

# FIRM CAPITAL CORPORATION

## PROVIDING BRIDGE MORTGAGE LOANS ACROSS CANADA

We continue our commitment to a high level of client service and innovative transaction structures. The following deals highlight the various debt financings completed in this past year.

### SELECTED TRANSACTIONS - BOUTIQUE MORTGAGE LENDERS®

#### INFILL CONSTRUCTION LOAN

**\$4,125,000**



#### SECOND MORTGAGE

8 semi-detached units and  
1 single family house

**TORONTO, ON**

#### 8 SEMI-DETACHED UNITS AND 1 SINGLE FAMILY HOUSE

- The project comprises 8 semi-detached units (1,683 sq. ft each) and 1 single family home (2,500 sq. ft) located in northwest Toronto.
- Firm Capital provided a \$4,125,000 second mortgage loan for 100% of the hard costs and an interest reserve facility
- The first mortgage facility is being provided by an institutional lender
- Our loan facility is not subject to any pre-sales

#### BRIDGE LOAN

**\$4,750,000**



#### FIRST MORTGAGE

75,406 sq. ft. mixed-use  
industrial / office building

**MONTREAL, QC**

#### 75,406 SQ.FT. MIXED-USED INDUSTRIAL/OFFICE BUILDING

- Firm Capital provided a first mortgage acquisition loan for the purchase of a 75,406 sq. ft mixed-use office and light industrial warehouse property in Montreal, Quebec
- The 18 month bridge loan is interest only & fully open for pre-payment
- The borrower will reposition the property and replace some of the short term tenants with new net lease tenants at higher rates
- Once completed the borrower will repay the subject loan via a Schedule A Bank

### TAILORED MORTGAGE ENGINEERING BY FIRM CAPITAL

**RELATIONSHIP DRIVEN • EXECUTION FOCUSED**



2018 - CELEBRATED 30 YEARS

**FOR MORE INFORMATION, PLEASE CONTACT:**

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**WHERE MORTGAGE DEALS GET DONE®**