



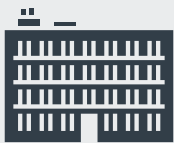
EQUITON®

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RESIDENTIAL INCOME FUND TRUST PROPERTY PORTFOLIO

As at July 1, 2021



23
Buildings



1617
Suites



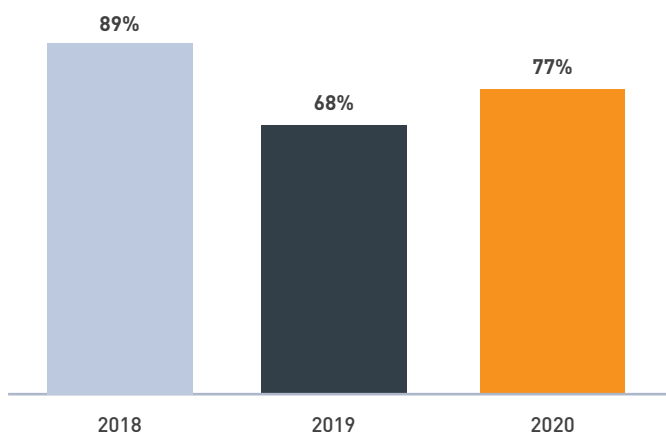
12
Communities



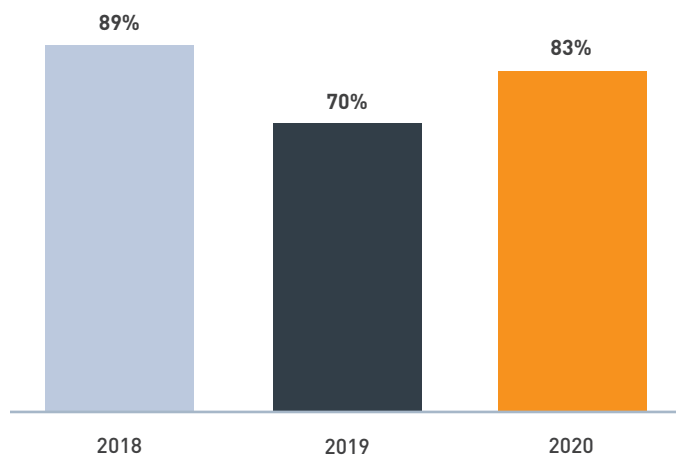
METRICS

As at June 30, 2021

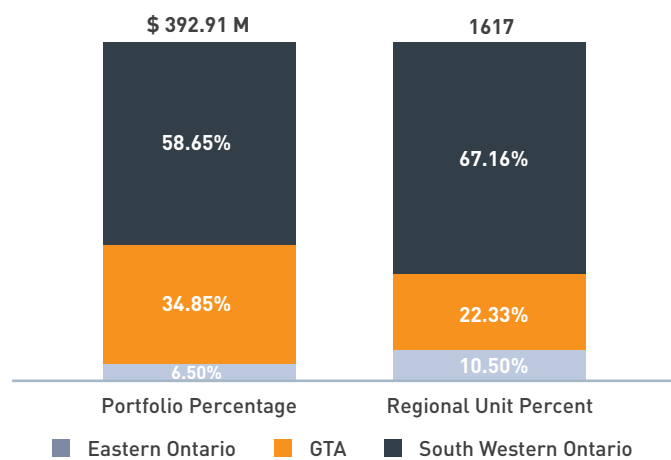
Annual growth in Revenue



Annual Growth in Net Operating Income



Portfolio Mix by Region



Average Rent by Suite Type	
Bachelor	\$1,077.10
1 Bedroom	\$1,211.57
2 Bedroom	\$1,378.20
3 Bedroom	\$1,500.04
All Types	\$1,240.23

Second Quarter 2021	
Growth in AUM	+49.39%
Operating Revenue*	+83.73%
Net Operating Income (NOI)*	+89.08%
Revenue Gap to Market	14.84%
Percentage Leased	98.33%
AFFO	74.09%
Portfolio LTV	50.37%
Weighted Average Debt Rate	2.84%
Weighted Average Term to Maturity	7.21 yrs.
Debt Service Coverage	1.34 x
Interest Coverage	1.32 x

* Q2 2021 versus Q2 2020

Property List

City	Address	Buildings	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total
Brantford	120,126 & 130 St.Paul Ave.	1	0	15	31	0	0	46
	19 Lynnwood Ave.	1	0	18	35	5	0	58
Burlington	1050 Highland St.	1	0	3	15	0	0	18
Chatham	383-385 Wellington St.	1	22	26	5	1	0	54
	75 & 87 Mary St.	1	0	22	34	0	0	56
Guelph	5 & 7 Wilsonview Ave.	1	0	5	17	7	0	29
	8 & 16 Wilsonview Ave.	2	2	54	53	3	0	112
Hamilton	125 Wellington St.	1	5	247	73	38	0	363
Kitchener	100-170 Old Carraige	1	2	14	202	0	0	218
Kingston	252 & 268 Conacher Dr.	2	0	6	18	0	0	24
	760/780 Division St.	1	0	24	48	40	0	112
	1379 Princess St.	1	1	18	13	0	2	34
London	1355 Commissioners Rd. W.	1	0	14	37	0	0	51
Markham	65 Times Ave.	1	9	37	18	0	0	64
Mississauga	65 & 75 Paisley Blvd. W.	2	13	63	76	2	1	155
Stratford	30 & 31 Campbell Crt.	2	0	33	63	3	0	99
Toronto	223 Woodbine Ave.	1	0	32	16	0	0	48
	650 Woodbine Ave.	1	0	30	8	0	0	38
	787 Vaughan Rd.	1	7	25	6	0	0	38
		23	61	686	768	99	3	1,617

PORTFOLIO DETAILS



Kitchener, Ontario

100-170 Old Carraige

Acquired: April 2021

Purchase Price: \$ 63,000,000.00

Appraisal Value: \$ 63,400,000.00 (At time of purchase)



MAP

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
2	14	202	0	0	218

This property has been repositioned to cater to professionals and away from traditional student housing, making it unique in the area and creating a more stable and consistent rental base.

The property features spacious, renovated one-, two-, and two-bedroom-plus-den suites with beautifully landscaped grounds and is ideally located in Pioneer Park, near Conestoga College and close to a variety of shops, restaurants, parks and playgrounds. Highway 401 is only five minutes away along Homer Watson Boulevard, and public transit is just steps from the door.



Hamilton, Ontario

125 Wellington St.

Acquired: March 2021

Purchase Price: \$ 54,310,111.00

Appraisal Value: \$ 61,000,000.00 (At time of purchase)



MAP

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
5	241	75	39	0	360

This property offers newly renovated modern and spacious suites with luxury plank flooring and fully updated open concept kitchens featuring 4 appliances and high-end counters that create the ideal cooking environment. Private balconies with glass panels offer great views from all sides! Amenities include a fitness facility, social room, laundry lounge with Wi-Fi, underground parking and a dedicated on-site management team.

Conveniently located only minutes from downtown Hamilton and a short commute to McMaster University, nearby you will find several public parks, public transit, GO Transit, Hamilton General Hospital, and St. Joseph's Healthcare. Walking distance to Jackson Square, shops of Jamesville and the Copps Coliseum, with Shopper's Drug Mart and the Hasty Market Convenience store both just steps away.



Toronto, Ontario

650 Woodbine Avenue

Acquired: November 2020

Purchase Price: \$ 12,660,000.00

Appraisal Value: \$ 14,900,000.00 (At time of purchase)



MAP

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	30	8	0	0	38

The Beach Suites is a mid-size four-storey building located in the trendy Beaches neighbourhood of Toronto. It is situated on approximately 0.3 acres of land, and the building totals 32,080 square feet of area. Amenities include 27 surface parking spots, premium condo-style finishes, appliances, and laundry facilities.

The building is in a premier location, near several parks, the lakefront boardwalk, shopping, amenities and the Beaches Park on Lake Ontario. It's in the immediate vicinity of public transit routes for downtown Toronto.



Toronto, Ontario

787 Vaughan Road

Acquired: November 2020

Purchase Price: \$ 10,640,000.00

Appraisal Value: \$ 11,600,000.00 (At time of purchase)



MAP

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
7	25	6	0	0	38

The Gertrude Suites property is a mid-size four-storey building located in the eclectic Eglinton West neighbourhood of Toronto. It is situated on approximately 0.31 acres of land, and the building totals 29,020 square feet of area. Amenities include high-end finishes, appliances, and on-site laundry facilities.

The building is in a bustling neighbourhood, steps away from the soon to be completed Eglinton Crosstown line. Residents are within walking distance to restaurants, parks, trails, shopping, and amenities.



Guelph, Ontario

8 & 16 Wilsonview Avenue

Acquired: July 2020

Purchase Price: \$ 33,000,000.00

Appraisal Value: \$ \$34,336,000.00 (December 2020)



MAP

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
2	54	53	3	0	112

The property consists of two, 7-storey buildings with elevator service. It is situated on approximately 2.74 acres of land and has approximately 88,600 square feet of area. Amenities include on-premises laundry, storage facilities and 141 surface parking spaces.

The property is located in a prime location within walking distance of public transportation, a main commercial corridor that includes a large shopping mall, services and restaurants. It is also located within an educational hub close to four educational institutes, including Guelph University. It has easy access to Highway 6 and 401.



Toronto, Ontario

223 Woodbine Avenue

Acquired: March 2020

Purchase Price: \$ 19,900,000.00

Appraisal Value: \$23,800,000.00 (April 2021)



MAP

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	32	16	0	0	48

This property consists of a single 3 1/2 storey building located in the affluent Beaches neighbourhood of Toronto. It is situated on approximately 0.6 acres of land and the building totals approximately 26,000 square feet of area. Amenities include 51 surface parking spots and laundry facilities.

The building is in a premier location, next to new condo developments and in walking distance to restaurants, shopping, amenities and the Beaches Park on Lake Ontario. It's in the immediate vicinity of public transit and only minutes from downtown Toronto.



Mississauga, Ontario

65 & 75 Paisley Boulevard West

Acquired: December 2019

Purchase Price: \$ 47,200,000.00

Appraisal Value: \$ 52,000,000.00 (December 2020)



MAP

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
13	63	76	2	1	155

The property consists of two, 7-storey buildings with elevator service. It is situated on approximately 3.05 acres of land and the buildings total approximately 120,000 square feet of area.

Amenities include 186 parking spots (126 surface and 60 below ground), laundry facilities and an on-site convenience store. The property is in a prime location and only minutes from shopping, restaurants, and amenities including a major hospital.

It is just south of downtown Mississauga and has easy access to Highway 403 and the QEW. It is also close to public transit, including a GO station that provides convenient access to downtown Toronto.



Guelph, Ontario

5&7 Wilsonview Avenue

Acquired: October 2019

Purchase Price: \$ 8,635,000.00

Appraisal Value: \$ 9,245,000.00 (December 2020)



MAP

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	5	17	7	0	29

The property consists of two 3-storey walk-up buildings with a connecting basement corridor. It is situated on approximately 1.37 acres of land and the buildings total approximately 36,590 square feet of area.

Amenities include 42 parking spots and laundry facilities. It is situated in a prime location within walking distance of public transportation, a commercial corridor that includes a large shopping mall, services and restaurants, as well as, Guelph University. It has easy access to Highway 6 and 401.



Burlington, Ontario

1050 Highland Street

Acquired: August 2019

Purchase Price: \$ 4,360,000.00

Appraisal Value: \$ 5,920,000.00 (December 2020)



MAP

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	3	15	0	0	18

The property consists of a single 2-storey walk up building. It is situated on approximately 0.72 acres of land with 20 surface parking spaces. Amenities include on premises laundry facilities.

The property is located in a quiet neighborhood and backs onto a large park which includes a children's playground and local tennis courts. It is conveniently located near public transportation, and close proximity to local services and shopping (including one of the city's main shopping centres). There is easy access to local highways.



London, Ontario

1355 Commissioners Road West

Acquired: May 2019

Purchase Price: \$ 17,000,000.00

Appraisal Value: \$ 18,000,000.00 (December 2020)



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	14	37	0	0	51

This property consists of a brand-new single, 5-storey building with elevator service. It is situated on approximately 1.31 acres of land and the building totals 71,744 square feet of area. Suite features include 9-foot ceilings, in-suite laundry with storage room, stainless appliances, luxury granite counter tops and quality design and finishes throughout. The building is in a premier location and close to public parks, conservation areas and local schools. It's surrounded by an array of shopping, restaurants and cafés, and public transit.



Markham, Ontario

65 Times Avenue

Acquired: March 2019

Purchase Price: \$ 21,000,000.00

Appraisal Value: \$28,700,000.00 (April 2021)



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
9	37	18	0	0	64

The property consists of a single 5-storey building with elevator service. It is situated on approximately 0.76 acres of land and the building totals approximately 51,413 square feet of area.

Amenities include 64 parking spots (20 surface and 44 below ground), and laundry facilities in each unit. The property is in a prime location and only minutes from shopping, restaurants, and amenities. It has easy access to Highway 407, Highway 404 and 7. It is also close to public transit, including a GO station that provides convenient access to downtown Toronto.



Kingston, Ontario

252 & 268 Conacher Drive

Acquired: September 2018

Purchase Price: \$ 2,085,000.00

Appraisal Value: \$ 3,090,000.00 (December 2020)



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	6	18	0	0	24

This property consists of two 2 1/2 storey walk-up buildings. These buildings are situated on approximately 1 acre of land and have approximately 24,143 square feet of area.

Amenities include 25 surface parking spaces and laundry facilities. It is located close to public transportation, a hospital, Queen's University, a fire station, a police station, shopping and services, restaurants and Highway 401.



Chatham, Ontario

75 & 87 Mary Street

Acquired: August 2018

Purchase Price: \$ 5,265,000.00

Appraisal Value: \$ 6,000,000.00 (December 2020)



MAP

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	22	34	0	0	56

This property consists of two 2 ½ storey walk-up buildings. These buildings sit on approximately 1 acre of land and contain approximately 51,020 square feet of area.

Amenities include 60 surface parking spaces and laundry facilities. The property is located within a few minutes of downtown Chatham, is near the Thames River, a hospital, shopping, restaurants, a fire station, a police station and Highway 401.



Kingston, Ontario

1379 Princess Street

Acquired: May 2018

Purchase Price: \$ 3,900,000.00

Appraisal Value: \$ \$5,830,000.00 (May 2021)



MAP

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
1	18	13	0	2	34

This property consists of one 3 ½ storey building with commercial space on the ground floor. It is situated on approximately 1.7 acres of land and the building contains approximately 25,629 square feet of area.

Amenities include 40 surface parking spaces and laundry facilities. The property is located minutes from Queen's University, St. Lawrence College, St. Lawrence River, a hospital, shopping, restaurants, fire and police stations. There is also easy access to public transportation and Highway 401.



Kingston, Ontario

760/780 Division Street & 2 Kirkpatrick Street

Acquired: March 2018

Purchase Price: \$ 12,150,000.00

Appraisal Value: \$19,150,000.00 (May 2021)



MAP

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	24	48	40	0	112

This property consists of one mid-rise building located at 780 Division Street and two adjacent vacant parcels of land located at 2 Kirkpatrick Street and 760 Division Street. The vacant parcels have future development potential. These properties contain approximately 5.0 acres of land, and the mid-rise building contains a total of 82,343 square feet of area.

Amenities include 112 surface parking spaces and laundry facilities. The properties are close to public transit, the St. Lawrence River, a hospital, shopping, restaurants, a police station, Queen's University and Highway 401.



Chatham, Ontario

383-385 Wellington Street & 49 Lacroix Street

Acquired: December 2017

Purchase Price: \$ 4,050,000.00

Appraisal Value: \$ 6,175,000.00 (December 2020)



MAP

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
22	26	5	1	0	54

This character property consists of one four-storey building located at 383-385 Wellington Street West and one adjacent single-family dwelling at 49 Lacroix Street. It is situated on approximately 0.68 acres of land and contains a total of 40,795 square feet of area.

Amenities include 24 surface parking spaces and laundry facilities. The property is situated in a premium area dominated by single family homes with easy access to public transit. It is located near the Thames River, a hospital, shopping, restaurants, a police station and St. Clair College.



Brantford, Ontario

19 Lynnwood Avenue

Acquired: July 2016

Purchase Price: \$ 6,426,000.00

Appraisal Value: \$ 10,730,000.00 (December 2020)



MAP

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	18	35	5	0	58

This property consists of a single 6-storey purpose-built building with elevator service. It is situated on approximately 1.7 acres of land and the building totals approximately 66,000 square feet of area.

Amenities include 53 surface parking spaces and laundry facilities. The property is within walking distance of public transportation, parks, shopping and restaurants. The property is also minutes from the city's main commercial corridor and Highway 403.



Brantford, Ontario

120, 126 and 130 St. Paul Avenue

Acquired: July 2016

Purchase Price: \$ 5,049,000.00

Appraisal Value: \$ 8,030,000.00 (December 2020)



MAP

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	15	31	0	0	46

This property consists of one mid-level building located at 120, 126 and 130 St. Paul Avenue. The properties are situated on approximately 0.8 acres of land and the building contains a total of 41,200 square feet of area.

Amenities include 49 surface parking spaces and laundry facilities. The property is within walking distance of the Grand River, Brantford General Hospital, restaurants, schools and recreational facilities. There is easy access to public transportation and Highway 403.



Stratford, Ontario

30 & 31 Campbell Court (2 properties)

Acquired: April 2016

Purchase Price: \$ 8,900,000.00

Appraisal Value: \$ 13,540,000.00 (December 2020)



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	33	63	3	0	99

This property consists of two separate low-rise buildings located on opposite sides of the street. The properties contain approximately 2.5 acres of land and the buildings total 83,100 square feet of area (30 Campbell Court: 39,000 square feet, 31 Campbell Court: 44,100 square feet).

Amenities include 100 surface parking spaces and laundry facilities in each building. The property is located minutes from the Avon River, Lake Victoria, and the city's historic downtown core. There is easy access to public transportation, shopping and it is only a 30-minute drive to Kitchener and Waterloo.

* Part of a portfolio purchase for \$11,475,000 (July 2017)

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