



UNION WATERFRONT

Lakeside living in scenic Port Dalhousie

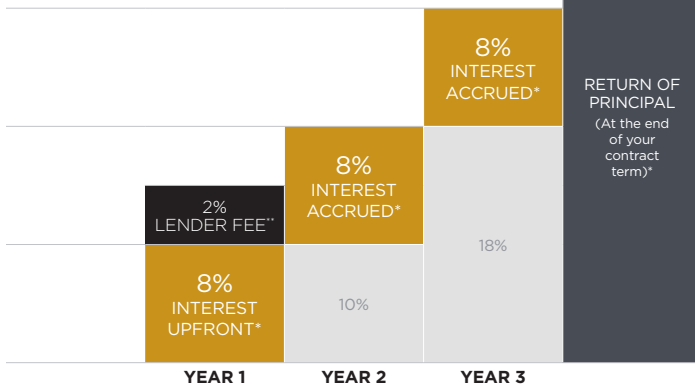
SYNDICATE MORTGAGE LOAN FEATURES

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



TOTAL ESTIMATED RATE OF RETURN: 26%

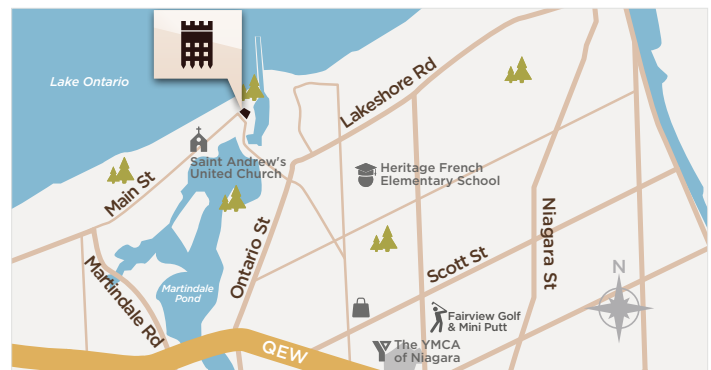
*See contract for details
**Limited time opportunity

“Union Waterfront is one of the most unique mixed-use condominium projects in Ontario, located across from boutique shops in the quaint Port Dalhousie community. The heavily-terraced design will have water views on two sides, incorporates three historic heritage structures at grade, and features a stunning public courtyard.

— Jawad Rathore, President & CEO, Fortress Real Developments

PROJECT FEATURES

- Union Waterfront is a 12-storey, 157-unit mixed-use condominium apartment project in the City of St. Catharines. Suites will range from about 550 sf to 1,600 sf and will be priced from the low \$200s to over \$1 million.
- This premier waterfront development boasts a “walkable” location across from Lakeside Park and close to restaurants, cafes, and a beach. The terraced design will maximize outdoor space and water views.
- Union Waterfront will make a significant contribution to the revitalization of Port Dalhousie, including a strong retail presence at grade. The project has received support from politicians, business people and local media and will feature a central courtyard that will be open to the public.
- Fortress is an industry leader in researching and evaluating real estate opportunities, with over 70 active and completed projects. A diversified development company, Fortress focuses on residential housing, ownership commercial, mixed-use retail, and the strategic repositioning of real estate projects.



SEE REVERSE FOR IMPORTANT INFORMATION



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.

Building and Development Mortgages Canada Inc. (BDMC) FSCO Licence #10102 — Nova Scotia Licence #1722906, is the lead mortgage brokerage that registers the syndicate mortgages that fund Fortress projects (unless specifically stated otherwise). Syndicate mortgages are offered by licensed mortgage brokerages in Ontario and Nova Scotia only. Please speak with a licensed mortgage agent/broker for more details. Terms and conditions can be found in the loan agreements. All project images displayed on this material are artist renderings only and are subject to change.

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