investing with registered funds (RRSP); 27.42% with open funds
- Corporate year end is June 30
- Target loan-to-value (LTV) for fund - 65%
- Current LTV for fund - 58.17%
- Average LTV residential - 57.88%
- Average LTV commercial - 61.87%
- 1st mortgages - 55.33%
- 2nd mortgages - 44.67%
- 3rd mortgages - 0%
- Residential mortgages - 96.35%
- Commercial mortgages - 3.65%
- BC mortgages - 33.61%
- Alberta mortgages - 61.42%
- Saskatchewan mortgages - 4.97%
- Mortgage in foreclosure - 1
- Foreclosure as a percentage of assets under management - 0.81%
- On track for 8-11% annual target return to investors in 11/12 – Yes

As of January 5, 2012. Loan to Value (LTV) percentages are based on independent third party appraisals performed in a reasonable time period prior to funding. Alta Pacific MIC does not currently hold mortgages with greater than 12 month terms. Appraisals are less than one year old and therefore the fund manager remains confident in the LTV stated

Merry Christmas and Happy New Year from Alta Pacific

Your friends at Alta Pacific hope that you had a Merry Christmas and safe, enjoyable New Years.

While it's a new year on our calendars, its mid-year for Alta Pacific Mortgage Investment Corp. as our fiscal year spans from July 1 – June 30. The first 6 months of our 2012 fiscal year (July 1 – Dec 31) has performed as expected. We remain confident in achieving our target return to investors of 8-11% per annum in 2012. Alta Pacific continues to locate quality mortgage lending opportunities through our network of mortgage brokers and contacts in the Western Provinces. Newly funded mortgage loans, coupled with a stable real estate market in Western Canada, gives continued confidence in the performance of our fund over the coming quarters. Our focus on low loan-to-values (LTV) has allowed us to outperform our target of 65% LTV for the overall fund. This LTV underscores our primary focus of protecting capital and keeping each shareholder's investment safe and secure.

As we start 2012, we may find ourselves thinking about New Year's resolutions. Sometimes our resolutions are about personal health or time spent on important priorities; and sometimes they are about financial matters. When it comes to financial affairs, there are things we can all do this year that improve our financial "health" – namely improving our credit score / credit report. Adult Canadians – with few exceptions – have a credit score / rating. Our credit rating affects all aspects of our financial activities when it comes to borrowing money. It has the ability to affect employment, the mortgage we attempt to refinance or close... even the apartment we rent and our ability to open a bank account. Think of it as a stranger's (i.e. the bank) way of determining your ability to repay them when they entrust you with money or something of value. The behavior of people in the past tells an awful lot about the likely behavior in the future, so each of us has a credit rating that tells this with a score from poor (under 600) to excellent (700 and above).

Here are some simple steps to keep your credit score in good shape:

1. Never miss a payment – set up pre-authorized minimum payments for your credit cards.
2. Avoid using more than 75% of the limit on credit cards and lines of credit. Never exceed the limit.
3. Don't think "I'll show them" by not paying an old cell phone bill (for example). Sometimes the smallest unpaid debts cause the biggest credit score problems.
4. Review your credit report once a year – this will help you to catch inaccuracies and track overall health of your credit history - www.equifax.ca is one place to do this.

For those without credit history; obtain two credit cards from recognized financial institutions. Always follow the above 4 steps and life will be grand.

For more information about credit scores visit: <http://www.fcac-acfc.gc.ca/eng/consumers/creditloans/index-eng.asp>

Finally, have a look at how your credit ranking is weighted. Some things are more important than others so make it this year's resolution to not only follow steps 1 – 4, but also to understand how to improve your credit score by understanding how banks and lenders think about you.. 2012 might just turn out to be your best financial "health" year yet!



Credit Score Factors

- On-Time Payments
- Capacity Used
- Length of Credit History
- Types of Credit Used
- Past Credit Applications



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