

Ourboro Fund II LP

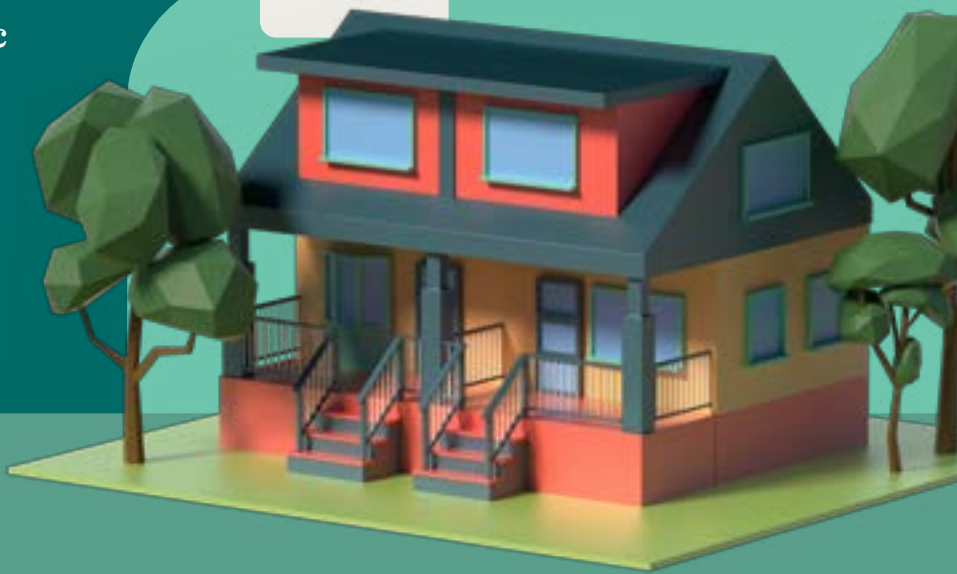
Opportunity Overview

May 2025

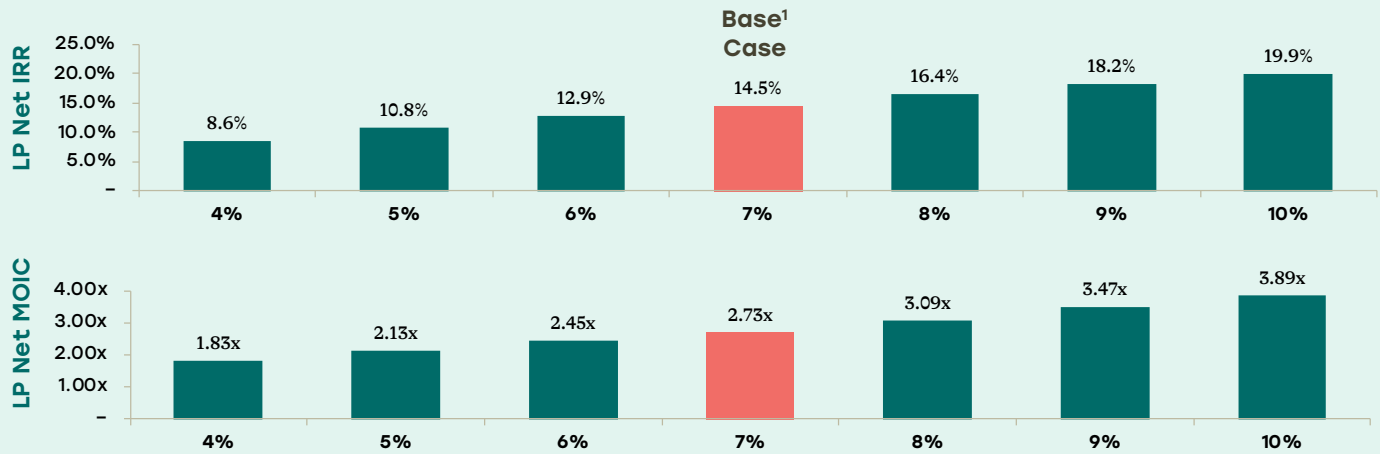
Ourboro unlocks home ownership for middle-income Canadians. We do this by investing in homes alongside homebuyers. When the home is sold, both investors and homebuyers share in the appreciation of the home's value. For investors, we provide hassle-free access to the largest untapped asset class in the world: owner-occupied residential real estate.

Investment Highlights

- Access to 4x leverage at no additional cost: homeowners are responsible for serving their mortgage at 80% LTV
- Equity ownership without the hassle of management or operational costs: zero vacancy risk and carrying costs; alignment with owner-occupiers means superior asset value protection
- Access to a balanced, diversified portfolio: geographic diversification with exposures throughout the GTA
- Generate social impact: helping Canadians bridge down payment gaps and access homeownership faster, which has shown to positively impact their health & wellbeing, civic engagement, and wealth creation



Sensitized Investment Returns



1. Base Case based on a 10-year fund life with graphs showing IRR/MoIC sensitizing for property appreciation rate

Cash Flow Forecast

The figure below illustrates the base case expected cash flow profile for an investor in Ourboro Fund II LP, assuming a \$10MM commitment on a \$50MM total fund size.



For more information on Ourboro and its investment products, please contact:

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