

Armada Mortgage

Summer Newsletter 2023

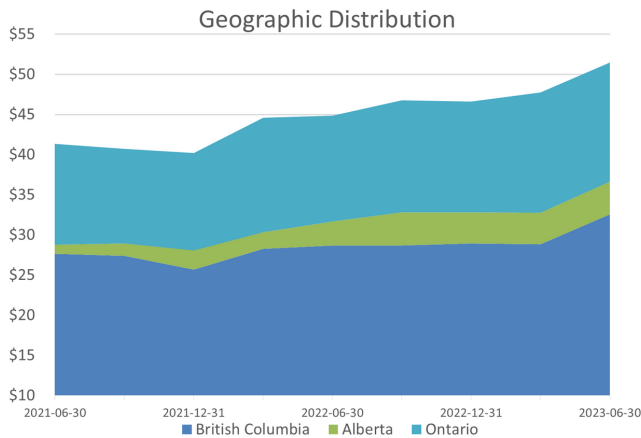
BOC Prime & AMC Dividend Rate Increase

At last quarter's meeting, the Board was pleased to increase the monthly dividend from 6.5% to 7.25%. The portfolio yield is steadily adjusting higher in step with previous BOC prime rate increases & the latest on June 7th and July 12th.

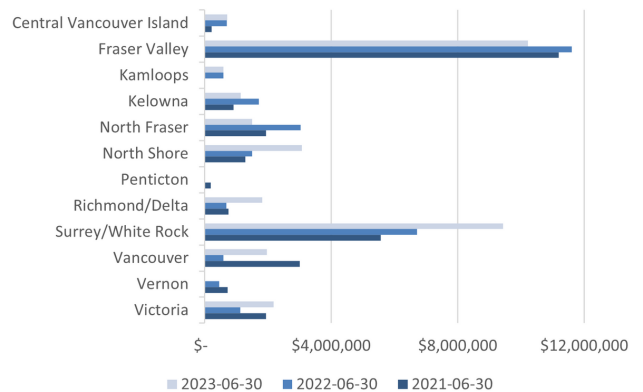
The portfolio weighted average yield was 10.05% in Q1 and has increased to 10.44% in Q2; therefore, we are also increasing the estimate for the year end yield range from 7.5% to 8.4%. New lending has kept pace with mortgage payouts and the portfolio has grown by 16% since 2022. Detached homes make up 76% of mtgs with town homes at 11%, condos at 11%, serviced land at 1% & duplexes at 2%. Rental property lending makes up 10% of the portfolio. The housing market had brisk activity in the first half of the year, but is expected to gradually slow due to higher mortgage rates. The BOC prime rate is broadly expected to remain unchanged at the September 7th meeting, which implies upward revision to yield may have been reached. The portfolio is strongly positioned for market fluctuations with LTV (Loan To home Value) at 45% (lower than 2022) and prudent use of the company line of credit below capacity utilization. The outlook for the company Q3 remains positive.

Lending Concentration by Province

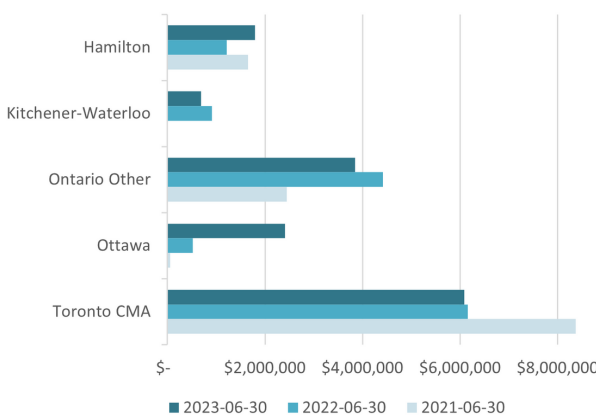
Mortgage Values by Region, Year over Year



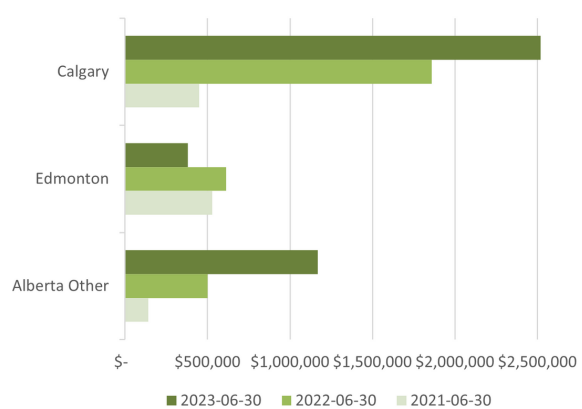
Geographic Distribution BC



Geographic Distribution ON



Geographic Distribution AB



QUICK FACTS:

- Portfolio Weighted Average LTV: 45%
- Q2 Mortgage Volume: \$51M
- Estimated 2023 Run Rate: Near 8.4%
- Average Mortgage: \$241,521
- Portfolio Increase (\$) from Q2 2022: 13.65%
- Monthly Dividend: 7.25%

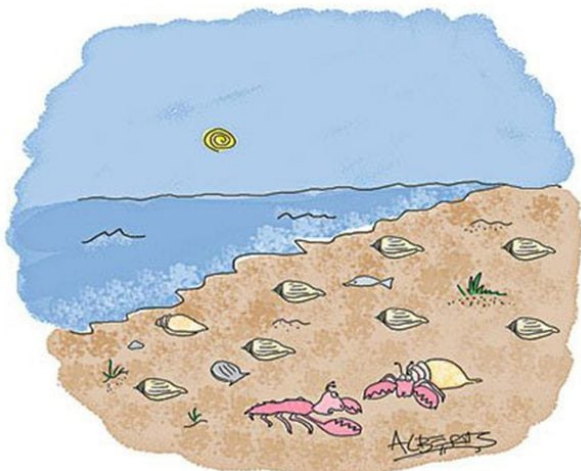
A Few Recent Fundings

We funded \$9.35 Million in new mortgages in the last quarter

Principal	Position	Location	LTV
\$240,000	1st	Pitt Meadows	30%
\$140,000	2nd	Toronto	55%
\$200,000	1st	Calgary	44%
\$1,300,000	1st	Gibsons	41%
\$63,000	2nd	Coquitlam	65%
\$375,000	1st	Calgary	60%

Portfolio Distribution as of June 2023

Region	# of Mortgages	1st Mortgage	2nd Mortgage	Total Mortgage Value	Average LTV
Central Vancouver Island	4	\$565,000	\$140,000	\$705,000	38.37%
Fraser Valley	43	\$6,985,630	\$3,225,496	\$10,211,126	41.55%
Kamloops	3	\$379,000	\$206,686	\$585,686	58.69%
Kelowna	7	\$443,810	\$686,004	\$1,129,814	48.33%
North Fraser	9	\$658,493	\$829,653	\$1,488,146	40.25%
North Shore	7	\$2,467,893	\$594,190	\$3,062,083	45.85%
Richmond/Delta	8	\$775,500	\$1,034,084	\$1,809,584	47.15%
Surrey/White Rock	29	\$6,856,445	\$2,577,554	\$9,433,999	48.25%
Vancouver	10	\$1,156,000	\$807,917	\$1,963,917	39.83%
Victoria	8	\$1,501,860	\$671,225	\$2,173,085	50.97%
Alberta	19	\$3,670,027	\$398,725	\$4,068,752	47.62%
Hamilton	9	\$1,165,300	\$630,150	\$1,795,450	43.40%
Kitchener-Waterloo	3	\$549,500	\$135,000	\$684,500	46.61%
Ontario Other	12	\$2,725,836	\$1,116,596	\$3,842,432	49.80%
Ottawa	12	\$1,708,000	\$700,695	\$2,408,695	53.16%
Toronto CMA	30	\$3,225,020	\$2,856,633	\$6,081,653	42.77%
Total	213	\$34,833,314	\$16,610,608	\$51,443,922	45.10%



"I forgot where I parked."

“

*Wise spending is part of
wise investing, and it's
never too late to start*

- Rhonda Katz

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Contact Us Today

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