

LOAN SUMMARY

Loan Terms

Amount	\$270,000
Pricing	12.99% interest only
Lender Fee	N/A
Admin Fees	5% upfront
Term	12 months
LTV	60%
Lien Position	1 st Mortgage

Borrower Information

Loan Purpose	Refinance
Employment	Real Estate Investor
Qualifying Income	\$42K
Credit Score	Beacon Score 646
Closing Date	23-May-2024

Property Specs

Address	155 Pim Street, Sault Ste. Marie, ON
Property Value	\$450,000
Current Mortgagee	N/A
Mortgage Balance	N/A

Lending Parameters Check List

Equity	40%
Property	Single Family, Detached
Location	Urban, Municipal Services
Borrower Profile	Good financial standing
Exit Strategy	Refinance/Sale proceeds

Additional Information:

Applicant is a real estate investor that is purchasing the subject property from his father, who is a Capitis client. Applicant plans on renovating the property and then refinancing or selling to pay out this loan.

Disclaimer: Although Capitis makes its best efforts to underwrite and assess the suitability of any particular loan, we offer no repayment guarantees whatsoever. Each investor must perform his or her own due diligence, in addition to seeking independent legal representation, in deciding whether or not to proceed with any loan recommended by the Capitis team.