

Keyspire® FAQs

Using Your RRSPs to Invest in Real Estate

Q: Can I invest in real estate using my RRSPs?

A: Yes, the Canadian Revenue Agency (CRA) outlines the types of investments which are qualified for Registered Retirement Savings Plan (RRSPs) investing. Included in the CRA's qualified investment list are:

- Eligible real estate securities (i.e. private equity and land development investments)
- Private mortgage lending
- Eligible syndicate mortgage lending

Owning property or land directly is not normally considered a qualified investment for RRSPs, so generally investors cannot use RRSPs to invest in properties (i.e. for a down payment). Some exceptions and programs, such as the CRA Home Buyer's Plan, do exist.

Q: What steps do I need to take to prepare my RRSPs for real estate investing?

A: Before using your RRSPs to invest in private equity or private lending, Keyspire® recommends the following steps:

1. Determine your Investor Profile including which of the 3 Investing Streams you plan to invest in. [Your Success Coach can help discuss your investing goals or you can review the *Determine your Investor Profile* course under My Courses > Keyspire Key Concepts on your Member Dashboard.](#)
2. If private lending and/or private equity align with your Investor Profile, determine how much of your available capital will come from RRSPs for each Investing Stream.
3. Determine if your RRSPs are currently in a self-directed account, which allows direction to real estate investments. [A limited number of financial institutions in Canada provide self-directed accounts. Many major banks and investment providers focus RRSP investing on stocks, bonds, mutual funds, and GICs; thus, they do not allow self-direction to real estate investments.](#)
4. If your current institution does not permit self-direction to real estate, work with our Service Providers Team who can help you move your RRSPs to a self-directed RRSP account that will best suit your needs. The Service Providers have dedicated personnel who are experts at helping you understand the process and can assist you in completing the paperwork for transferring your registered funds.

You can meet private equity and private lending Service Providers one-on-one at the Investor Summit or request an introduction through the "Ask a Coach" tool on your Member Dashboard. [To ensure you move your RRSPs to an institution that is compatible with either private lending or private equity, Keyspire® highly recommends requesting an introduction and consulting with the appropriate Service Provider first.](#)

5. Once your RRSPs are in a compatible self-directed account, you can take action and begin reviewing available investment opportunities.

Q: How long will it take to transfer my RRSPs to a self-directed account?

A: Transferring funds to a self-directed account will depend on your individual situation. The process for transferring RRSPs can take approximately 2 to 6 weeks depending on your current financial institution and the amount of time it takes you to complete and submit all applicable paperwork. Speak with a private equity or private lending Service Provider to learn more.

Q: Which types of RRSPs are eligible?

A: Many Keyspire® private lending and private equity opportunities are eligible for RRSPs, RESPs, LIRAs, TFSAs, and more. Each private lending and private equity opportunity is unique. It is important to review the investment documentation to determine which RRSP types the investment is eligible for.

Q: Do I need to cash out my RRSPs to invest in real estate?

A: No! When you invest in private lending or private equity using your RRSPs, the funds remain within the registered savings account similar to the process for investing in stocks, bonds, or mutual funds.

Q: Can I combine more than one RRSP in an investment? Or can I combine RRSPs with cash?

A: Many Keyspire® private lending and private equity opportunities allow investors to combine multiple RRSPs or RRSPs with cash. If you plan to combine RRSPs to invest, each RRSP must be in a self-directed account which allows direction to real estate investments.

Q: How will I receive my investment returns including any cash flow?

A: When you invest using RRSPs, all investment returns including any cash flow will return to your RRSP account similar to stock or bond dividends staying within your RRSP. You will not receive your investment returns as cash.

If you invest using a combination of RRSPs and cash, you will receive your returns proportionate to how you invested. For example, if you invest 60/40 using RRSPs and cash, you will receive your return 60% back to your RRSPs and 40% back to you as cash (cheque) in accordance with the payouts outlined in the investment terms.

Q: Will I be taxed for any return on investment I receive through an RRSP?

A: When you invest using RRSPs, your return on investment is not taxed unless you withdraw from your RRSP. For more information, please consult a qualified investor-savvy accountant.

Q: Can I invest using RRSPs through a corporation?

A: No. Registered savings plans are personal. If you have created a corporation for investing in real estate, it is considered a separate legal entity. For more information, please consult a qualified investor—savvy accountant.