

OFFERING TERM SHEET

Series I Preferred Shares | Series F Preferred Shares

Issuer	EquityLine Mortgage Investment Corp. (the "Corporation").
Offering(s)	<p>The Corporation is Offering 10,000,000 Series I Preferred Shares) for proceeds of \$100,000,000 and 10,000,000 Series F Preferred Shares for proceeds of \$100,000,000.</p> <p>The Offering for the Series F Preferred Shares, Series I Preferred Shares or the Secured Debentures is unlimited.</p>
Type of Transaction	The Private placement under offering memorandum of the Offered Shares, Series I 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 F Preferred Shares and \$25,000 for 2500 Series I Preferred Shares
Offering Price	\$10.00 CAD per Series I and F Preferred Shares.
Dealer Commissions	Commissions are not payable on Series F and I Preferred Shares.
Trailer	I Preferred Shares only – 1% annual trailer, 0.25% paid quarterly for the duration of the investment.
Dividends	Cumulative, preferential monthly minimum cash dividends in an amount equal to 7.0% for Series I and 8.5% for Series F annualized rate of return. Payable monthly in arrears, not 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

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EquityLine Services Corporation
FSRA #13068

EquityLine Financial Corporation
FSRA #12570

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Series I Preferred Shares Redemption

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

- 99% of share redemption price within 12 months
- After 12 months, monthly redemptions are limited to \$500,000 or 3.00% (whichever is greater) of Class I 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 each Thursday of each calendar month on subscriptions received up to three (3) business days prior to any closing.

Shareholder Agreement & Governance

There will be a 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

BEL207 EquityLine MIC Series I Preferred Shares FE CAD
BEL205 EquityLine MIC Series F Preferred Shares FE CAD