

PURPOSE BUILT RENTAL CONSTRUCTION PROGRAM

BOUTIQUE MORTGAGE LENDERS®



CONSTRUCTION LENDING SPECIALISTS

- NEW CONSTRUCTION
- MEZZANINE LOANS
- RENOVATION LOANS - 1ST & 2ND MORTGAGES
- STABILIZATION LOANS



PROPERTY TYPES

- Multi-unit residential properties - 5 units to 250 units



CONDITIONS - NEW CONSTRUCTION

- Market feasibility study (if necessary)
- Pro Forma DSC Ratio - 1.25x
- Cost consultant report



LOCATION

- Major urban and secondary markets



PRIORITY

- Senior debt
- Secondary debt



LOAN TO COST

- Up to 80% dependent on project economics



LOAN TERM AND SIZE

- From \$1 million
- Up to 30 months



RECOURSE REQUIREMENT

- Corporate and/or personal covenants



INTEREST RATE AND FEES

- Interest Rate - Starting at P+4.05%
- Lender Fee: 1.50% to 1.75%

Firm Capital can provide support during the CMHC application process for the Certification of Insurance (COI).

**Firm
Capital
Corporation**
Real Estate Capital

FOR MORE INFORMATION, PLEASE CONTACT:

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WHERE MORTGAGE DEALS GET DONE®