

Affinity – Transaction 1



Loan Amount: \$4.4 million
Property Type: Special Use Facility
Units: 63
Location: Prince Albert, Sk.

Affinity – Transaction 1



Challenges:

- Secondary Sask Market
- ElderCare / Assisted-Living Multi-Residential
- Equity TakeOut - Valuation Increase - Fund Expansion
- Guarantees not available

Solutions:

- Venture Capital \$ into project
- Syndication partner availability
- Industry experience, market position, DSR/LTV, covenants

Affinity – Transaction 2



Loan Amount: \$4.5 million
Property Type: Office
GFA: 30,000 SF
Location: Saskatoon, Sk.

Affinity – Transaction 2



Challenges:

- Construction Financing with 0% pre-leased
- Higher LTV financing including soft costs

Solutions:

- Experienced applicant familiar to ACU
- Consideration of Location
- Enhanced Guarantees