



RRSP
TFSA



HoneyTree

REAL ESTATE TRUST

OWN THE FUTURE OF HOSPITALITY

Mutual Fund Trust

OWN THE FUTURE OF HOSPITALITY

The HoneyTree Real Estate Trust ("the Fund") is a private real estate investment trust that specializes in acquiring underperforming hotels and applying a systematic process to reposition and improve them to increase their value to investors.

Fund Details

- **Fund Offering:** \$25,000,000
- **Investment Type:** Mutual Fund Trust
- **Unit Price:** \$10.00
- **Minimum Investment:** \$1,000 CAD
- **Registered Funds:** RRSP, RESP, RRIF, RDSP, TFSA, LIRA



**Target Annual
Returns
16%**







Hotels: Positioned for Growth

- Own the future of hospitality
- Extended Stay has most potential for growth
- Hotel assets remain discounted due to pandemic
- AI Pricing technology increase profits
- Cost of operations significantly reduced through automation



**6%
Quarterly
Distributions**

Benefits of the Fund

	Invest with RRSP, RESP, RRIF, RDSP, TFSA, LIRA.		Diversify risk: invest in a portfolio of properties, not just one.
	Reinvest distributions at 2% discount.		Hospitality-focused with keen attention on cash flow
	Tax efficiency through return of capital.		Quarterly distributions.

2024 Acquisition Pipeline



MONTREAL, QUEBEC

Hotel Jardins d'Antoine - 2024 Saint Denis

Acquired: March 2021

Unit breakdown

Small	Medium	Large	Commercial	Total Units
12	8	7	0	27

Turnkey

Targeted NOI
\$531,250



MONTREAL, QUEBEC

Hotel de Paris Annexe - 874 Sherbrooke

Acquired: November 2021

Unit breakdown

Small	Medium	Large	Commercial	Total Units
12	6	4	0	22

Turnkey

Targeted NOI
\$488,750



MONTREAL, QUEBEC

Hotel Espace Confort - 2048 Saint Denis

Acquired: December 2021

Unit breakdown

Small	Medium	Large	Commercial	Total Units
18	2	4	1	25

Turnkey

Targeted NOI
\$519,990



QUEBEC CITY, QUEBEC

Hotel Chateau des Tourelles - 212 St Jean

Acquired: September 2022

Unit breakdown

Small	Medium	Large	Commercial	Total Units
0	7	5	2	15

Turnkey

Targeted NOI
\$382,500

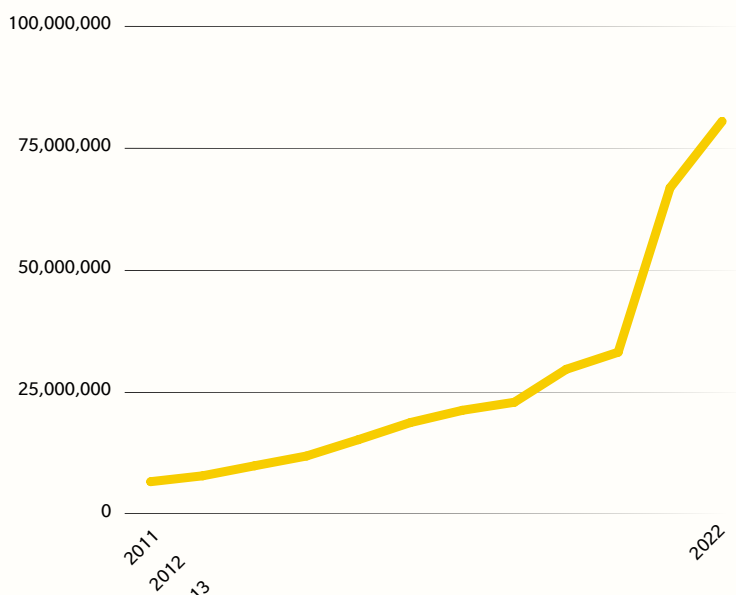


HoneyTree

HoneyTree Real Estate Fund's Portfolio

Managers of the Fund have extensive experience investing in real estate, acquiring both multifamily properties and hotel assets and repositioning them for optimal performance. Below is a snapshot of their personal portfolio growth prior to inception of the Fund.

Assets Under Management (\$)



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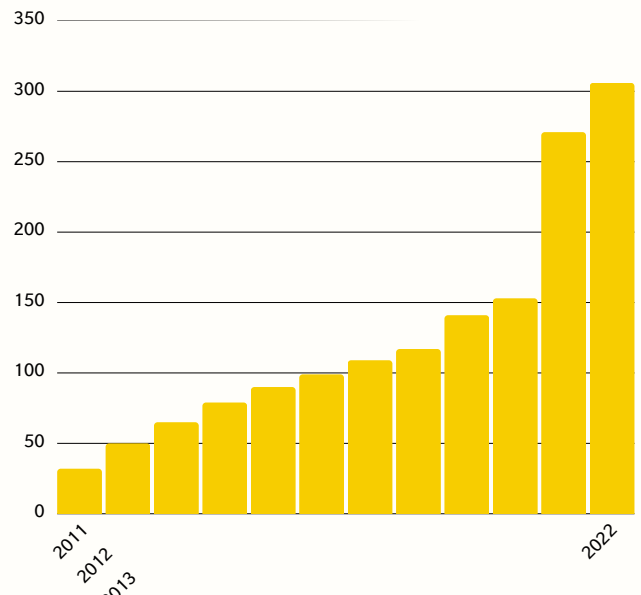
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Units Under Management



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This document should be read in conjunction with the following Offering Memorandum.