



Tri City Fund Management Ltd.



**HARBOUR PARK**  
CAPITAL PARTNERS



Dear Investor,

Welcome to our January newsletter in February, from the Tri City Group. You can tell right off, I am a procrastinator.

It is well known in the financial community that the best thing you can do to secure your future financial wellbeing is to maximize your RRSP and TSFA. The drop-dead date is March 1 for RRSP. It will be here before you know it. Do not procrastinate! Consider the Monthly Income Mortgage Trust to put your hard-earned savings to work for you. The solid monthly income with A1 units, having achieved 8% in 2020 and having hit that return since 2015, means we have hit our stated targets in all classes of units. If you want to take advantage of these fantastic returns contact Janet at Harbour Park Capital at 604 -569 2015 ext 222, or email her at [Janetc@hpcpl.ca](mailto:Janetc@hpcpl.ca).

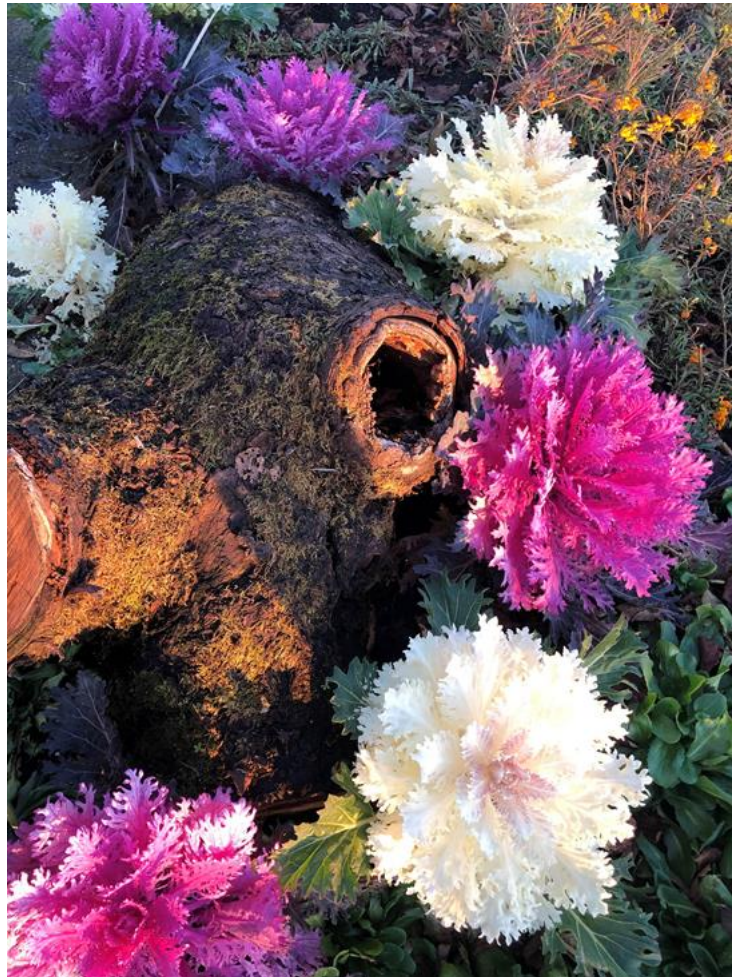


In other news I found this article interesting about the froth in the stock markets and what is driving the stock surge behind some companies like GameStop and Blackberry. In it, Greg McArthur, of the Globe and Mail, talks about rumors on Reddit, which is driving an upward frenzy in many stocks "[Reddit Motivated Bubble Challenges Regulators](#)". A similar phenomenon is now taking place with silver stocks. According to David Baskin of Baskin High Net worth advisors, "some poor idiot sitting at home in his basement in sweatpants may have lost half his money in one day."

My point is if you trade your own stocks beware of the babble on social media. Reading the story carefully behind GameStop's meteoric rise should put fear in your heart. Check out these too, by Tim Kiladze "[A Quick Explainer of the Redditt Rally and Subsequent Fizzle](#)" and the story by Niall McGee "[Silver Stocks Next to Get Big Boost in Online Forum](#)"

The nice thing about the Monthly Income Mortgage Trust is that KPMG, our auditors who are a major international accounting firm, assures our investors that the mortgages are for real. Each mortgage tells the investors and KPMG what interest rate each is committed to paying. The debt on each piece of property is backed up by the personal guarantees of the borrowers. Bottom line, no smoke-no mirrors.

Housing prices are still surging strongly. It seems due to everyone wanting to buy a house and get more space at one time, there is no stopping the real estate markets. Things are boiling in all ends of the market except for downtown condos, which are holding their own. Read Geoff Zochodne's article "[Mortgage Debt Piles up as hot housing market continues.](#)"



Since this column is supposed to be about money, I want to raise the issue of how we can all do good while doing well. That is, did you know it is cheaper to house and service the needs of the mentally ill, the drug addicted and the homeless than to carry on as we have been doing? I am not sure if you have been following this story but it worth paying attention to, since all of us feel for those less fortunate in our society and want to help them.

When I first heard about the 110-million-dollar 5 year study funded by the Federal Government I was taken aback. Our government paid for social scientists to study what would happen if we provided what the homeless, the mentally ill, and the drug addicted needed rather than the hodgepodge of services they are currently getting. Of course, the first order of business was housing.



They made the study scientific by randomly selecting homeless people in 4 major Canadian cities and dividing the groups in two. The control group was left as they were, while the other half got psychiatric social work services, additional addiction counseling and housing, etc. Low and behold, after 5 years of following the subjects, they determined it was substantially cheaper to provide those services than leaving people adrift in the current system. The fact is, they found it saves us \$24,190 per person per annum. Not only is this more compassionate and productive for those suffering, we taxpayers can save a major bundle of cash when you think about how many people require these services.

It is a widely accepted fact that most of the people on the streets are in extreme mental trauma. These traumas lead to addictions and move people towards homelessness and crime. In the study they were not able to deal with one major issue, the provision of drugs people are addicted to. Currently, there is a push by none other than the Canadian Association of Chiefs of Police to decriminalize the possession of hard drugs. Many different sectors of society are now calling for addictions to be dealt with as any other health matter. In particular, doctors and social work organizations are calling for clear-cut access to prescriptions for addictive drugs. Those addicted need to be able to obtain drugs in the same manner as anyone with any other health issue.

If you are tired of having your home vandalized, your car windows broken and think the revolving door of jail and hospital emergency rooms is not good for either society or the homeless, then now is the time speak up! Of course, along with the prohibition of drugs comes criminal gangs, who are shooting people on the streets in various turf wars. Without the profit motive, this too would subside and save further useless expenditures of police resources and make our streets safer. There is one other major benefit of legalizing drugs. People would stop dying from using poor quality drugs. Why do we not value those lives, just as much as those who are dying of Covid? As you may know, I am a big believer in the work of Pivot Legal Society. There are many other organizations working on these issues. Join us to create a more rational approach to homelessness and drug addiction. Read Daphne Bramham's article: ["We know the solution to homelessness, DTES chaos but we have to act on it."](#)



Film of the Month: The English Game on Netflix

Don't forget the most important day of the year coming up in less than a week. If you do, you will end up in the doghouse for sure. Take it from one who knows. Listen to this for a bit of inspiration about what we do and we know you do, too. "Everything I Do."



Until next month, keep safe.

Warm regards,

Michael Goodman  
Chairman, Tri City Group

## Stay in touch



Michael Goodman  
Founder, Tri City Mortgage Funds  
Individual and Major Shareholder  
Harbour Park Capital Partners Ltd  
michael@tricitygroup.ca  
L: 604-569-2015 ext 222  
M: 778-895-5365

Permitted



Sandy Oh  
President, Tri City Fund Management Ltd  
Head of Loans Approval Committee  
sandy@tricitygroup.ca  
L: 604-569-2015 ext 238  
M: 604-836-7095



Janet Crawford  
Chief Compliance Officer and Sales Representative  
Harbour Park Capital Partners

For investment purchases and information contact  
Janet:  
Janetc@hpcpl.ca  
604-428-9964  
www.hpcpl.ca

*\* E. & O. E. This newsletter does not represent an offering. Sales are subject to all applicable securities regulations and exemptions.*

*The two trusts managed by Tri City Fund Management Ltd, the Tri City Mortgage Investment Fund Ltd and the Tri City Group Monthly Income Mortgage Trust, consist of separate mortgages. Funds are not commingled. Thus the performance of one is not related to the performance of the other. The same individuals are responsible for managing both trusts and therefore share the same investment philosophies when picking the mortgages for both trusts. In order to save costs, expenses are shared by the management company.*

*The distribution numbers expressed as an interest rate in these documents are based on all distributions being reinvested for one year. This is done in order to compare them to how the banks would speak about returns for a one-year GIC. Although in no way are these investments being compared to a GIC. Income not reinvested and paid out monthly would calculate out on a yearly basis in terms of a return, slightly lower. The distributions are not interest; rather, they represent income from a pool of diverse mortgages. Each series and class of units has different characteristics. Therefore, distributions and returns differ unit classes as well. This investment may only be bought through qualified registered investment advisors such as Harbour Park Capital which employs such advisors. The trust is sold via an offering memorandum (OM) exemption which allows it to be sold to the public. The business proposition is thoroughly explained in the OM. The communications materials speaking about the investment are simplified explanations of what can be a complicated field of investing. Have your trusted financial advisor go over the pluses and minuses of the investment. Past performance is no indication of future performance. Management in the past has waived some of the fees entitled to it as described in the OM in order to provide better returns to investors and reserves the right to do so in the future.*

Harbour Park Capital Partners Ltd, Suite 5  
1000-850 W Hastings St  
Vancouver, BC V6C1E1  
Office 604-428-9964  
Mobile 604-368-4526  
Info@hpcpl.ca

[Unsubscribe](#)