



# KAZANA

CAPITAL

## INVESTOR PRESENTATION

KAZANA MUTUAL FUND TRUST | MONTHLY INCOME FUND

October 2024

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Management undertakes no obligation to update any such forward-looking statements if circumstances or management's estimates or opinions should change, except as required by applicable securities laws. Returns are based on an initial C\$1.00 NAV and consider the reinvestment of all distributions, unless noted otherwise. Figures shown are past results and are not predictive of future results. Current and future results may be lower or higher than those shown. All amounts are expressed in Canadian Dollars unless otherwise specified. Kazana Mutual Fund Trust has prepared certain information internally using proprietary analysis which is available upon request.

# FUND STRENGTHS



## EXCLUSIVE OPPORTUNITIES

Kazana was founded to help individuals and companies have access to private real estate backed investments that were exclusive to the ultra-rich.



## INVESTMENT GROWTH

With our Monthly Income Fund, we utilize a portfolio of mortgages to bring in a stable monthly income to support your retirement.



## PORTFOLIO STRENGTH

Utilize the power of a diversified mortgage portfolio of high quality residential and commercial properties.



## MONTHLY RETURNS

We lend to properties that are residential and commercial. The interest we collect is distributed to our investors monthly.



## REINVESTMENT OPTIONS

Investors can have this distributed as a direct deposit or reinvested to compound.

# FUND HIGHLIGHTS



Founded in 2021



Fund size: \$7,670,000 as of Oct 1st 2024



Offering a target return of 9%



Accounts: Corporate, personal, registered plans  
(TFSA, RRSP, RRIF, LIRA)



# HOW DOES KAZANA WORK?



# KAZANA IS SECURED ON TITLE

## Portfolio Of Mortgages



LOW LTV PORTFOLIO: 61% AS OF OCT 1ST 2024

## Kazana's Underwriting Principles

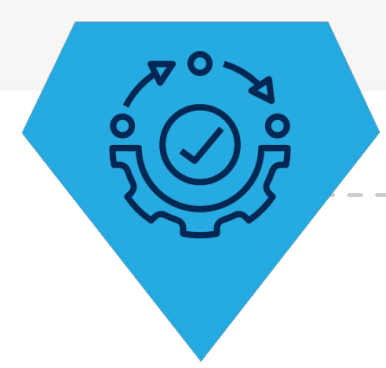
Kazana takes the role of the bank to qualify borrowers by reviewing the following information such as:

- Bank statements
- Credit checks
- Property appraisal
- Income review

# CONSISTENCY & EXPERIENCE

## CONSISTENCY

Since fund inception  
issued 36+ consecutive  
positive returns

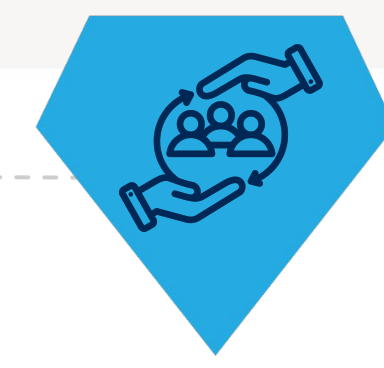


## EXPERIENCE

38+ years of experience  
in the real estate  
industry

## RETENTION SUCCESS

98%  
Investor retention



# NET CALENDAR YEAR RETURNS (%)

MONTHLY DISTRIBUTIONS	ANNUALIZED RETURN
September 2024	10.20%
August 2024	10.24%
July 2024	10.83%
June 2024	10.13%
May 2024	10.15%
April 2024	10.31%
March 2024	10.67%
February 2024	10.43%
January 2024	10.40%
December 2023	10.11%
November 2023	10.32%
October 2023	10.59%

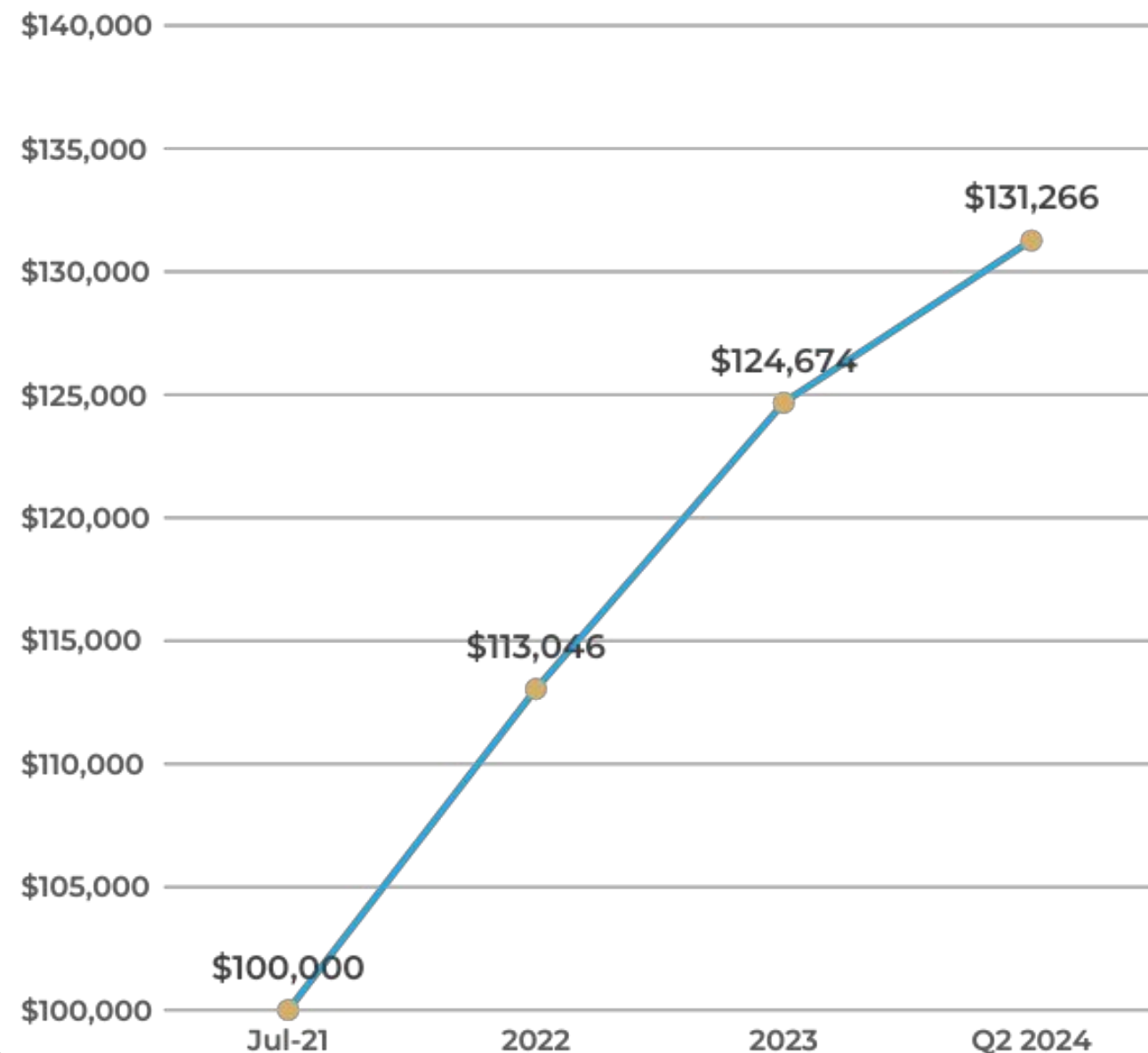
**AVERAGE 12 MONTH RETURN 10.37%**

*The return calculation is based on the performance of the fund from October 2023 to September 2024. Past performance is not indicative of future results, and there is no guarantee of similar returns. Please consult the Offering Memorandum for full details before investing.*



# LET'S CHECK YOUR CALCULATION

## \$100,000 INVESTED DRIP SINCE INCEPTION



Our Distribution Reinvestment Plan (DRIP) leverages the power of compound interest to enhance investment growth, with potential gains exceeding \$31,000. For investors seeking regular income, we provide direct deposit services, ensuring monthly payments are seamlessly credited to their bank accounts.

Favorable Loan-to-Value (LTV) Ratio to Protect Investor Capital:

Our primary objective is to simplify the investment process by offering both income and capital appreciation through our Monthly Income Fund, thereby protecting and enhancing investor capital.



# PORTFOLIO SUMMARY

**\$1,053,155.56**

AVERAGE LOAN SIZE

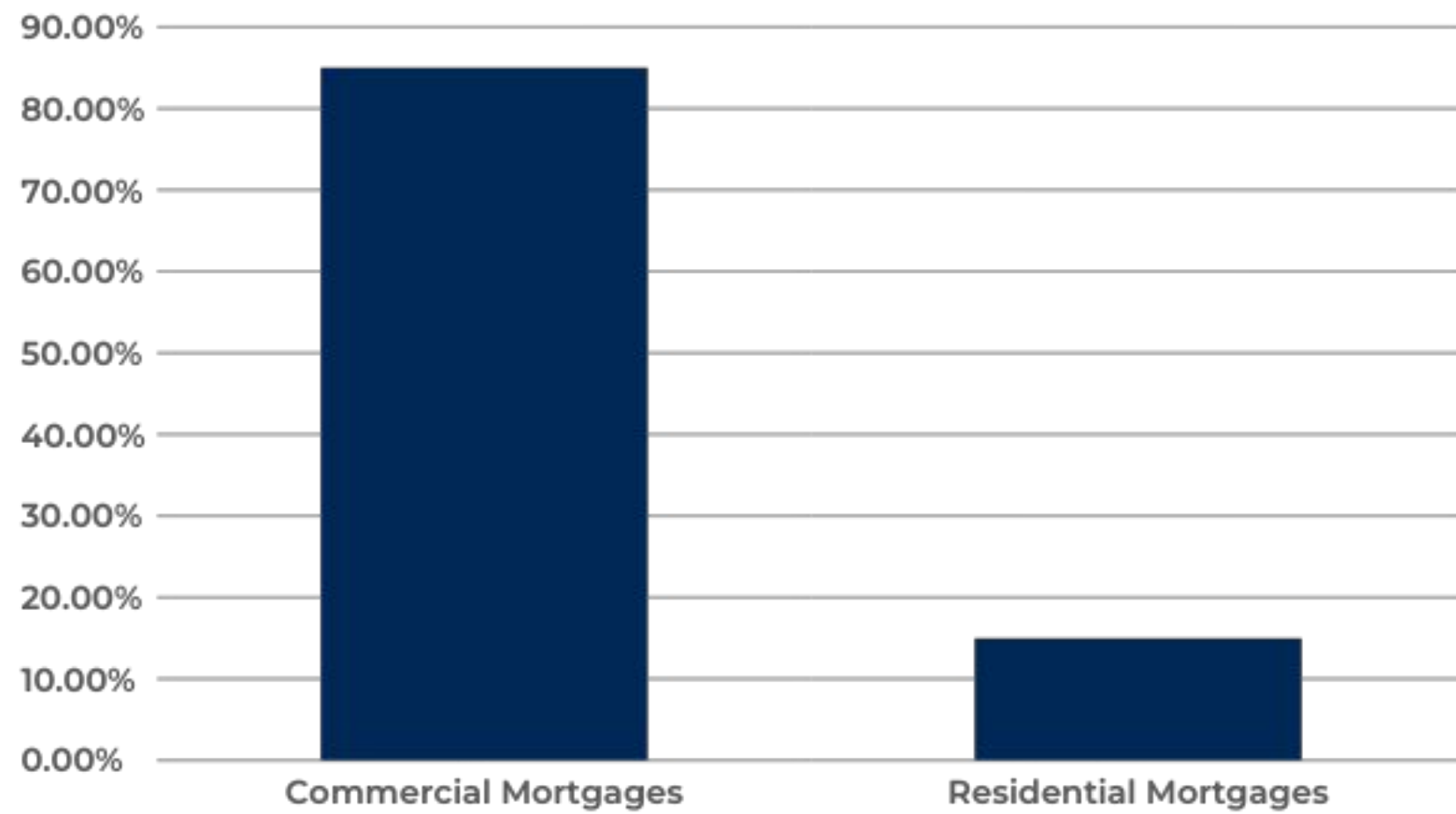
**09**

NUMBER OF MORTGAGES

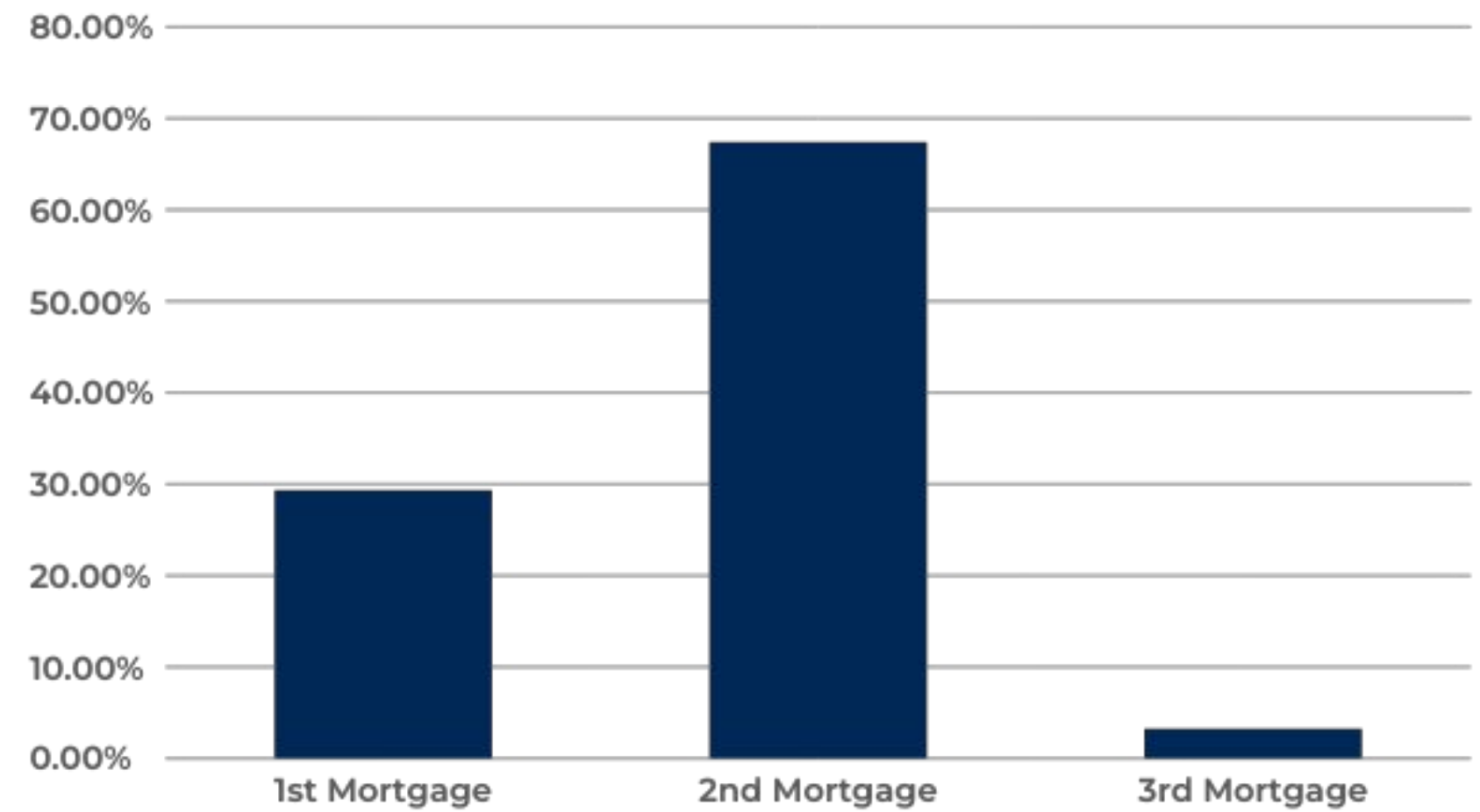
**RESIDENTIAL, COMMERCIAL**

MORTGAGE ALLOCATION

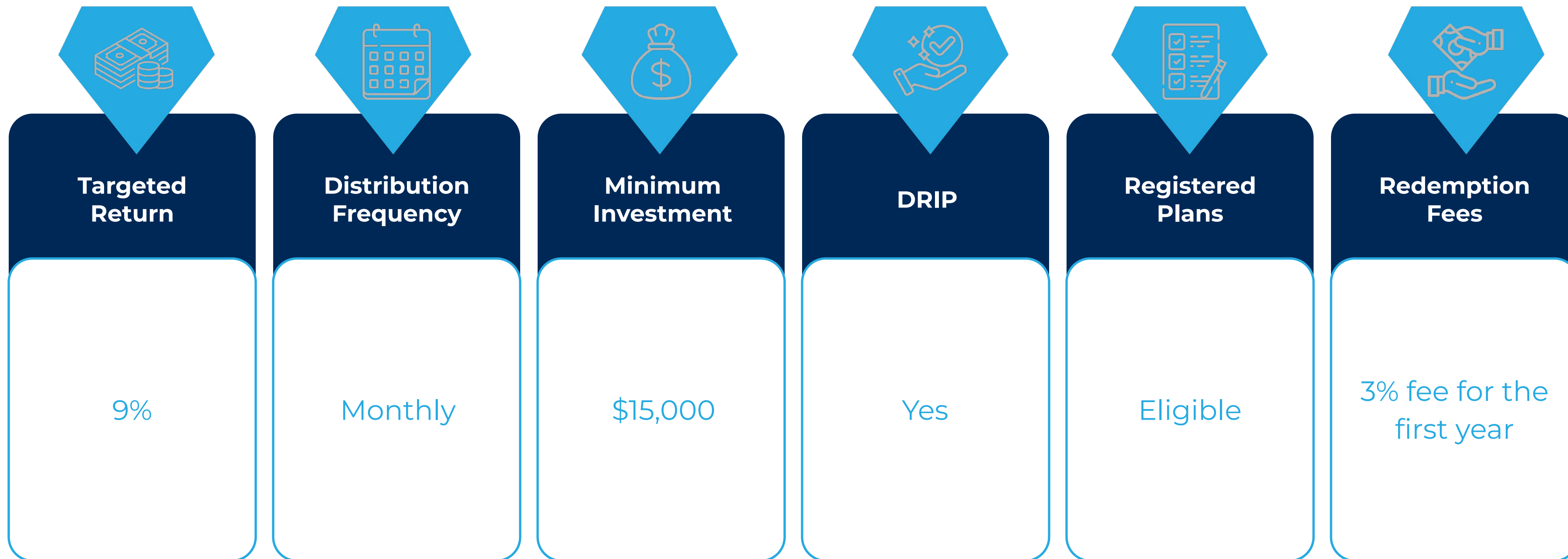
## RESIDENTIAL & COMMERCIAL MORTGAGES BREAKDOWN



## 1<sup>ST</sup>, 2<sup>ND</sup> & 3<sup>RD</sup> MORTGAGE BREAKDOWN



# FUND OVERVIEW



# THE FOUNDERS



## MANJIT GILL

Manjit grew up in Prince George, BC, and met his wife while attending university. He went to SFU full-time and decided to become a realtor, starting his career in 1990. After several years as a realtor, he transitioned into property development. Once he had raised his three boys and served as their soccer and hockey coach, he decided to relax and travel. However, this was short-lived, as his youngest son and co-founder, Sajhan, wanted to take things in a different direction. And that's how Kazana was born. Manjit feels blessed to build a legacy with his son, helping others achieve financial freedom. With over 35 years of experience, he has personally witnessed how investing directly or indirectly in real estate creates wealth through positive compounding returns.

# THE FOUNDERS



## SAJHAN GILL

Sajhan graduated from the University of British Columbia and discovered his passion for business. Initially, he had set his sights on the stock market. However, Sajhan soon learned that in the stock market, only a few insiders make the bulk of the money, while the average investor makes little to no profit. This realization led him to transition into long-term real estate investments. It was this insight that inspired him to co-found Kazana. His goal is to provide everyday people with opportunities to earn money through real estate-backed investments. Sajhan has completed the Canadian Securities Course and is a licensed mortgage broker.



# KAZANA

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## CONTACT US



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