



PrimeWest

Mortgage Investment Corporation



Our Company

Dec-09

www.primewest.ca

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Our Regulators

Securities of PrimeWest Mortgage Investment Corporation are currently being offered by way of Offering Memorandum. The firm is a reporting issuer and has a prospectus dated December 05, 2007, with all public documents available on SEDAR.

The Offering Memorandum and prospectus contain important detailed information about the securities being offered.

Investors should read the offering memorandum and prospectus before making an investment decision.



Forward Looking Information

Certain statements in this presentation may constitute forward-looking statements. The results or events predicted in these statements may differ materially from actual results or events. These forward-looking statements can generally be identified by the use of statements that include phrases such as "believe", "expect", "anticipate", "intend", "plan", "likely", "will" or similar words or phrases. Similarly, statements that describe the Company's objectives, plans or goals are or maybe forward-looking statements.

These forward-looking statements are based on the Company's current expectations and its projections about future events. However, whether actual results and developments will conform to the Company's expectations and projections is subject to a number of risks and uncertainties, including, among other things, the risks and uncertainties associated with the real estate market and fluctuating values of real property, investments in mortgages are relatively illiquid and such illiquidity will tend to limit the Company's ability to vary the mortgage portfolio promptly in response to changing economic or investment conditions, requiring financial leverage to fund new investments, the ability to meet additional funding requirements, changes in legislative or regulatory requirements including income tax treatment of the Company, competition, environmental risks associated with foreclosure on real property and dependence on key personnel. These are not necessarily all of the important facts that could cause actual results to differ materially from those expressed in any of the Company's forward-looking statements. Other known and unpredictable factors could also harm its results. Consequently, there can be no assurance that the actual results or developments anticipated by the Company will be realized or, even if substantially realized, that they will have the expected consequences to, or effects on, the Company. Unless otherwise required by applicable securities laws, the Company disclaims any intention or obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

**What
Saskatchewan
offers Canada
and the rest of
the world...**



Today's Saskatchewan

- 1/3 of the world's potash
- 1/3 of the world's uranium
- 2nd largest oil producing province
- 3rd largest natural gas producing province
- 3rd largest coal producing province
- Significant oil sands potential
- World's largest diamond exploration project
- Significant metal and precious metal finds (zinc, copper, gold)
- Largest rare earth minerals find in North America
- Significant Helium potential

Saskatchewan Highlights



Tell us what we
already know...

- Highest GDP growth projected for Canada – *CMHC Q4 Report*
- Lowest unemployment rate in the country – *Conference Board of Canada*
- Average home price in Saskatchewan is 30% less than the national average
(Canadian Association of Accredited Mortgage Professionals)

Saskatchewan Capital Projects



**Leading the
Country in other
categories...**

- **Mining/Manufacturing - \$10 billion**
 - BHP, Rio Tinto, Cameco, PCS
- **Infrastructure - \$1.5 billion**
 - “Booster Shot”
 - South Bridge/Regina Inter-Modal
 - Saskatoon Transit
- **New Construction - \$295 million**
 - University
 - ✦ Irene and Les Dube Centre
 - ✦ Vet. Building
 - ✦ \$45 million student housing complex
 - Humboldt Hospital

Executive

...Over 150 years of experience in real estate, banking, law, accounting, and corporate governance



Board of Directors

- **Tom Archibald** (Chair)-Land Developer
- **Francis Bast** – Exec.VP (former), Conexus
- **Doug Frondall, CA** – Partner, Virtus Group
- **Dan Anderson, LLP** – Partner, MLT
- **Irene Seiferling** – Pres., Board Dynamics
- **Mike Hough** – GM, S'toon Christian Centre

Our Focus

- ✓ Families re-establishing credit
- ✓ Investors doing real estate “quick flips”
- ✓ Commission-based salespeople
- ✓ Professional immigrants



- Profits to Investors
 - 8.12% average 4-year return
 - ✦ 16 consecutive quarters of divided distribution
 - ✦ 2.00% paid per quarter
 - ✦ \$2 million paid out (31DEC09)
- Residential Mortgages
 - 6 month – 2 year terms
- PrimeWest pays no corporate tax

Over \$35 million in mortgages processed

**Our
Strength**



**Our
People**

“Saskatchewan will lead the country in real estate growth for a third year in a row”

~ CMHC, 2009

Our Partners



CENTUM



www.primewest.ca

Our Strength ↳ Our Economy

**Less than 0.5% loan
losses in the past 10
years**

~ Mortgage Bankers Association



- **The Industry**
 - Canada
 - ✦ Over \$952 billion in conventional mortgages
 - ✦ Alternative market estimated at \$57 - \$76 billion (8%)
 - Saskatchewan
 - ✦ Alternative market estimated at well over \$500 million
- **The Local Markets**
 - Best real estate market in Canada
 - Over 7% increases in average selling price in Regina & 4% in Saskatoon (since Dec. 2008)
 - Strong trends in urbanization and immigration

Price Sustainability

Change in average selling price of Canadian homes over 25 years



Canada:
1981 - \$76,021
2006 - \$276,824
264% increase

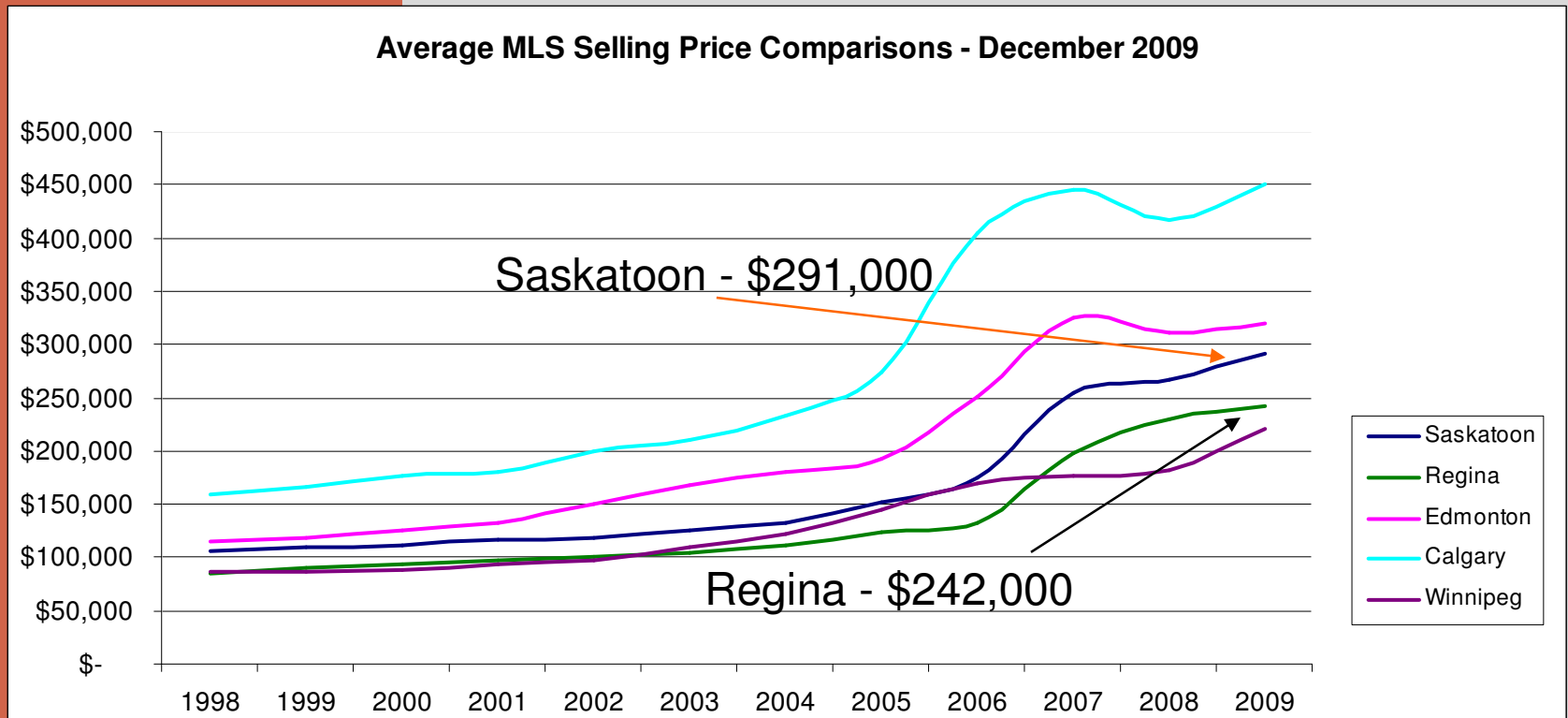
Average MLS Selling Prices

	1981	2006	% +
Barrie	\$51,665	\$244,000	372
St. Catherines	\$49,655	\$213,032	329
Hamilton-Burlington	\$58,508	\$248,400	325
Toronto	\$90,203	\$351,941	290
Ottawa	\$64,854	\$257,481	297
Montreal	\$55,004	\$215,659	292
Halifax-Dartmouth	\$59,366	\$203,178	242
Vancouver	\$148,861	\$509,876	242
Victoria	\$121,648	\$400,000	229
London	\$57,989	\$190,521	228
Calgary	\$103,033	\$323,979	227
Kelowna	\$104,285	\$323,978	211
Moncton	\$44,338	\$130,000	193
Winnipeg	\$52,656	\$151,983	189
Edmonton	\$91,438	\$250,915	174
St. John's	\$55,067	\$139,300	153
Saskatoon	\$64,756	\$160,577	148
Regina	\$54,915	\$131,851	140

Source:
Saskatoon
Real Estate
Board

Comparables

Western Canada at a glance...



~ National Average MLS selling price
in 2009 - \$312,000

“Saskatchewan to lead employment
growth in 2010”

~Conference Board of Canada

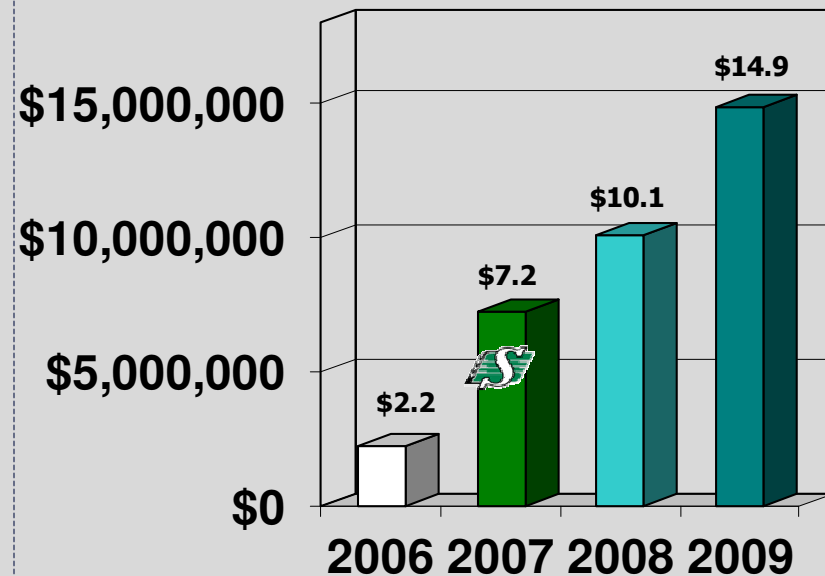
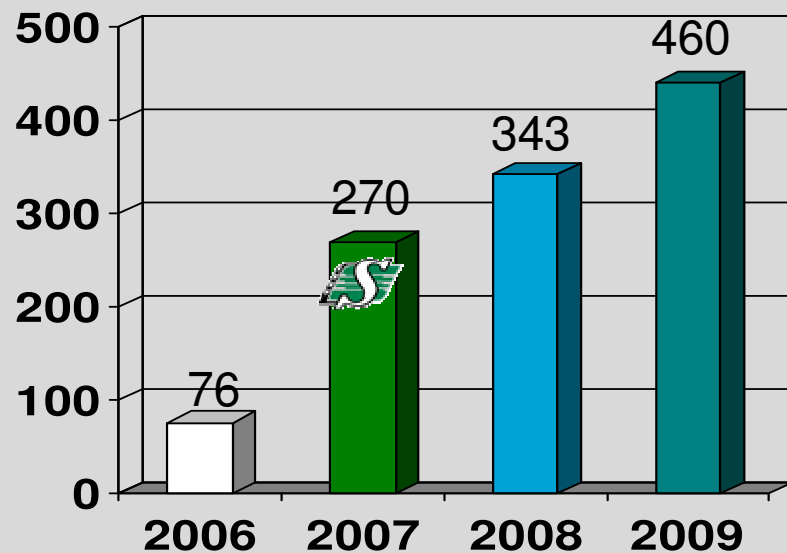
4 Year Snapshot

(December 31/09)



Investors

Capital Raised (millions)



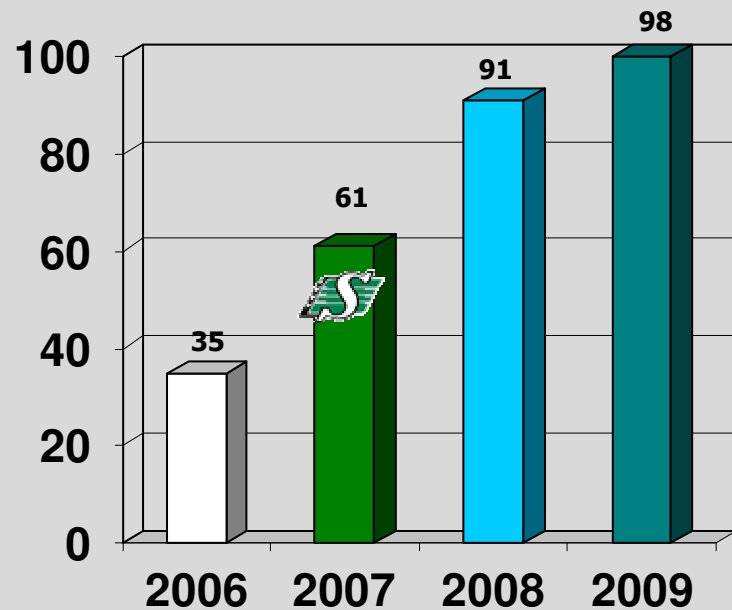
- 73% 2-year average Asset turnover•
- Over \$6 million in mortgage payouts at 31OCT09 • •
- 10% of assets are held in cash or cash equivalents •

4 Year Snapshot

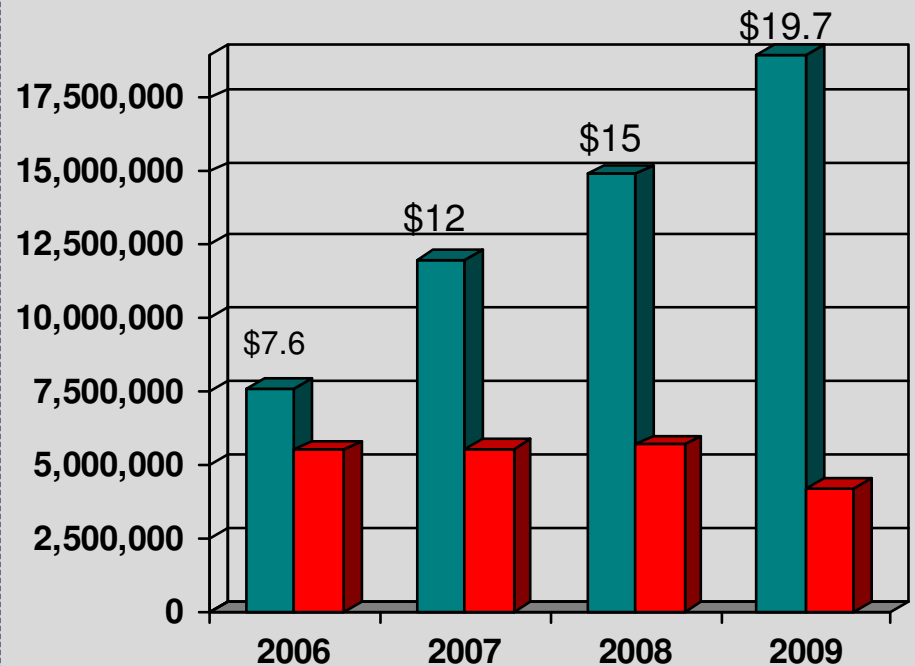
(December 31/09)



Mortgages



Assets vs. Debt



- Average mortgage amount \$166,000* •
- **Average loan to value 65%** •
- Average mortgage term 1.1 years •
- Urban 92% • Residential 88% •

Legend: **Assets/Debt**

**Maintaining
stability through
strong
fundamentals...**

**Loan Loss
reserves:**

\$164,000

(31DEC08)

Other Vital Stats.



- Average mortgage amount \$166,000*
- Average loan to value 65%
- Urban 92% / Residential 92%*
- 97% First Mortgages
- Average mortgage term 1.1 years

*does not include a one-time loan of \$2 million funded by \$1.5 million of third party debt.

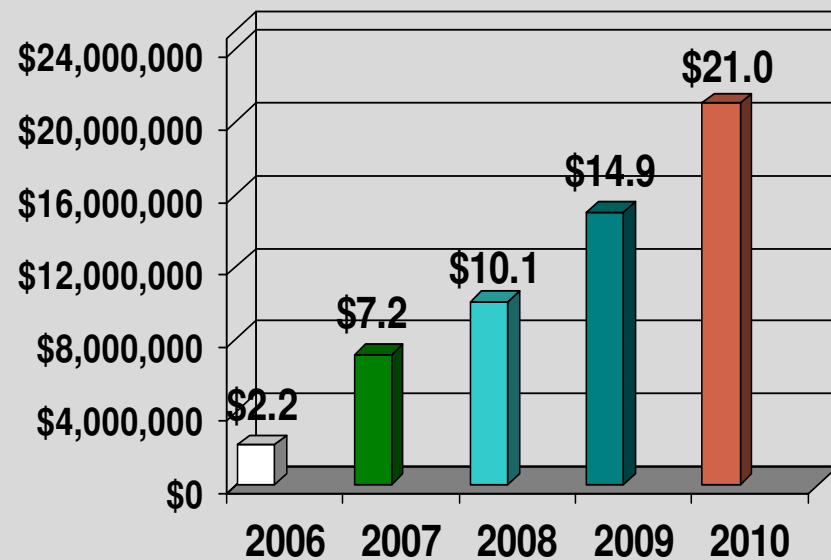
2010 Capital Campaign



GOAL: to raise \$6 million by May 31, 2010

Strategy:

1. Increase investment from existing shareholders
2. Create new relationships with independent MFDA firms and accredited investors
3. Take advantage of TFSA's



Offering Details



PrimeWest is a reporting issuer...

To view public documents go to:
sedar.com

or

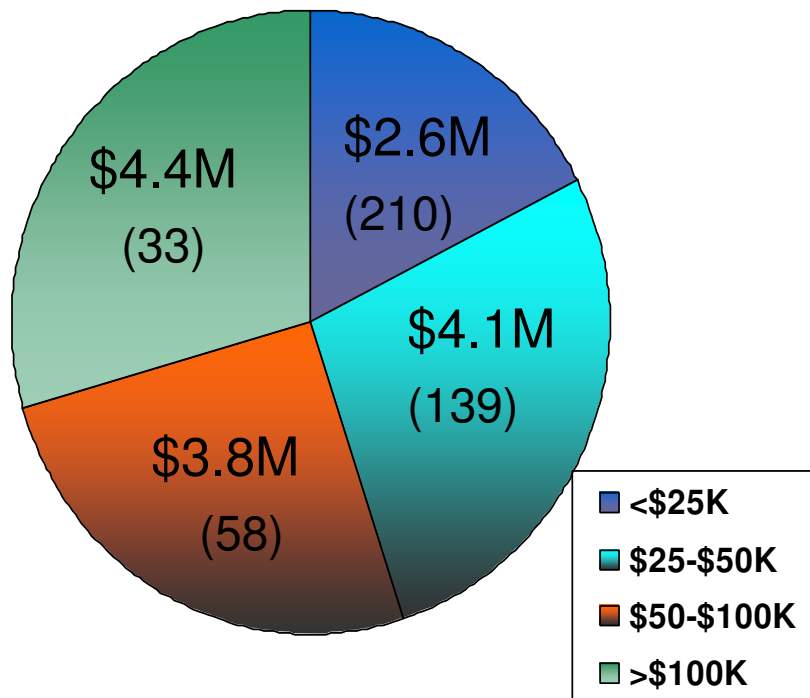
visit their website at:
primewest.ca

- Offering Memorandum of \$6,000,000
 - Common Class A Shares
 - Minimum investment \$5,000
 - Redeemable at any time
 - ✦ 3% redemption fee in first year
- 4.5% front end commission
 - 1% trailing commission year 1-2
 - 0.5% trailing commission year 3-5

Existing Shareholder Stats.

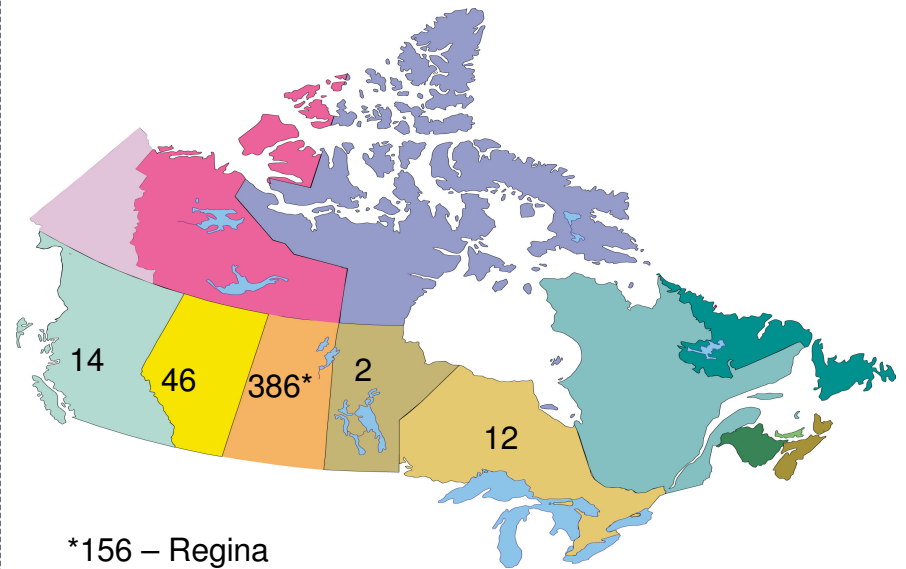


Investor Breakdown



\$33,800 avg. investment

Geographic Distribution



*156 – Regina
120 – Saskatoon
110 – Other SK

460 total shareholders

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**How we
compete in a
bear market...**



Why Invest?

- Located in Saskatchewan
- **Low Competition/High Margin Industry**
- 35% average equity per home
- Low volume requirements
- **Mortgage is the first bill paid**
- Nominal interest rates expected remain low in stagflation/deflationary environment
- **Credit crunch improves credit quality**
 - Banks turn away better loans
- **High Turnover Ratio**
 - 80% of portfolio liquidates to cash within 18 months

Invest In Saskatchewan!

**We have a lot
to offer...**



Why Invest?

- **Saskatchewan**
 - Positioned for tremendous growth
 - Resource Diversity
- **PrimeWest**
 - Low Leverage
 - Strong Credit Quality
 - 16 Consecutive profitable quarters
 - Low volatility

Invest In Saskatchewan!