

## BUILDING YOUR DREAM COTTAGE

Clients bought a piece of land and boathouse on Lake Roseau, in Muskoka, with the hopes of building their dream cottage. They came to us looking for how they could finance the expected costs. Based on their budget, plans, and appraisal, showing what the property would be worth after it was completed, we setup a \$1M construction facility that they could pull from at each stage of the project. We made the payments interest only, which provided them flexibility during a very exciting but stressful time in their lives.

Once the cottage was finished, we paid out the construction facility and provided them with a brand new low cost 1<sup>st</sup> mortgage at the best rates on the market. They were thrilled by how we could help them both with the construction financing and the regular mortgage portion of the build.

To apply for a mortgage or discuss whether an option like this is of interest, please fill out our application [here](#).