

2022

# Armada Mortgage

## 1st Quarter Newsletter

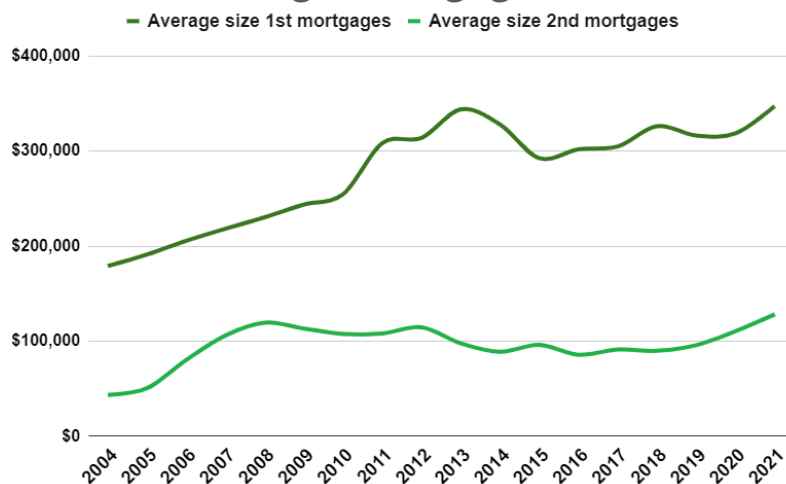
### AGM-Past Year at a glance

The AGM for the 2021 year is coming soon on May 31st at 7 pm via Zoom. Included in this newsletter is the preliminary report for Q1 2022.

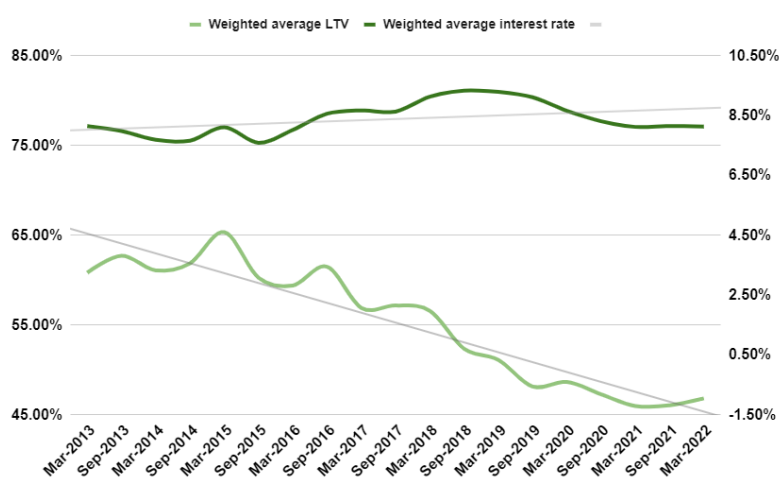
Thank you to all the shareholders for your continued support and to the Board of Directors for your dedication to the Company.

- Average size of Mortgages are Low ~ \$226,362
- 66% of Mortgages in 1st position; 34% in 2nd
- High Margin of Safety - Ave. Weighted LTV 47%
- Company Growth - Equity grew by 12%
- Monthly advance dividend remains at 5.5%

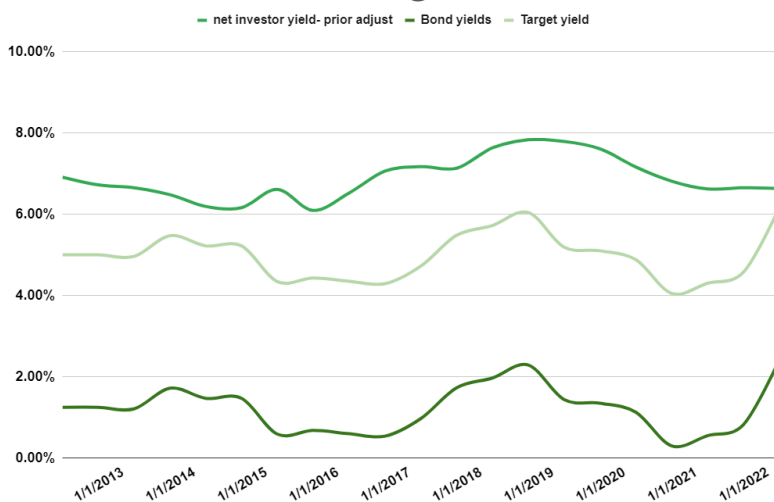
### Average Mortgage Size



### Yield & Loan to Value

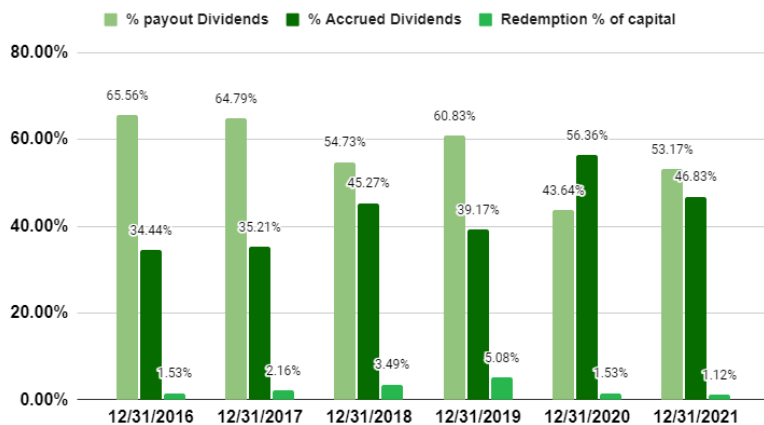


### Armada vs Target Bond Yield



### Dividend Distributions

#### Annual Dividends: Payout vs. Accrued vs. Share Redemptions



### QUICK FACTS:

- Portfolio Weighted Average LTV 47%
- Average Mortgage \$226,362
- 2021 Net Return to Investors 6.72%
- Monthly Dividend 5.5%

Armada Mortgage Corporation relies on the offering memorandum exemption as per section 2.9 of National Instrument 45-106. This document does not provide disclosure of all information required for an investor to make an informed decision. Investing in private securities is risky and interested parties should talk to their dealer representative at Armada Wealth Management. Current OM valid until April 30, 2023

## A FEW RECENT FUNDING'S

WE FUNDED \$10.9 MILLION IN NEW MORTGAGES IN THE LAST QUARTER.

Principal	Position	Location	LTV
\$1,200,000	1st	Burnaby	50%
\$237,500	1st	Kitchener	50%
\$125,000	2nd	Vaughan	28%
\$210,000	2nd	Surrey	18%
\$144,000	2nd	Maple Ridge	41%
\$325,000	1st	London	43%

## PORTFOLIO DISTRIBUTION AS OF MARCH 31, 2022

Region	Number of Mortgages	First Mortgage	Second Mortgage	Total Mortgage Value	Average LTV
Central Vancouver Island	4	\$535,176	\$160,000	\$695,176	51.97%
Fraser Valley	45	\$8,238,576	\$2,949,138	\$11,187,714	42.47%
Kamloops	3	\$379,000	\$207,000	\$586,000	61.16%
Kelowna	8	\$1,109,885	\$420,003	\$1,529,888	50.45%
North Fraser	9	\$2,287,923	\$466,181	\$2,754,104	50.52%
North Shore	6	\$1,095,943	\$398,992	\$1,494,935	46.10%
Richmond/Delta	5	\$ -	\$675,215	\$675,215	50.65%
Surrey/White Rock	31	\$3,706,099	\$3,052,372	\$6,758,471	46.10%
Vancouver	8	\$150,001	\$830,714	\$980,715	39.79%
Vernon	2	\$338,878	\$120,000	\$458,878	52.80%
Victoria	4	\$753,555	\$370,128	\$1,123,683	52.67%
Alberta	11	\$1,953,240	\$150,000	\$2,103,240	51.76%
Hamilton	6	\$847,437	\$364,900	\$1,212,337	42.17%
Kitchener-Waterloo	4	\$549,500	\$280,000	\$829,500	49.49%
Ontario Other	17	\$2,918,479	\$1,610,400	\$4,528,879	47.51%
Ottawa	3	\$ -	\$297,869	\$297,869	57.38%
Toronto CMA	31	\$4,632,624	\$2,744,101	\$7,376,725	45.09%
Total	197	\$29,496,316	\$15,097,013	\$44,593,329	46.84%



“  
*The desire to perform  
all the time is usually  
a barrier to  
performing over time.*  
– Robert Olstein  
”

**Contact Us Today**

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