



Trinity Mortgage Quarterly



TRINITY MORTGAGE (1996) CORPORATION

Edition Six – Summer 2016

Welcome to the summer edition of the *Trinity Mortgage Quarterly* – here are some salient facts as we enter summer:

- ➔ Victoria’s rental market ranks as the third most expensive rental market in Canada behind Vancouver.
(Source: http://www.huffingtonpost.ca/2016/06/18/rental-rates-canada-padmapper_n_10512164.html)
- ➔ The lack of affordable housing is a growing problem and affects everyone. (Source: <http://phabc.org/rethink-housing-making-the-connection-between-affordable-housing-and-health-in-bc/>)
- ➔ It’s now not uncommon for renters to lose their homes as landlords cash in on the current record high demand or prices for housing. (Source: <http://www.timescolonist.com/news/b-c/renters-squeezed-out-as-lower-mainland-owners-cash-in-1.2276826>)
- ➔ Low amount of real estate inventory available.
(Source: <http://www.vreb.org/current-statistics>)
- ➔ Interest rates continue to set low records – five year mortgage rates can be found in the 2.50% range.

The above facts show that we are facing a housing marketplace like never before – even with some of the lowest mortgage rates ever the costs of buying a home make owning a home out of reach for more and more folks. A stable income isn’t a sure thing to buying or even renting a home these days. A low inventory of homes makes the selection very limited for homes available for either renting or owning. Folks are also looking at staying in their homes even longer before they upsize or downsize – for some folks they are choosing to refinance their homes to have funds available to make their existing homes more functional.

Today’s marketplace has created its own unique crises that may be with us for some time.

– Jerry Underdown



Fundraising note – Walk for ALS 2016

Trinity Mortgage will be participating in the Walk for ALS 2016 – Victoria in honour of Arlene Underdown aka “Grammie”. The Walk will be taking place on Sunday – September 18th at UVic. For more information on either joining Team Grammie or supporting us contact teamgrammie@gmail.com or visit www.walkforals.ca.

Private mortgage opportunities available:

Trinity Mortgage (1996) Corp has opportunities for folks to invest in private first and second mortgages – these folks do this through either their own capital or self-administered RRSP’s.

Private mortgage investing is not for everyone but it is a good investment type for those who are comfortable with and have a good knowledge of the real estate market. Private mortgages are a very good way to maximize an investor’s return on their investment funds.

For private first mortgages the rate of return can range from 5% to 8% while second mortgages the rate of returns are generally in the 10% range.

If you would like to learn more about this type of investment or private mortgage offerings make an appointment to come and see either Murray Coulter or Jerry Underdown

SUMMER HOLIDAYS

HOPE THAT YOU HAD A GOOD CANADA DAY
TRINITY MORTGAGE WILL BE CLOSED ON
AUGUST 2ND (MONDAY) – BC DAY
SEPTEMBER 7TH (MONDAY) – LABOUR DAY



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