ROMSPEN – Fort McMurray: Acquisition Financing

ROMSPEN

Loan Amount:	**$12 Million First Mortgage**
Property Type:	**Industrial Complex**
Site Size:	**5.41 Acres**
Improvements:	**2 Multi-tenant Industrial Buildings**
Location:	**Fort McMurray, Alberta**

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Risky loan at first glance…

- Loan-to-purchase price > 95%
- Zero trading activity in Fort McMurray since 2009
- Over 55% of leases to expire within 1 year; over 90% in 2 years
- 3.88 acres of excess land

Solid investment after thorough analysis…

- Located in the Athabasca Oil Sands region, which is fueling Alberta's growth
- Buildable industrial land is scarce in Fort McMurray
- Future development potential of excess land
- Expiring leases rolling over at competitive rates
- Projected stabilized NOI: $1,420,000 or $34.50psf
- LTV: 67.91%
- Strong Borrowers with a diverse portfolio of real estate holdings