



## Over \$570M in Seniors' Housing Financed in 2021

Despite the challenges of COVID-19, 2021 proved to be another busy year at Capital West. We completed loans on 21 Seniors' Housing assets, totaling over \$570,000,000 in value, in BC, AB and ON. Overall, both investors and the debt market have been very supportive of the industry, with 2021 being one of the highest volumes of sales transactions in this sector ever in Canada (~\$4 billion in transactions according to CBRE).

Capital West was pleased to participate in a number of portfolio transactions and has developed a specialization in global debt structuring for both acquisitions, and strategic re-financing of properties for optimization of debt.

Regarding interest rates, the Bank of Canada (BoC) reaffirmed its pledge to keep the overnight rate at 0.25% until economic slack is absorbed and inflation is sustainably maintained at the 2.00% target which is projected to occur in the middle quarters of 2022. In terms of bond yields, the 5-year Government of Canada (GoC) bond currently sits at 1.53% while the 10-year GoC is at 1.74%. This represents a 107 bps (+235%) and 90 bps (+109%) increase respectively since January 11th, 2021.

While rates are still relatively low, they will not remain so indefinitely. Give us a call to take advantage of the favorable rate environment while it lasts or for a debt review of your existing seniors' housing portfolio.

## Seniors' Housing and Health Care

Mike is recognized as the leading broker in Canada for seniors' housing, as he has brokered over 160 transactions totaling over \$4.5 billion in financing.

## For your financing needs...

Contact Mike to discuss locking in a rate today or starting your next project [website](#).

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## Deal Announcement



\$35M Mortgage  
Term Financing  
8 Property, 582 Suite Portfolio  
Ontario



\$40.6M Mortgage  
Construction Financing  
162-Suite AL/LTC Residence  
Alberta



\$59.7M Mortgage  
Construction Financing  
195-Suite IL/AL/LTC Residence  
British Columbia