

OFFERING TERM SHEET

Series B and F Preferred Shares with maximum offerings of \$40,000,000 (400,000 shares).

Issuer	EquityLine Mortgage Investment Corp. (the "Corporation").
Offering	Up to a maximum of 400,000 of Series B and F Preferred Shares of the Corporation (the "Offering"). The offered shares are pari passu to the Class A Preferred Shares (the "JSE Listed Shares") that are listed and posted for trading on the Jamaica Stock Exchange.
Type of Transaction	The Private placement under offering memorandum of the Offered Shares, Series B and F Preferred Shares, are to be distributed in Canada pursuant to a prospectus exemption under National Instrument 45-106-Prospectus Exemptions through a registered dealer.
Minimum Subscription Amount	The investor must subscribe for the Offered Shares through a registered dealer with a minimum subscription price of \$10.00 Offered Shares for a minimum subscription amount of \$5,000 or 500 Series B and F Preferred Shares.
Offering Price	\$10.00 CAD per Series B and F Preferred Shares.
Dealer Commissions	Commissions of up to 7.0% including dealer fee per Offered Share on Series B Preferred Shares. No commission is payable on Series F Preferred Shares.
Dividends	Cumulative, preferential monthly minimum cash dividends in an amount equal to 8.0% for Series B and 8.5% for Series F annualized rate of return. Payable monthly in arrears, no later than the 15th day of the following month.



DISCLAIMER: Introductions are permitted exclusively through registered Exempt Market Dealers and licensed Financial Advisers. This term sheet is a summary of our offering and is for information purposes only. For full details of the offering, please refer to the EquityLine Mortgage Investment Corporation Offering Memorandum on our website. Any forward-looking information is provided to demonstrate the potential benefits of the business opportunity described in this brochure. You should not place undue reliance on any forward-looking information.



EQUITYLINE

MORTGAGE INVESTMENT CORPORATION

EquityLine Mortgage Investment Corporation

550 Highway 7 Avenue East,
Suite 338 Richmond Hill,
Ontario Canada L4B 3Z4

Phone: 1 (888) 269-1988

(416) 999-3993

Fax: (416) 747-9855

Email: info@EquityLineMIC.com

Website: EquityLineMIC.com

EquityLine Services Corporation
FSRA #13068

EquityLine Financial Corporation
FSRA #12570

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Series B Preferred Shares Redemption

The Offered Shares are redeemable any time after issuance at the following redemption prices:

- 93% of share redemption price with in 12 months
- 96% of share redemption price between 12 and 24 months
- 98% of share redemption price between 24 and 36 months
- 96% of share redemption price between 12 and 24 months
- 100% share redemption price after 36 months

Monthly Redemptions are limited to \$500,000 or 3.00% (whichever is greater) of Class B Preferred Shares per month. Up to 30 day notice and 30 day processing period.

Series F Preferred Shares Redemption

Anytime subject to monthly redemption dates. Monthly redemptions are limited to \$500,000 or 3.00% (whichever is greater) of Class F Preferred Shares per month. Up to 30 day notice and 30 day processing period.

Other Offerings

The Corporation may undertake a concurrent or subsequent offering of Shares of any class at any time.

Closings

Closings (the "Closing Date") occur on the 4th Thursday of each calendar month on subscriptions received up to the date three (3) business days prior to any closing.

Shareholder Agreement & Governance

There will be Shareholder Agreement; the governance of the Corporation will be subject to applicable securities law, the rules, policies and regulations of the Corporation and the Governance and Conflicts of Interest Policy.

Fundserv Codes

203 EquityLine MIC Series B Preferred Shares FE CAD
205 EquityLine MIC Series F Preferred Shares FE CAD