



## PRESS RELEASE

### FIRM CAPITAL CORPORATION

#### **\$710 MILLION IN FINANCINGS COMPLETED IN 2014 BY FIRM CAPITAL CORPORATION**

December 2014, TORONTO, CANADA - Firm Capital Corporation (“Firm Capital”) is pleased to announce that it completed over \$710 million in new mortgage financings in 2014. Michael Carragher Vice President, Mortgage Investments stated *“this was a successful year for Firm Capital, we combined our ability to provide creative deal structures for our clients on a timely basis with a focus on the preservation of capital”*.

Sample transactions completed during 2014 included:

1. \$4,400,000 first mortgage acquisition loan on a 38,828 sq. ft. medical office building located in Hamilton, Ontario;
2. \$23,835,000 first mortgage land and servicing loan on a multi-phased residential community located in Saskatoon, Saskatchewan;
3. \$10,000,000 first mortgage revolving construction loan for single family homes located in Calgary, Alberta;
4. \$50,000,000 first mortgage on a 3-storey retail/office building comprising 324,069 sq. ft. GFA located in Richmond Hill, Ontario;
5. \$22,000,000 first mortgage construction loan for the conversion of three floors into 101 residential loft style condominium units, containing a total of 92,606 sq. ft. of net saleable floor area located in Montreal, Quebec;
6. \$800,000 second mortgage on a 3,749 sq. ft. luxury home located in Oakville, Ontario;
7. \$5,300,000 first mortgage construction loan for the conversion of a 7,300 sq. ft. commercial loft condominium unit into five residential loft units comprising 14,299 sq. ft. of residential space located in Toronto, Ontario;
8. \$2,700,000 first mortgage land loan on a 1.45 acre development site zoned for townhouse units located in Richmond Hill, Ontario; and
9. \$35,250,000 first mortgage construction loan for a 173 unit residential condominium building having a net saleable floor area of 123,112 sq. ft. located in Markham, Ontario.

Firm Capital is dedicated to building relationships focused on our Service Excellence and Pricing Guarantee, a guarantee to issue a firm commitment within 24 hours of seeing a transaction and an interest guarantee to be 100 basis points cheaper than any non-bank lender. Firm Capital is looking forward to strengthening our existing relationships and building new ones in 2015. In spite of the directional economic uncertainty we are experiencing today, Firm Capital still has tremendous capacity available to provide bridge and short term lending solutions as well as, term, equity, mezzanine and direct partnership investments. Our relationship team, headed up by Michael Carragher, includes Jeffrey Wagner, Kelly



Mortgage Banking • Real Estate Capital

Bagley, Lucas Wright and Allison Secord is focused on building repeat solid relationships through a high level of service and certainty of funding. We would like to thank our industry partners and wish you much success in 2014.

### **ABOUT FIRM CAPITAL**

For over 25 years, Firm Capital Corporation has provided residential and commercial construction, bridge and conventional real estate finance, including providing term, mezzanine and equity capital investments for real estate projects. Firm Capital is the Mortgage Banker to various capital pools, including the Toronto Stock Exchange listed Firm Capital Mortgage Investment Corporation (TSX: FC) and to Firm Capital Mortgage Investors Corporation, a private mortgage RSP fund in operation since 1994.

Since 2000 Firm Capital has originated, underwritten, structured, funded, serviced and managed over \$6 billion worth of residential and commercial mortgage investments throughout Canada.

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