



Welcome to LEGACY

Legacy Wealth Realty Corp. offering was created to provide Canadians with an opportunity to participate in the investment of commercial real estate which has proven to be a profitable, long-term investment vehicle. We focus on acquiring existing, income producing, commercial and multi-family real estate assets in resilient markets across Canada.

What Sets Us Apart

This offering allows everyday Canadians to now include commercial and multi-family revenue properties as part of their investment portfolio. We purchase niche size assets that are too large for individuals but too small for larger players - creating less competition, better pricing, and potentially stronger returns.

LEGACY WEALTH Finds Undervalued Assets

Under \$2M



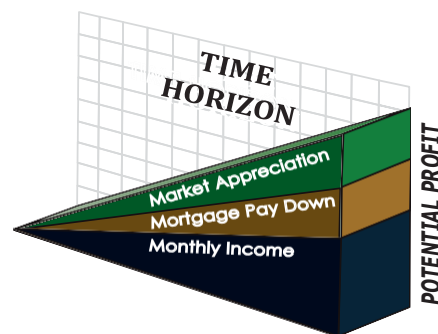
Over \$10M



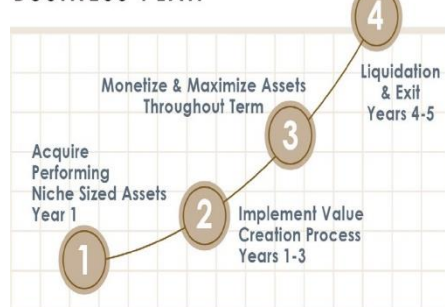
Adds Value by Increasing Income & Reducing Expenses

3 Major Profit Centers

- Monthly Income
- Mortgage Pay down
- Market Appreciation



BUSINESS PLAN



Management Team

- 25+ Years Experience
- 25 Million Dollars in Real Estate Transactions
- Proven Track Record

8% Preferred Return

+ 40% of the PROFITS

Quarterly Cashflow

5 Year Term

Asset Backed

Our projected return is 12-14% annualized. The 8% preferred return can consist of interest and capital gains. There is a 5% return paid quarterly, and 3% paid upon re-sale or re-finance. As well as 40% of the profits.

For full details please consult the Legacy Wealth Realty Corp. Offering Memorandum.

Projected Return is 12-14% Annualized

- Investors Are Paid First
- Monthly Income
- Profit Participation
- Fixed Term
- Asset Backed
- RRSP & TFSA Eligible**

** through Offering Memorandum

IDENTIFYING OPPORTUNITY

Due diligence on a "micro-economic" and "macro-economic" level are key in determining a property of interest.

MICRO-ECONOMICS

APPRAISAL

- Property's worth?
- How has it been assessed? (Direct comparison, Income or Cost Approach)

ZONING

- How is the property being used?
- Is it the best use?
- Are there limitations against future improvements or additions?

FINANCING

- How is this property going to be purchased?
- How will lenders view this purchase?

ENVIRONMENTAL REPORT

- Are there any current environmental concerns?
- What is the history of the property?

ENGINEERING REPORT

- What is the condition of the existing building or buildings?
- What is the structural integrity?

SITE SURVEY/ REAL PROPERTY REPORT

- Are there any easements registered on the property?

MACRO-ECONOMICS

NET MIGRATION

- Area's population trends?
- Are there more people arriving/departing?

INDUSTRY

- Area's major industries?
- Who are the major employers and how much of the job market do they represent?
- What are the future prospects for current major employers?
- What other businesses are locating/relocating in the area?

LEGACY WEALTH understands what economic forces are driving the areas that we invest in.

We need look no further than Detroit and the automotive industry as an unfortunate example of rapidly changing economic circumstances.


In contrast, various cities throughout North America have clearly led the way in growth with new or renewed industry activity.

TRANSPORTATION

- How accessible is the area?
- Are there any infrastructure expansion plans pending?

GOVERNMENT

- How easy/difficult is it to do business?
- How do taxes for businesses compare to other areas?



LEGACY appraises the asset to determine its current value and evaluates where it could be in the future.