



Trinity Mortgage Quarterly



TRINITY MORTGAGE (1996) CORPORATION

Edition Two – Summer 2015

Welcome to the Trinity Mortgage Quarterly – Summer edition

A quick Trinity Mortgage overview report on BC and our local economy – BC is projected to be a provincial growth leader over the next three years. As well interprovincial migration to BC is set to grow 1.2% this year. The Victoria hospitality industry is projected to have its best year in the past decade. The Greater Victoria housing market is poised to have its best year in the last eight plus years. Even the weather is favourable with the summer forecasted to be hot and dry. With interest rates projected to remain low for the remainder of this year this would appear to make 2015 a year of generally good business news.

It has been a long time since we have had so much good news in so many areas of the local economy. The backdrop to the current conditions is that the last few years have been a hard grind for most local business folks especially in the hospitality and real estate development fields. Hopefully a few good years can be enjoyed before hard times return. Many business folks still need some time to become right-sided and improve their balances sheets.



With low mortgage rates and a sound housing marketplace, it is our opinion that now is a **very good time** to secure long-term fixed-rate mortgage financing and eliminate all short-term debts (term loans, notes payables, credit cards, etc). On commercial properties sub 4% five year commercial mortgage rates are available – mortgage rates that even most of our parents did not enjoy.

Along with all this good news is that in the next calendar quarter our national economy is most likely to be officially slip into a recession.

These low mortgage rates may not be available in 2016 and the Trinity Mortgage team would be pleased to now be of service to you in assisting you to find and secure lowest cost possible mortgage funds. In summary, there may not be a better time to eliminate all short-term debt.

– Jerry Underdown

Why use Trinity Mortgage services?

- ▲ Trinity Mortgage team has over sixty-five years of mortgage financial experience serving Victoria and the Vancouver Island area
- ▲ Trinity Mortgage has the ability to handle all sizes of financing from development financing to construction project financing to residential refinancing
- ▲ Trinity Mortgage has access to both conventional (financial institution) and private funds
- ▲ On the residential front Trinity Mortgage has over twenty residential lenders plus a diversity of private lenders available to us
- ▲ Trinity Mortgage is experienced with self-employed applicants and immigrant purchasers
- ▲ In summary, Trinity Mortgage is truly a **full service** mortgage brokerage firm

Summer Holidays

Trinity Mortgage will remain open over the summer holiday however will be closed for the following statutory holidays:

July 1st (Wednesday) – Canada Day

August 3rd (Monday) – BC Day

September 7th (Monday) – Labour Day



Trinity Mortgage (1996) Corporation is a member of:



Mortgage Investment Opportunities

We have many private folks that invest in both first and second mortgages. They do this with their own capital or through their 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 real estate. 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 are generally in the 10% range. At no time does Trinity Mortgage in receipt of the funds as all funds are into and out of their lawyer's trust account.

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

Rule of 72 **INVESTOR TIP**

A rule stating that in order to find the number of years required to double your money at a given interest rate, you divide the compound return into 72. The result is the approximate number of years that it will take for your investment to double.

For example, if you want to know how long it will take to double your money at 8% interest, divide 8 into 72 and you get 9 years. Note that when investing through your RRSP all interest earned is income tax deferred enabling all interest income to be reinvested.

Recent project that Trinity Mortgage secured financing for:



1900 Watkiss consists of a condominium building containing 43 homes and three individual town home buildings with 15 separate homes. Conveniently located on the edge of town, this new community is close to nature, schools, shopping, dining and all the important things in life.

A significant part of the development has been preserved as dedicated parkland. 45% of the original subdivision, over three acres, will remain in perpetuity as a natural greenspace and buffer.

Whether you choose a town home or condominium at 1900 Watkiss, the same high standard of finishes, appliances and features apply. These homes are perfect for families, young couples or the single individual who value space and privacy.

For more information visit: www.1900watkiss.com

or contact 1900 Watkiss sales team: Ron Neal and The Neal Estate Team 250-386-8181 / 1-800-255-3411 RonNeal.com



Victoria Walk for ALS 2015

Sunday – September 13th @ Noon University of Victoria – Parking lot

To support or join the Underdown team contact teamgrammie@gmail.com or visit www.walkforals.ca



100% of all funds raised goes to the ALS Society of BC www.alsbc.ca



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