

MORTGAGE INVESTMENT OPPORTUNITY

Up to 15.64% Annual ROI | 66% Loan to Value Ratio



Invest in a luxury loft conversion on the waterfront in the Niagara Peninsula!

Good Afternoon,

We would like to announce the launch of a Third Segment on our **Harbour Club** project, located in Port Dalhousie, Ontario!



Located on Port Dalhousie's prime waterfront, this four-story brick and beam heritage building is full of character. The Harbour Club development plan entails restoring this majestic, historical building into 124 elegant loft residences, with a two-storey penthouse addition, live-work and commercial spaces at the ground level along with an adjacent newly constructed nine-story residential building. Units will feature 13-foot ceilings, exposed turn-of-the-century brick walls, antique wooden plank floors, recessed balconies and large windows to maintain the original character of this heritage building. Featuring panoramic views of the lakefront from 3 sides, this historical landmark will be one of the most desirable condo residences in the Niagara Peninsula.

The Harbour Club has made excellent progress since the original closing date! The developer has received an approval for construction mortgage financing and has successfully launched a pre-sale program, with 2/3rds of units sold or reserved to date! As a Third Segment of this exciting project, the mortgage loan amount request is for a total of \$7,000,000. The funds will be primarily utilized to pay hard and soft development costs, construction costs, Tarion costs and securities, marketing expenses and financing costs. Based on a new "As Is" appraisal of the subject property, the loan to value ratio on closing will be approximately 66%.

MORTGAGE SUMMARY

Segment 3 Raise Amount: \$7,000,000

Minimum Investment: \$50,000

Mortgage Rank: 1st mortgage which may postpone to a 2nd mortgage during the term

Closing Date: August 22-29, 2019 or in subsequent tranches thereafter

Suitability: Non-Qualified Mortgage: Suitability Assessment Required

Term: Approximately 22-months with an allowable 18-month extension provision

Total Fixed Annual Return: 14%

- **Interest Rate:** 7% per annum paid monthly
- **Deferred Lender Fee:** 7% per annum paid upon discharge of mortgage (end of term)
- *OR investors can elect to receive 18-months accumulated interest paid upfront + Deferred Lender Fee paid on discharge for a **total effective ROI of 15.64% per annum!**

Cash and registered funds eligible.