

Tallinn Capital Mortgage Fund

Tallinn Capital's mortgage fund provides mortgages in Western Canada urban centres on income producing commercial real estate.

1st & 2nd Mortgage Loans
Amount: \$0.5 to \$15 Million

LTV: Up to 85%

Terms: 6 to 60 months

Acquisitions

Bridge Loans

Equity Takeouts

Renovations

Repositioning



Asset Class: Mixed Use
Proceeds: Equity Takeout
LTV: ~75%
DSC: 1.10

Airspace Parcels
Apartment Buildings
Assisted Living
Commercial Retail
Mixed Use
Multi-tenant Industrial
Office Buildings
Shopping Malls
Self Storage



Asset Class: Apartment
Proceeds: Acquisition
LTV: ~77%
DSC: 1.40



Asset Class:
Apartment/Retail
Proceeds: Equity Takeout
LTV: ~65%
DSC: 1.00



Asset Class: Retail
Proceeds: Renovations
LTV: ~70%
DSC: 1.40



Asset Class: Mixed Use
Proceeds: Acquisition
LTV: ~77%
DSC: 1.00



Asset Class: Apartment
Proceeds: Acquisition
LTV: ~70%
DSC: 1.05



Asset Class: Apartment
Proceeds: Renovations
LTV: ~70%
DSC: 1.20

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