

## TAILORED MORTGAGE ENGINEERING BY FIRM CAPITAL®

- Bridge Financing - 1st & 2nd Mortgages
- Land & Construction Financing
- Purpose Built Rental Construction
- Infill Construction
- Residential Mortgages
- Mezzanine Equity Capital
- Preferred Equity Capital
- Partnerships for Investment Properties
- Joint Venture Equity Capital

### SELECTED TRANSACTIONS - BOUTIQUE MORTGAGE LENDERS®

**INVENTORY LOAN**  
**\$6,725,000**



**FIRST MORTGAGE**

A 3-storey boutique waterfront condominium building

📍 HUNTSVILLE, ON

**REFINANCE**  
**\$3,500,000**



**SECOND MORTGAGE**

110' x 273' lot that is improved with a 15,000 sq. ft. custom home

📍 TORONTO, ON

**BRIDGE LOAN**  
**\$42,600,000**

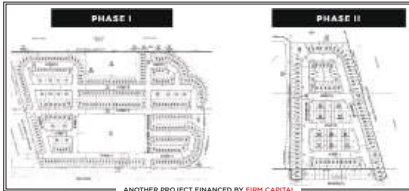


**FIRST MORTGAGE**

A Portfolio of 14 rental apartment buildings located in two residential complexes comprising 362 residential apartment units. These units are currently being converted into condominium units

📍 BROCKVILLE, ON

Funded By Real Estate Opportunity LP  
Specialized Structured Credit Group  
**\$20,000,000**



**BRIDGE FIRST MORTGAGE**

Phase I comprises 82 acre 391 unit low-rise draft plan approved site and Phase II features 48 acre zoned low-rise site with the potential for 378 housing units

📍 Southwestern Ontario

**LAND SERVICING AND CONSTRUCTION LOAN**  
**\$67,750,000**



**FIRST MORTGAGE**

Servicing for 154 lots including house construction for 95 houses

📍 BLUE MOUNTAINS, ON

**CONSTRUCTION LOAN**  
**\$2,700,000**



**SECOND MORTGAGE**

1.1 acre lot to be improved with a 7,659 sq. ft. custom home

📍 KING CITY, ON

### RELATIONSHIP DRIVEN • EXECUTION FOCUSED

FOR MORE INFORMATION, PLEASE CONTACT:



REAL ESTATE CREDIT STRATEGIES

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