

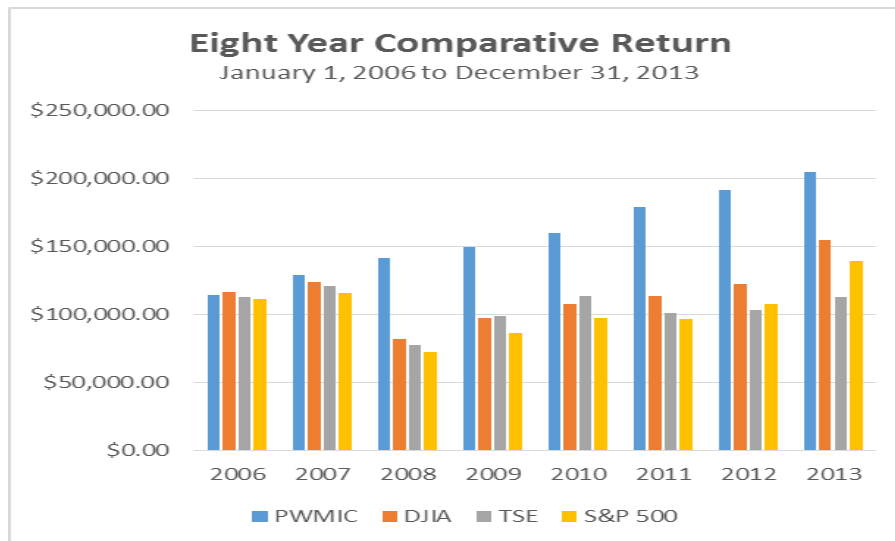
## Pioneer West Acceptance Corporation

Have you ever been around someone who bragged about their golf score, the grandkids school marks, or the size of their fish on that last fishing trip? Did you wonder if there was some way to check out their claims? How about their huge investment returns in the stock market? Those colossal returns on that one great stock pick they can't stop bragging about. They are so obnoxious. By comparison you have been cautious with your investments for so long and are tired of hearing from people bragging about their stock investments.

### *Now is time for you to do the bragging!*

You can be cautious and still have your investments outperform your friends in the stock market!

	Actual 8 Year Yield	Average 8 Year Annual Yield
PWMIC	104.96%	9.43%
DJIA	54.67%	7.25%
TSE	13.15%	3.35%
S&P 500	39.68%	6.31%



This graph shows the end of year dollar value of \$100,000 invested on January 1, 2006 in PWMIC shares, the DJIA, the TSE, and the S&P 500 based on their individual yields each year and the end of year value of that original \$100,000 invested to December 31, 2013. The dates selected are the 8 year life span of PWMIC.

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### Special points of interest:

- April 2013 New Housing starts in BC - 24,600. Fourth highest in Canada.
- Average MLS sale April 2013 Vancouver 759,587
- 1 Yr Treasury Bill rate January 23, 2013 - 1.07%
- Pioneer West is a proud member of the Better Business Bureau (BBB)
- Members and supporters of CAAMP's Code of Ethics

# Pioneer West MIC shares are RRSP/TFSA eligible investments

When you invest in Pioneer West MIC you receive shares that are eligible investments for RRSP's and TFSA's in Canada. Income received in your RRSP is protected from income tax until you withdraw it so reinvestment of your quarterly dividend compounds your return. Income received in your TFSA is also protected from income tax and can be withdrawn without any tax implications. Holding these shares in your RRSP or TFSA is very efficient from a tax point of view since Pioneer West can do this reinvestment for you. Not all trustees offer administration of mortgage investments. Pioneer West is an authorized agent for Canadian Western Trust and can assist you in the transfer process from your current administrator.



*Holding these shares in your RRSP is very efficient from a tax point of view—*

## What are Pioneer West MIC shares?

Mortgages have traditionally been the preferred investment for banks; in fact, Government regulations for Trust companies and Banks require a large percentage of their assets be based in either conventional or insured mortgages. Mortgages offer higher rates of returns than a bond or GIC and are reasonably low risk due to the real estate security and personal guarantee pledged. Private individuals do not typically have the financial means to invest in mortgages given the capital requirements.

**The Management team of Pioneer West Acceptance Corp. is pleased to bring a Mortgage Investment opportunity to you.**

Pioneer West Acceptance Corporation was founded in 1995 and is a leader in the alternative mortgage market, sourcing and administering a large portfolio of residential and commercial mortgages. It is one of the fastest growing mortgage brokerage firms in Western Canada with offices in Vancouver and Calgary and plans for further expansion. The Pioneer West management team brings expertise in underwriting, collections and portfolio management using proprietary systems and leading technology and is now offering you an opportunity to participate in mortgage investment by way of Pioneer West Mortgage Investment Corporation. (MIC).

Pioneer West MIC offers shares in a government regulated pooled fund whereby BC residents can invest any amount at any time and receive a pro-rata quarterly interest payment with the flexibility of redemption as outlined in the official Offering Memorandum. 100% of a MIC's net income, verified by external audit, is paid out to the shareholders as a dividend. Alternative mortgage interest rates are typically higher than rates the banks offer resulting in higher potential returns to investors. Banks are known to be conservative lenders and their "one product shopping" doesn't meet all demands. Banks are not equity lenders. Herein lies the opportunity.

The current projected annual yield is 7%.



**"...(we) provide the investor with an above average return investment secured with real estate in an upward and growing market."**

## Feature Law Firm—Lando and Company

Lando and Company is a west coast law firm providing legal services to Pioneer West clients from their offices in downtown Vancouver. Client service is a priority at Lando and Company. Their ultimate goal, shared by both the lawyers and staff, is to meet or exceed your needs and expectations. This is exactly in line with the business practices of Pioneer West.

**Lando & Company**, senior counsel, have represented Pioneer West and its lenders for many years with loans ranging from conventional residential mortgages to complex commercial and real estate development multi-lender transactions. They advise our clients on appropriate security structure and prepare all types of loan documentation, including real property mortgages, personal property security, guarantees, syndicated loan agreements and all related documentation.



*- Client service is a priority at Lando and Company*

# Ethics in the Forefront;



**Pioneer West Acceptance Corporation** meets all BBBOnLine Reliability participation and Better Business Bureau membership standards and is authorized to display the BBBOnLine Reliability seal. As a BBBOnLine Reliability Participant, this company is a member of the Better Business Bureau, and meets all BBB membership standards. It also complies with BBBOnLine standards including the Code of Online Business Practices. The company has agreed to work with its customers and the BBB to resolve complaints that might arise. Should you have a problem with the business, use the form at [www.bbb.org](http://www.bbb.org) to tell us.

Finding a mortgage professional can be a daunting task. At CAAMP, our objective is to connect consumers with mortgage industry professionals. Our 7,800 members represent over 90% of Canada's mortgage activity and are part of the largest network of mortgage professionals in the country. The members of the Canadian Association of Accredited Mortgage Professionals (CAAMP) include mortgage lenders, brokers, insurers and other industry stakeholders. Choosing a CAAMP member provides you with the added security of knowing you're dealing with a mortgage representative bound by a strict Code of Ethics. Through our communication programs, our members are kept current on important industry issues and changes that affect the way they handle your business. Many of our members take advantage of professional development opportunities by attending some of the continuing education conferences and

***"At Pioneer West, membership with CAAMP is mandatory for all our Mortgage Professionals" - Dave Stewart, President***

**CAAMP  
ACCHA**



***What is the value of the Accredited Mortgage Professional (AMP) designation?***

The AMP is the national designation for mortgage professionals in Canada. Launched in January 2004, the AMP designation was developed as part of CAAMP's ongoing commitment to increasing the level of professionalism in Canada's mortgage industry through the development of educational and ethical standards. The AMP designation sets a single national proficiency standard for

## Offering Memorandum

This offering is a Canadian issue of \$20,000,000. Minimum investment amount of \$10,000. Additional investments in increments of \$1,000. A MIC is a tax exempt corporation. It is a flow-through investment vehicle and distributes 100% of its net income to its shareholders. Annual financial statements must be audited.

Subscription to the Pioneer West Mortgage Investment Corporation is by Offering Memorandum only, which can be requested from one of our Accredited Mortgage Professionals. If you would like one of our representatives to come to your home or office and review this investment opportunity please call 604-987-1420.

## Pooled funds offer less risk and plenty of convenience

By investing in a pool, the risk is reduced since if any one mortgage defaults, it has less impact on the overall return as the dozens of other accounts continue to perform along with the fact that most homeowners make up missed payments as they know the alternative is foreclosure. All mortgages are registered at the appropriate land title registry providing the necessary legal security and the portfolio is fully managed by Accredited Mortgage Professionals. The MIC's management team is responsible for all facets of the Company's operations including client origination, underwriting risk analysis, full disclosures and mortgage pricing, instructions to solicitors and all general portfolio administration for the duration of the investment. This means that there is very little time investment required by the investor and simplified quarterly accounting.



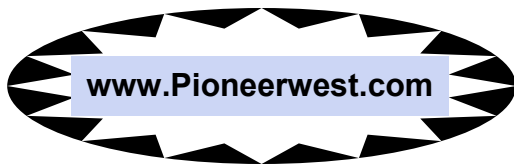


# Organization

## Pioneer West Acceptance Corporation

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 North Vancouver, BC  
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 Phone: 604-987-1420  
 Fax: 604-987-1460  
 Email: info@pioneerwest.com

"We'll tell you things the banks don't want you to know"



## Meet the management team;

**David W. Stewart, President**—One of the founders of Pioneer West Acceptance Corporation, Dave holds a master degree in Organizational Management and a Bachelor degree in Technology. As well, Dave is an Accredited Mortgage Professional. He has held several senior positions both in commercial and residential lending and management including Commercial Account Manager at Northland Bank and Toronto Dominion Bank



**Norman Holmes, Vice President**—One of the founders of Pioneer West Acceptance Corporation, Norm holds an Accredited Mortgage Professional designation and has a diploma in Financial Planning with over 15 years of supervisory and Senior Managerial experience with numerous financial institutions including Household Finance and Trust.



## Meet our Administrators



### Office Administrator

**Sherry Stewart**—Sherry took over the administration department in 2007 after spending 9 years in health care administration where she ran the cash inventory and bookkeeping services at Lions Gate Hospital. Sherry has a passion for excellence and has built a strong team in administration.



### Accounting Services

**Louis Lu**—Louis manages the bookkeeping and liaises with management and the auditors for Pioneer West Mortgage Investment Corporation



## Proven Financial Performance

Assisting you with all your

### 8 Yr Average Return 9.43%

2013 Return 7.00%	2010 Return 7.00%	2007 Return 12.74%
2012 Return 7.00%	2009 Return 5.50%	2006 Return 14.40%
2011 Return 11.78%***	2008 Return 10.00%	

\*\*\*2011 return included a one time dividend from extra provisions of loan impairment fully recovered at the end of 2010.