

For developers or investors, JayCap delivers

In Alberta's incandescent real estate climate, time is of the essence. Patience may be a virtue, but decisive action is more to the point when land acquisition and project development opportunities are on the line.

Developers and builders realize they can't afford to dawdle when it's time to get their residential or commercial construction projects off the drawing board and on to the market.

When an important deal is in the fire and bridge financing is required, traditional lenders can't always respond in a timely and flexible manner. JayCap Financial of Edmonton, a dynamic mortgage investment banking company, operates on a different model. Extremely light on its feet, JayCap is responsive, responsible and FAST, working quickly to provide short-term financing for all manner of construction jobs, including multi-unit residential properties, commercial condominiums, renovations, tenant improvement programs and special housing projects.

"The key in our industry is to act quickly," says JayCap president Jeff Lastiwka, MBA, CMA. "We're here to

help a builder get his project going, instead of making him wait for months while other lenders come through with appropriate financing."

With more than 15 years experience in the finance industry, and 10 years of direct experience in the management of private mortgage banking and investment firms, Lastiwka has built a strong company, committed to the creation of wealth and prosperity for shareholders and investors alike.

He enjoys a reputation for proficiency and integrity within the investment community. That's the primary reason he has attracted the attention of some of the most respected names in the field.

One such name is Avison Young, an acknowledged leader in Alberta's robust commercial real estate industry. Last year, the seasoned professionals at Avison Young met with Lastiwka, taking a close look at the JayCap business plan. They were so impressed they clasped hands with JayCap, eventually becoming full partners.

"We saw some great synergies," explains Andrew Melton, a founding partner of Avison Young in Alberta. "Our wealth of real estate knowl-

edge, operating at the highest levels all across the province, has turned out to be a great resource for JayCap."

Graeme Young says: "Speaking on behalf of the partners of Avison Young, we are fully committed to the success of JayCap through both partner capital and the available resources we have to offer."

Together, the associates are bringing their expertise to bear on an under-served niche market, a market with enormous potential.

Lastiwka is thrilled by the arrangement: "I knew I had something to offer and Avison Young's long-term strategy included a desire to get involved in the mortgage lending business. It just made sense for us to get together – a really good fit."

As a third-party real estate service provider of long standing, Avison Young brings an abundance of knowledge and integrity, as well as an extensive network to its role at JayCap. Melton has personally stepped forward to assist Lastiwka in the important job of raising capital. It's a responsibility Melton takes very seriously indeed.

"I think that's an important point," Melton adds. "Our borrowers are

going to be well-served and well looked after. And our investors, the clients and friends who provide the equity capital, are also going to be well-protected."

JayCap Financial takes pride in its ability to offer flexible mortgages, tailored to suit the needs of your unique project. Meanwhile, the company's efficient review process ensures speed in delivery.

On behalf of investors, JayCap operates a mortgage investment corporation known as JayFund Inc. Those who purchase shares can expect above average returns, with quarterly income distribution and blended rates of return based on interest earned from the mortgage pool.

To learn more, please contact JayCap and JayFund directly: For **Jeffrey Lastiwka**, call **(780) 641.0555** or email **jlastiwka@jaycapfinancial.com**. For **Andrew Melton**, call **(403) 232.4304** or email **amelton@jaycapfinancial.com**. For **Ron Fredrickson**, call **(780) 641.0555** or email **rfredrickson@jaycapfinancial.com**.

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