

Specializing in Providing Mortgage Brokers with Innovative Financing Solutions

Construction & Bridge Financing Specialists:

Our Bridge Financing Program is designed to allow our clients access to construction financing and short term capital whether it be for an acquisition, equity take-out or a second mortgage.

BENEFITS:

- ✓ Direct Lenders
- ✓ 1st and 2nd Mortgages
- ✓ Term 3—12 months
- ✓ Interest Only
- ✓ Fully Open
- ✓ Quick Closings
- ✓ Immediate Commitments & Approvals

Recent Transactions:

<p>\$3,145,000 FIRST MORTGAGE</p> <p>An inventory loan on 12 townhomes</p> <p>Gerrard Street East Toronto, Ontario</p>	<p>\$7,500,000 SECOND MORTGAGE</p> <p>A 115,565 sq. ft. retail plaza</p> <p>Speedvale Avenue Guelph, Ontario</p>
<p>\$2,500,000 SECOND MORTGAGE</p> <p>A 70,447 sq. ft. retail plaza</p> <p>Calgary, Alberta</p>	<p>\$10,500,000 FIRST MORTGAGE</p> <p>Construction of a 75,893 sq. ft. condominium office building</p> <p>Leslie Street Richmond Hill, Ontario</p>
<p>\$12,000,000 FIRST MORTGAGE</p> <p>160 acres of future development lands</p> <p>Airdrie, Alberta</p>	<p>\$2,050,000 FIRST MORTGAGE</p> <p>Construction loan for a 4,390 sq. ft. custom home</p> <p>Morrison Avenue Oakville, Ontario</p>

MAY

Firm Capital is your alternative lending source for builders, developers and real estate investors of all sizes who do not qualify under typical bank lending criteria.

Firm Capital is Proud to Support the:



IMBA's 2008
Annual Conference
Thursday, May 8th & Friday,
May 9th, 2008
Toronto Congress Centre
650 Dixon Road
(near Highways 401 & 27)

Rosie Foster
(416) 635 0221

rfoster@FirmCapital.com

Michael Carragher
(416) 635 0221

mcarragher@FirmCapital.com

Firm Capital Corporation

1244 Caledonia Road
Toronto, ON M6A 2X5



www.FirmCapital.com

Boutique Mortgage Lenders Providing:

- Bridge & Short-Term • Construction • Land & Development •
- Term Debt • Mezzanine Debt • Joint Venture Capital •