



# CANADA ICI

Leaders in Capital

# OFFICES

ABOUT CANADA ICI



# DEAL #1

| Property Details |                          |
|------------------|--------------------------|
| Property Type    | Apartment Rental Complex |
| Loan Purpose     | Refinance                |
| Location         | Regina, Saskatchewan     |
| # Units          | 91                       |



# DEAL #1

| Loan Details            |                |
|-------------------------|----------------|
| Loan Amount             | \$15,000,000   |
| Appraised Value         | \$20,000,000   |
| Loan to Appraised Value | 75%            |
| Interest Rate           | 2.79%          |
| Term                    | 4 Years        |
| Amortization            | 25 Years       |
| Funded                  | December, 2016 |

## Challenges:

- Pricing requirement from Borrower.
- Borrower required financing to takeout 85% of the construction loan in place.

# DEAL #2

| Property Details |                         |
|------------------|-------------------------|
| Property Type    | Condominium Development |
| Loan Purpose     | Construction            |
| Location         | Winnipeg, Manitoba      |
| # Units          | 71 Units                |



## DEAL #2

| Loan Details         |                |
|----------------------|----------------|
| Loan Amount          | \$12,120,000   |
| First Advance        | \$1,337,971    |
| Construction Advance | \$10,782,029   |
| Equity Requirement   | \$1,017,729    |
| Loan to Cost         | 90%            |
| Interest Rate        | Prime + 4.25%  |
| Term                 | 18 Months      |
| Monthly Payments     | Interest Only  |
| Funded               | December, 2016 |

### Challenges:

- Borrower required 90% loan to construction cost.
- Tight timeline as commitment had to be delivered in 2 weeks to securing funding without an investment partner.
- Understanding of value once complete.



# QUESTIONS?