

SPECIAL SITUATION FINANCE GROUP

THE SPECIAL SITUATION FINANCE GROUP was created to focus on structured real estate finance across Canada, for unique transactions that require "tailor made" structuring for; debt purchases; debtor-in-possession or DIP lending; margin loans secured by stock ownership; re-capitalization of special situation transactions and all other non-traditional real estate lending situations.

FIRM CAPITAL OFFERS FAST EXECUTION ON:

- Performing and Non-performing Debt Purchases
- Re-capitalization of Balance Sheet & Special Situation Transactions
- DIP Lending
- Margin Loans Secured by Stock Ownership
- Restructuring Finance/Structured Credit
- Bridge Financing for Leveraged Buyouts
- Lending Against Partial Ownership Interests
- All other Non-Traditional Real Estate Lending Situations

- **Bridge and Transitional Lending Solutions:** If in tightening financing environment, Firm Capital will assist borrowers on new acquisitions and refinancings, offering a mix of senior, mezzanine and junior loans;
- **Acquisition and Restructuring of Loans:** Working with lenders facing impaired performing and non-performing loans and securities to purchase and restructure; and
- **Flexible Liquidity Solutions for Sponsors:** Firm Capital will use preferred equity to help recapitalize and stabilize balance sheets where existing debt or equity is constrained.

ABOUT FIRM CAPITAL'S MORTGAGE OPERATIONS:

As part of the Firm Capital Organization, Firm Capital Corporation, a leading non-bank lender since 1988, provides creative and innovative solutions to real estate finance. Firm Capital is the Mortgage Banker for various capital pools, including Firm Capital Mortgage Investment Corporation (TSX: FC), Firm Capital Mortgage Investors Corporation (a private mortgage fund since 1994), Firm Capital Private Mortgage Trust and Firm Capital Private Partners Inc.

**Firm
Capital
Corporation**

A REAL ESTATE CAPITAL BANK

BOUTIQUE MORTGAGE LENDERS®

BUILDING
RELATIONSHIPS
FOR OVER

35 YEARS

To learn more, contact Michael today:

Michael Carragher

Vice President, Mortgage Investments

Tel: (416) 635-0221 x 245

E: mcarragher@FirmCapital.com

www.FirmCapital.com

Ontario Mortgage Brokerage, Lenders and Administrators Act License #10164, Administrators License #11442

TAILORED MORTGAGE ENGINEERING BY FIRM CAPITAL®