

Tallinn Capital Mortgage Fund

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

1st & 2nd Mortgage Loans

Amount: \$0.5 to \$15 Million

LTV (cash flowing): Up to 85%

LTV (land & inventory): Up to 70%

Terms: 3 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

Commercial Retail

Condo Inventory

Development Land

Mixed Use

Multi-tenant Industrial

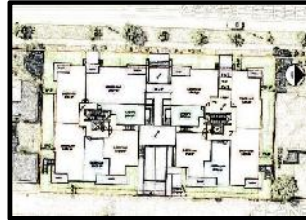
Office Buildings

Self Storage

Shopping Malls



Asset Class: Apartment
Proceeds: Equity Takeout
LTV: ~75%
DSC: 1.00



Asset Class: Development Land
Proceeds: Acquisition
LTV: ~50%
DSC: n/a



Asset Class: Retail
Proceeds: Renovations
LTV: ~70%
DSC: 1.15



Asset Class: Development Land
Proceeds: Acquisition
LTV: ~80%
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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