



**MERCURY**  
MORTGAGES

# COMMERCIAL MORTGAGES

<b>LTV</b>	Generally up to 65% On a case-by-case basis: 75%
<b>1st Mortgages</b>	Rates: 7.99 - 10% Lender Fee: 2-3% <b>Loan Amounts:</b> \$100K - \$3mln
<b>2nd Mortgages</b>	Rates: 12.00 - 13.99% Lender Fee: 3-4% <b>Loan Amounts:</b> \$50K - \$1mln
<b>Term</b>	6 - 12 months
<b>Amortization</b>	Interest Only or max 30 years amortization
<b>Property Type</b>	Retail Plazas, Commercial Condos, Hotels, Motels, Banquet Halls, Auto Garages, Storefront/Apartments, Industrial Properties, Zoned/Serviced land, Construction
<b>Types of deals</b>	Purchases and Refinances Equity Takeouts Bridge Loans
<b>Lending Area</b>	<b>ONTARIO:</b> btw Kitchener and Oshawa (north up to Barrie and south to Lake Erie) also Ottawa <b>MANITOBA:</b> Winnipeg <b>ALBERTA:</b> Calgary and Edmonton

**We Offer “lightning fast” Service**

**905-273-4234**

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