



SKYCITY CENTRE WINNIPEG

A landmark tower in downtown Winnipeg

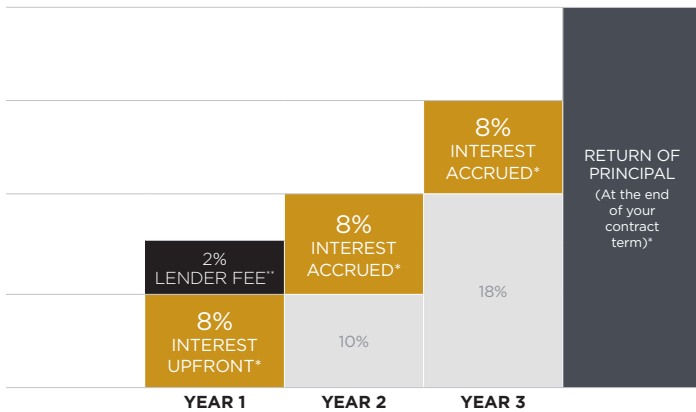
SYNDICATE MORTGAGE LOAN FEATURES

- **Unique feature:** Face amount of your loan is *secured* via a registered charge against the property.
- Your loan has a defined term & fixed interest rates.
- Loans can be made via RRSP, RESP & TFSA to residents of **Ontario and Nova Scotia**, as well as by cash (Please speak to a licenced mortgage agent or broker for details).

INVESTMENT SUMMARY

Principal	\$100,000	Total Interest	\$24,000
8% Annual Interest	\$8,000	Total Principal & Interest and Fees:	\$126,000
Lender Fee:	\$2,000		

- Developer: Edenshaw
Fortress Real Developments
- Minimum Investment: \$30,000



TOTAL ESTIMATED RATE OF RETURN: 26%

*See contract for details
**Limited time opportunity

“We are absolutely thrilled with the response we have seen from Winnipeg purchasers for this iconic tower. End users and investors lined up to buy a piece of what we believe will be the most exciting community to live in, in Winnipeg.”

— Vince Petrozza, COO of Fortress Real Developments

PROJECT FEATURES

- SkyCity Centre is an iconic mixed-use development. This \$150M+ project will be the tallest freestanding structure between Toronto and Calgary.
- The project will feature 388 condominium units ranging from 520 to over 950 sf and offer residents over 30,000 sf of amenities including a rooftop lounge, a gym, outdoor terrace and more.
- Located one block north of the MTS Centre (home of the Winnipeg Jets), and flanked by a transit, this vertical village will have 60,000 sf of office space, 30,000 sf of ground floor retail that will include a grocer, and a multi-level parking garage.
- Edenshaw is led by Winnipeg born industry veteran David McComb. Edenshaw prioritizes quality and efficiency in all areas of development, with a focus on multi-family mixed-use residential mid-rise and high-rise buildings. Edenshaw recently completed 47 storey “Chaz Yorkville” and a purpose built rental apartment project named “Alto”.

TO INVEST CONTACT:



FMP Mortgage Investments Inc.
Office: 647-367-9734 | Toll Free: 1-855-267-2582
info@fmpmortgages.com
www.FMPmortgages.com





BDMC

Building & Development Mortgages Canada Inc.
BROKERAGE LIC. # 10102

SOME CONSIDERATIONS REGARDING SYNDICATE MORTGAGE LOANS

Syndicated mortgage loans to real estate development projects are not without risks, such as:

- They lack early liquidity or redemption options as there is no secondary market for syndicated mortgage loans;
- They carry the additional risks of construction loans and real estate development
- Unforeseen circumstances may develop, such as the project running out of money and/or not being able to complete the project;
- Entitlement risks, such as whether the planned development obtain the necessary municipal approvals
- Fluctuation in real estate market values and the time it takes for the real estate to be sold
- Interest rate changes
- Requirements to invest more money in the project due to project cost overruns or revenue shortfalls; and
- Construction delays or other delays

Syndicated mortgage loans are offered to members of the public in Ontario by mortgage brokers and agents who are licensed with the Financial Services Commission of Ontario. Anyone interested in lending money to a real estate development project by syndicated mortgage loan should discuss the risks with their mortgage broker or agent to determine whether a syndicated mortgage loan is suitable for them.