



FORTRESS

REAL DEVELOPMENTS

Presented by:

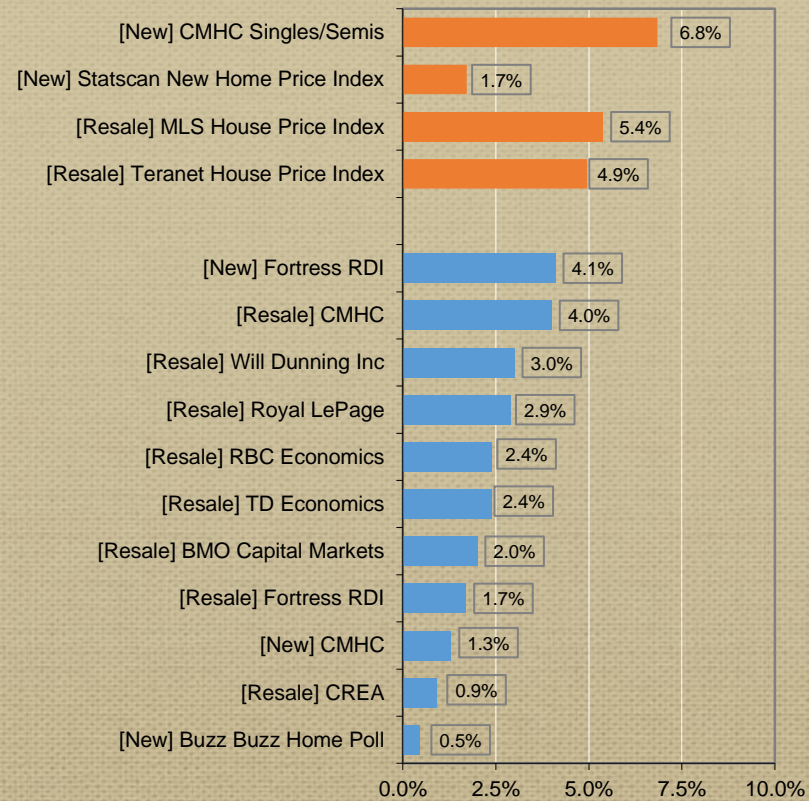
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Canadian Housing Market

**Annual House Price Changes (New & Resale)
2014 Price Growth (Actual), 2015 Forecasts**

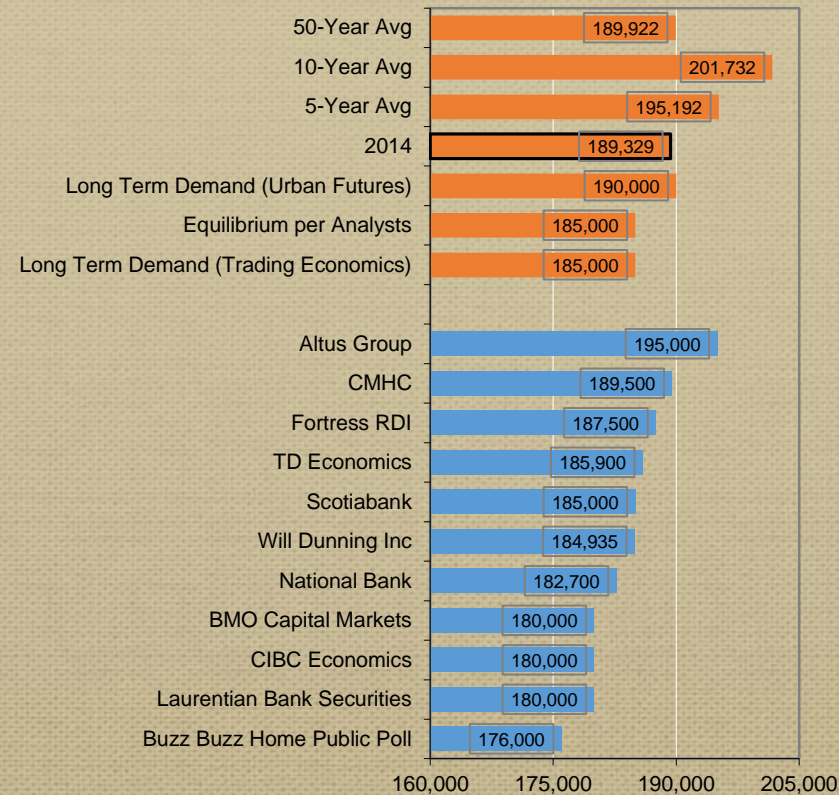


Source: Various Sources

Canadian Housing Market



Housing Starts in Canada
Historical Averages, Long Term Demand & 2015 Forecasts

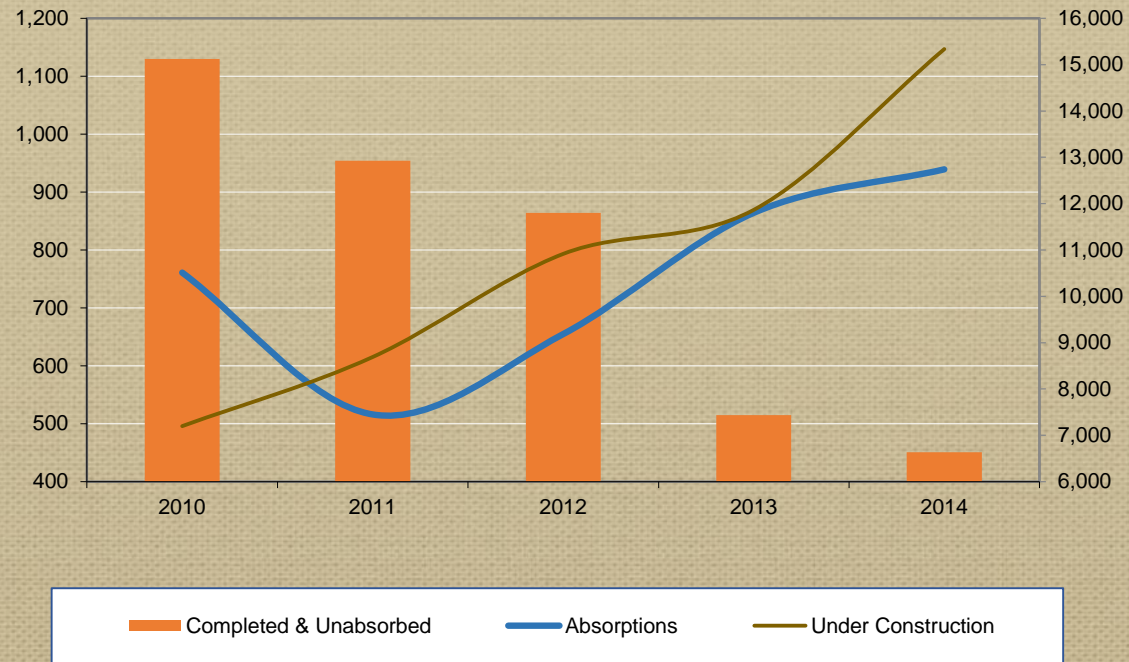


Source: Various Sources

Calgary Housing Market



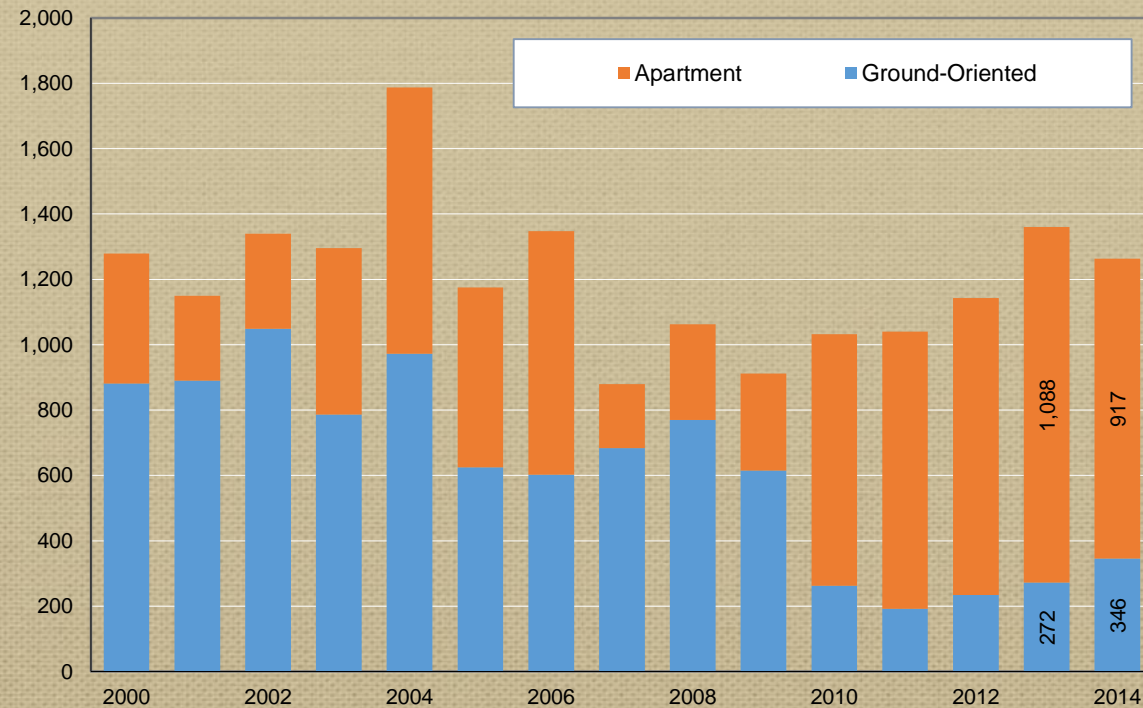
**Units Completed & Unabsorbed, Under Construction Inventory & Annual Absorptions
Calgary CMA: 2010 to 2014**



Source: CMHC

Toronto CMA Housing Market

Housing Units Completed and Unabsorbed by Product Type
Toronto CMA: December 2000 to 2014

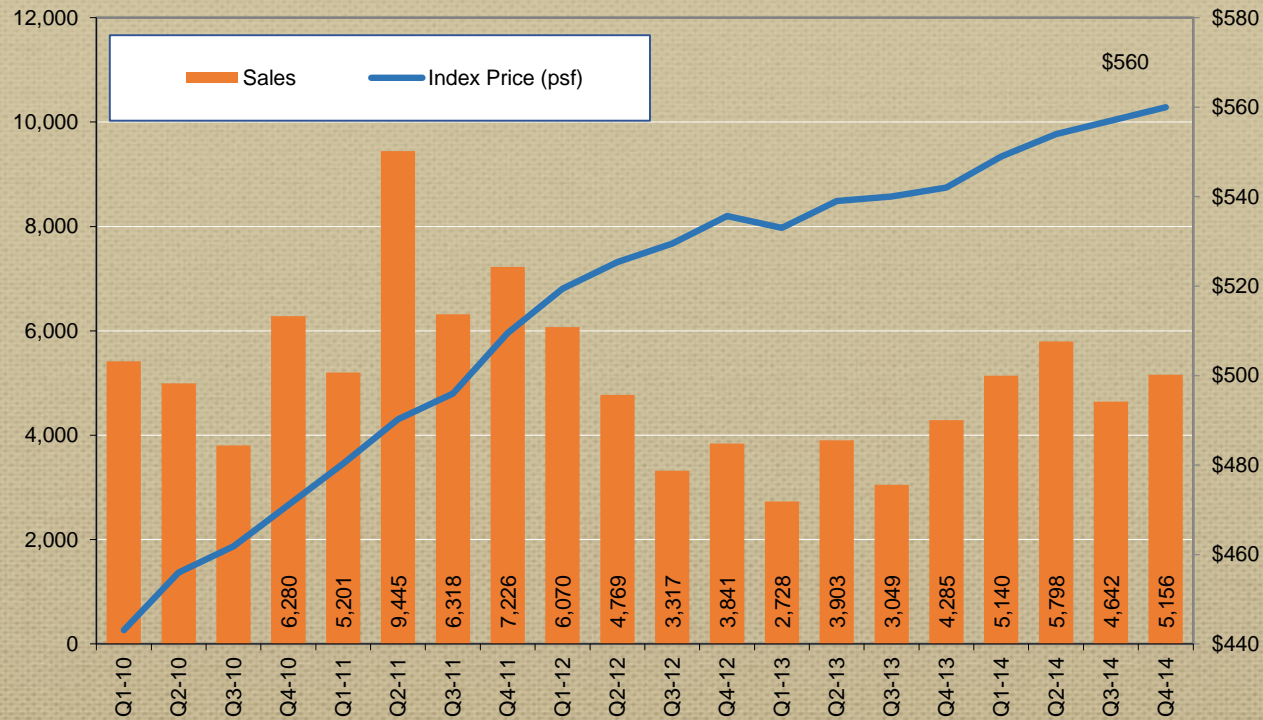


Source: CMHC

Toronto New Condo Market



Quarterly New Condominium Apartment Sales & Index Pricing
Toronto CMA: 2010 to 2014

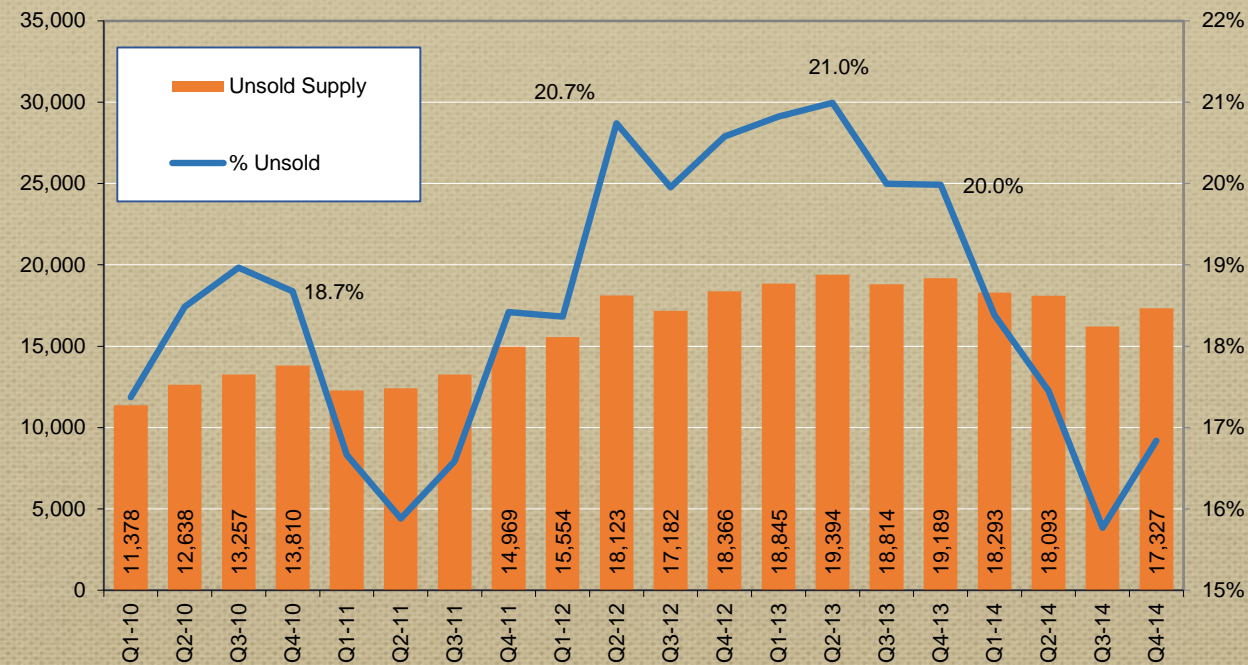


Source: Urbanation Inc

Toronto New Condo Market



Remaining Inventory of New Condominium Apartments & Percent of Active Market Unsold
Toronto CMA: 2010 to 2014

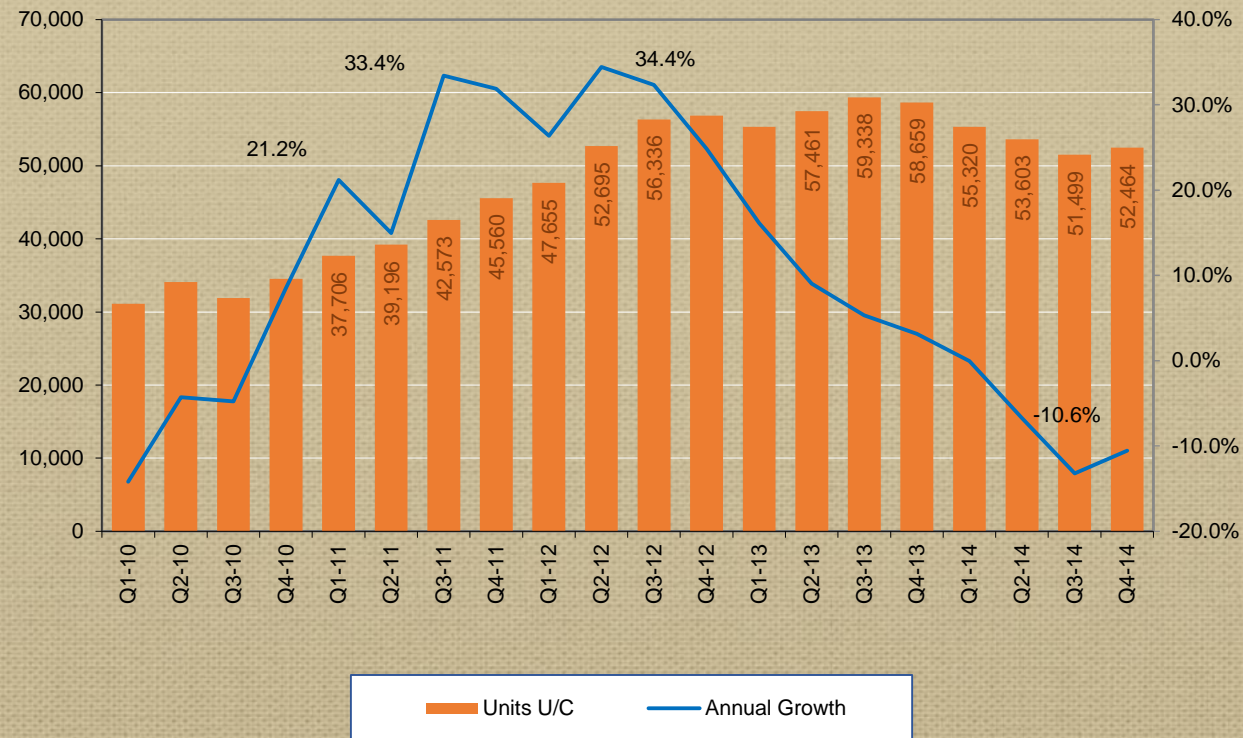


Source: Urbanation Inc

Toronto New Condo Market



**Condominium Apartments Under Construction & Annual Growth Rate for Units Under Construction
Toronto CMA: 2010 to 2014**

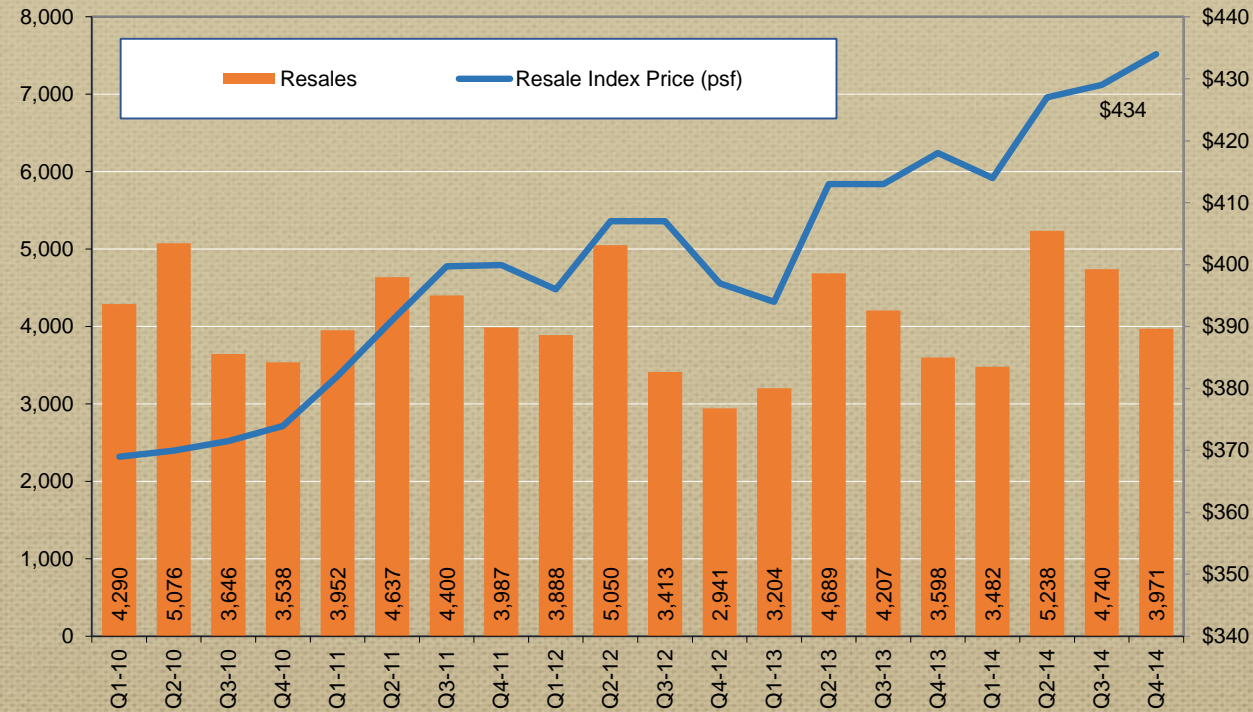


Source: Urbanation Inc

Toronto Resale Condo Market

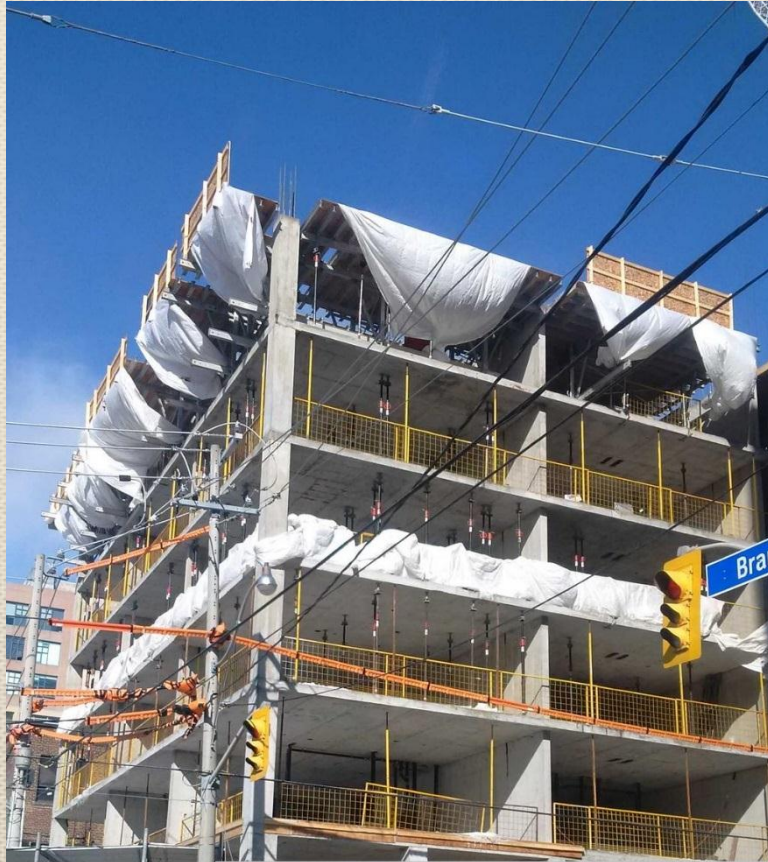


Quarterly Condominium Apartment Resale Transactions & Index Pricing
Toronto CMA: 2010 to Q3-2014



Source: Urbanation Inc

Case Study: Toronto Condo



Project Features

- Toronto's King West district
- 11 Stories, 243 units incl. ground level retail
- 175,000 GFA, 145,000 NSA



Project Updates

- Construction Start – Spring 2014
- Over 80% sold to date
- Construction at the 6th level

Creative Loan Structure

- Flexible blended floating rate loan [A/B piece] with Tier II and Tier III lenders
- 'B' piece lender pay down during loan term, as 'A' piece lender sources additional syndicate partners

PROJECT COSTS	\$ 72,000,000	
SOURCES	Amount	%
Construction Loan	\$ 49,000,000	68%
Purchaser Deposits	\$ 8,100,000	11%
Deferred Costs	\$ 3,900,000	5%
Land Equity	\$ 2,200,000	3%
Cash Equity	\$ 8,800,000	12%
TOTAL	\$ 72,000,000	100%