



BlueRise

BlueRise Real Estate Investment Trust

www.BlueRise.ca

1.800.439.6169

Contact@BlueRise.ca

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& Get a chance to WIN Trust Units

- 1) BlueRise REIT invests in **apartment** real estate in Canada.
- 2) Focused on strong value preservation combined with rental **dividends and capital growth**.
- 3) Investment in BlueRise REIT represents **proportional ownership of trust assets**.
- 4) **The BlueRise team**, consisting of professionals with expertise in real estate, property management, banking, land development, and risk management, all have a proven track record of delivering significant and consistent returns within the real estate sector.
- 5) **Tax advantages:** BlueRise REIT distributes all dividends and capital growth distributions to the investors; the income taxes are the responsibility of the investors according to their situations.

WHICH Investment Should I Buy?..

	BlueRise REIT	Private REIT	Public REIT	Bonds	My Own Multiplex	Condo	Timeshare
Liquidity	Moderate (notice time to redeem, lowers volatility)	Moderate (restrictions, lowers volatility)	High (but market makers take fees)	High (but market makers take fees)	Low	Low	Very Low
Initial Investment	Any	Moderate	Any	Any	High	High	Moderate
Diversification	High	High	High	High	Low	Low	Very Low
Potential Returns	High 12-20% target annual returns	Moderate to High, depending on fees and property types	Low to Moderate (volatility, high administrative fees)	Low to Moderate	High if managed properly	Low on rent income, moderate on reselling	Very low
Income Stability	High (apartment rental properties)	Moderate to High (High if apartments, moderate if other real estate types)	Low to Moderate (subject to public market volatility and fluctuations)	High (AAA-A grade), moderate to low (BBB-D grades)	Moderate (high repair costs; subject to good management)	Moderate (subject to finding tenants, condo fees)	Low to none
Management Responsibility	None (professionally managed)	None (professionally managed)	None (professionally managed)	None (professionally managed)	High (self-managed or hire a manager)	High (self-managed or hire a manager)	None (professionally managed)

	BlueRise REIT	Private REIT	Public REIT	Bonds	My Own Multiplex	Condo	Timeshare
Tax Benefits	Yes (pass-through income, depreciation)	Yes (pass-through income, depreciation)	Yes (pass-through income, depreciation)	No (fully taxable outside of RRSP and TFSA)	Yes (depreciation, deductions) but High Tax on passive income	Yes (depreciation, deductions) but High Tax on passive income	No
Risk	Low (multi-unit residential)	Low to Moderate (low if multi-unit residential, higher if commercial properties)	Moderate to High (market fluctuations and high fees)	Low to High (depending on the rating)	Moderate to High	High	High
Control Over Investment	Limited (voting rights only)	Limited (voting rights or other)	Very low	None	High	High	Very Low
Appreciation Potential	High	High	High	None	High	High	Very low
Ease of Purchase	Simple	Simple	Simple	Simple	Complex	Moderate	Moderate
Regulatory Oversight	Securities & Exchange Commission	Securities & Exchange Commission	Securities & Exchange Commission; high administrative fees	Securities & Exchange Commission	Low	Low	Low

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