

**Supplementary Report: Toronto Community Housing  
Social Housing Mortgages**

<b>Date:</b>	November 12, 2013
<b>To:</b>	City Council
<b>From:</b>	City Manager
<b>Wards:</b>	All
<b>Reference Number:</b>	

**SUMMARY**

The Executive Committee, at its meeting on October 30, 2013, considered the report entitled *A Ten-Year Capital Financing Plan for Toronto Community Housing (TCH)* and requested the City Manager, in consultation with the TCH to provide a report directly to the November 13 and 14, 2013 meeting of City Council with a list of current TCH mortgages, their terms, interest rates and annual cost to TCHC and the City.

The information requested above is summarized below and detailed in Appendix A, *Toronto Community Housing Social Housing Mortgages – Terms, Interest Rates and Annual Costs*.

**Financial Impact**

As of September 30, 2013, the TCH total mortgage principal is approximately \$703.2 million with total annual mortgage costs of \$84.4 million as summarized below:

<b>Mortgage Type</b>	<b>Principal</b>	<b>Annual Cost</b>
CMHC Non-Renewable	\$206,262,731	\$27,550,093
CMHC Renewable	\$124,204,189	\$15,502,634
<b>CMHC Sub-total</b>	<b>\$330,466,921</b>	<b>\$43,052,727</b>
Private Market Lender Non-Renewable	\$87,979,793	\$11,480,244
Private Market Lender Renewable	\$241,851,148	\$26,392,558
<b>Private Market Lender Sub-total</b>	<b>\$329,830,941</b>	<b>\$37,872,802</b>
City of Toronto Non-Renewable Loans	\$19,925,746	\$3,217,528
City of Toronto Redevelopment	\$22,955,612	\$222,691
<b>City of Toronto Sub-total</b>	<b>\$42,881,358</b>	<b>\$3,440,219</b>
<b>TOTAL</b>	<b>\$703,179,220</b>	<b>\$84,365,748</b>

The total 2013 annual TCH mortgage subsidy provided by the City is \$77.5 million.

There are no financial implications resulting from the receipt of this report.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agree with the financial impact information.

## **DECISION HISTORY**

At its meeting on October 30, 2013, the Executive Committee considered *A Ten-Year Capital Financing Plan for Toronto Community Housing (EX35.4)* and requested the City Manager, in consultation with TCH, to report directly to Council with a list of current TCH mortgages, their terms, interest rates and annual cost to TCHC and the City.

<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getDecisionDocumentReport&meetingId=6822>

## **ISSUE BACKGROUND**

The TCH portfolio was developed under a number of different federal, provincial and municipal housing programs. Under these programs, social housing projects were financed through mortgages and debentures. In addition, a number of historical mortgages/loans have been issued by the City relating to the housing projects. This report provides details on TCH social housing projects financed through mortgages.

In accordance with the TCH Operating Agreement, a portion of TCH's annual operating subsidy includes a mortgage subsidy. The TCH mortgage subsidy is equal to the mortgage principal and interest payments for certain TCH mortgages identified in the Operating Agreement.

In addition, TCH pays mortgage costs on properties that do not receive subsidy assistance from the City, including TCH properties such as former federally administered social housing projects developed under programs to maintain affordable market rents. For those projects, the program was designed to include an upfront capital contribution that reduced mortgage costs with no requirement to provide on-going subsidy.

TCH mortgages, whether subsidized by the City or not, are typically administered through the Canada Mortgage and Housing Corporation (CMHC) Direct Lending Program or through Institutional Lenders with CMHC Mortgage Insurance. There are a small number of mortgages where mortgage costs are paid directly to the City.

As of September 30, 2013, the TCH total mortgage principal is approximately \$703.2 million with total annual mortgage costs of \$84.4 million. The total 2013 annual TCH mortgage subsidy provided to TCH by the City is \$77.5 million. Details on TCH mortgage information is outlined in Appendix A, *Toronto Community Housing Social Housing Mortgages – Terms, Interest Rates and Annual Costs*.

Many of the TCH mortgages are renewed through the Ministry of Municipal Affairs and Housing (MMAH) under its Ontario Competitive Financing Renewal Program (OCFRP), which co-ordinates mortgage renewals for social housing providers across Ontario. Due to the size of OCFRP's pool of mortgages, it is able to negotiate favourable interest rates with lenders.

## **COMMENTS**

The terms and conditions associated with TCH mortgages vary significantly and reflect the different provincial and federal programs under which they were developed. While TCH mortgages are typically subject to an amortization period of 35 years with mortgage renewal terms of 5 or 10 years, this is not always the case. For instance, there are a significant number of TCH mortgages that are non-renewable and which carry interest rates as high as 11%.

In an effort to generate funds to address the significant capital repair needs at TCH, the City Manager wrote to the President and Chief Executive Officer of CMHC on March 1, 2013 and again on April 23, 2013. The City Manager requested that CMHC waive fees and penalties resulting from the refinancing of social housing mortgages and/or early mortgage repayments for those mortgages with interests rates much higher than today's market rates.

In response, CMHC advised that its lending programs are operated on a break-even basis and that mortgages are closed to prepayment for the length of the term. CMHC identified that the 1997 Federal/Provincial Social Housing Agreement transferred the administration of social housing to the Province and recommended that the City connect directly with the Province to discuss available refinancing options.

Subsequently, staff from the City and TCH in partnership with Provincial staff from MMAH participated in a conference call with representatives from CMHC to explore options available to assist TCH reduce mortgage costs within the limited flexibility available through CMHC's direct lending program. Options that could provide limited relief to certain CMHC mortgage costs are being explored further and discussions with staff from MMAH and CMHC are on-going.

## **CONTACT**

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## **SIGNATURE**

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Joseph P. Pennachetti  
City Manager

Appendix A: Toronto Community Housing Social Housing Mortgages – Terms,  
Conditions, Interest Rates and Annual Costs

## Appendix A

### Toronto Community Housing Social Housing Mortgages – Terms, Interest Rates and Annual Costs

Project Name	Interest Rate	Maturity Year	Principal Sep-2013	Renewal Date	Lender	Annual Cost Principal and Interest
<b>CMHC Non-Renewable Mortgages</b>						
Woodland Acres South	5.13%	2013/12	\$68,137	NR	CMHC	\$71,674
R.J. Smith Apartments	5.38%	2013/12	\$34,096	NR	CMHC	\$35,928
Woodland Acres North	5.13%	2013/12	\$51,103	NR	CMHC	\$53,756
Frankel/Lambert T/houses	4.17%	2015/06	\$160,715	NR	CMHC	\$95,350
470 Melita(Frankel Lamb. II)	4.61%	2015/10	\$368,396	NR	CMHC	\$185,654
Downsview Acres	5.38%	2015/12	\$254,762	NR	CMHC	\$94,336
Ontario(295-297)	4.51%	2016/03	\$47,365	NR	CMHC	\$20,045
Kinsmen Manor	5.38%	2016/12	\$65,122	NR	CMHC	\$18,556
Beaches Lions	5.38%	2016/12	\$68,843	NR	CMHC	\$19,617
Scattered 1	4.64%	2017/06	\$83,517	NR	CMHC	\$24,283
Centennial Apartments	5.75%	2017/12	\$441,257	NR	CMHC	\$104,276
Trimbee Court	3.68%	2018/10	\$4,568,710	NR	CMHC	\$986,142
Empringham News	3.68%	2018/10	\$3,500,595	NR	CMHC	\$755,592
Queen Victoria(40)	3.68%	2018/10	\$174,663	NR	CMHC	\$37,700
Mutual(25)	3.68%	2018/10	\$1,875,440	NR	CMHC	\$404,808
320 Kingston Rd.	3.68%	2018/11	\$717,435	NR	CMHC	\$152,583
Alexandra Park	6.25%	2018/12	\$592,940	NR	CMHC	\$121,902
Saranac Apts.	3.68%	2018/12	\$2,519,901	NR	CMHC	\$528,198
Moore Place	3.68%	2019/01	\$2,480,521	NR	CMHC	\$512,572
Riverdale Mews	3.68%	2019/01	\$499,092	NR	CMHC	\$103,132
Mount Dennis	6.88%	2019/12	\$780,524	NR	CMHC	\$144,794

<b>Project Name</b>	<b>Interest Rate</b>	<b>Maturity Year</b>	<b>Principal Sep-2013</b>	<b>Renewal Date</b>	<b>Lender</b>	<b>Annual Cost Principal and Interest</b>
Edgeley Apartments	6.88%	2019/12	\$1,034,000	NR	CMHC	\$191,816
McClain Apartments	6.88%	2020/12	\$1,254,016	NR	CMHC	\$209,952
Willowdale Manor	6.88%	2020/12	\$1,210,794	NR	CMHC	\$202,712
Adanac Apartments	6.88%	2020/12	\$1,081,048	NR	CMHC	\$180,993
Northwood Apartments	6.88%	2020/12	\$951,338	NR	CMHC	\$159,274
Collegeview	6.88%	2020/12	\$1,513,467	NR	CMHC	\$253,390
Village Apartments	8.25%	2021/12	\$1,946,823	NR	CMHC	\$317,114
West Don Apartments	8.25%	2022/12	\$2,306,213	NR	CMHC	\$350,235
Arleta Manor	8.25%	2022/12	\$2,123,414	NR	CMHC	\$322,474
Edwards Manor	7.88%	2022/12	\$1,694,298	NR	CMHC	\$252,842
May Birchard	7.50%	2023/12	\$246,051	NR	CMHC	\$33,867
Eagle Manor	7.00%	2023/12	\$2,173,273	NR	CMHC	\$291,592
West Hill Apartments	7.63%	2024/12	\$2,164,829	NR	CMHC	\$283,853
Morningside Apartments	7.63%	2024/12	\$2,272,879	NR	CMHC	\$298,021
Beecroft Manor	7.63%	2024/12	\$1,396,117	NR	CMHC	\$183,059
Greenwood Towers	7.00%	2024/12	\$2,376,868	NR	CMHC	\$301,209
Elmer	8.00%	2025/03	\$330,319	NR	CMHC	\$43,549
Scattered 2	8.00%	2025/03	\$16,947	NR	CMHC	\$2,246
Scattered 3	8.00%	2025/03	\$17,602	NR	CMHC	\$2,331
Scattered 4	8.00%	2025/03	\$18,810	NR	CMHC	\$2,491
Scattered 5	8.00%	2025/03	\$16,269	NR	CMHC	\$2,155
Scattered 6	8.00%	2025/03	\$17,813	NR	CMHC	\$2,360
Scattered 7	8.00%	2025/03	\$17,548	NR	CMHC	\$2,324
Scattered 8	8.00%	2025/03	\$18,408	NR	CMHC	\$2,436
Scattered 9	8.00%	2025/03	\$16,182	NR	CMHC	\$2,145
Scattered 10	8.00%	2025/03	\$18,169	NR	CMHC	\$2,406
Scattered 11	8.00%	2025/03	\$17,426	NR	CMHC	\$2,308
Scattered 12	8.00%	2025/03	\$20,587	NR	CMHC	\$2,724

<b>Project Name</b>	<b>Interest Rate</b>	<b>Maturity Year</b>	<b>Principal Sep-2013</b>	<b>Renewal Date</b>	<b>Lender</b>	<b>Annual Cost Principal and Interest</b>
Scattered 13	8.00%	2025/03	\$18,532	NR	CMHC	\$2,454
Scattered 14	8.00%	2025/03	\$18,140	NR	CMHC	\$2,404
Scattered 15	8.00%	2025/03	\$36,728	NR	CMHC	\$4,863
Scattered 16	8.00%	2025/03	\$18,506	NR	CMHC	\$2,449
Scattered 17	8.00%	2025/03	\$16,203	NR	CMHC	\$2,145
Scattered 18	8.00%	2025/03	\$23,756	NR	CMHC	\$3,145
Scattered 19	8.00%	2025/03	\$22,292	NR	CMHC	\$2,950
Scattered 20	8.00%	2025/03	\$17,793	NR	CMHC	\$2,355
Scattered 21	8.00%	2025/03	\$18,305	NR	CMHC	\$2,422
Scattered 22	8.00%	2025/07	\$19,289	NR	CMHC	\$2,512
Scattered 23	8.00%	2025/07	\$19,037	NR	CMHC	\$2,477
Scattered 24	8.00%	2025/07	\$19,068	NR	CMHC	\$2,483
Scattered 25	8.00%	2025/07	\$18,898	NR	CMHC	\$2,458
Scattered 26	8.00%	2025/07	\$17,152	NR	CMHC	\$2,240
Scattered 27	8.00%	2025/07	\$19,691	NR	CMHC	\$2,561
Scattered 28	8.00%	2025/07	\$40,154	NR	CMHC	\$5,169
Scattered 29	8.00%	2025/07	\$20,859	NR	CMHC	\$2,715
Scattered 30	8.00%	2025/07	\$20,153	NR	CMHC	\$2,621
Scattered 31	8.00%	2025/10	\$38,924	NR	CMHC	\$5,002
Scattered 32	8.00%	2025/10	\$18,812	NR	CMHC	\$2,418
Scattered 33	8.00%	2025/10	\$39,220	NR	CMHC	\$5,041
Scattered 34	8.00%	2025/10	\$18,511	NR	CMHC	\$2,379
Scattered 35	8.00%	2025/10	\$18,789	NR	CMHC	\$2,414
Scattered 36	8.00%	2025/10	\$19,768	NR	CMHC	\$2,540
Scattered 37	8.00%	2025/10	\$19,006	NR	CMHC	\$2,443
Scattered 38	8.00%	2025/10	\$19,671	NR	CMHC	\$2,526
Scattered 39	8.00%	2025/11	\$19,600	NR	CMHC	\$2,507
Scattered 40	8.00%	2025/11	\$24,728	NR	CMHC	\$3,166

<b>Project Name</b>	<b>Interest Rate</b>	<b>Maturity Year</b>	<b>Principal Sep-2013</b>	<b>Renewal Date</b>	<b>Lender</b>	<b>Annual Cost Principal and Interest</b>
Scattered 41	8.00%	2025/11	\$42,554	NR	CMHC	\$5,447
Scattered 42	8.00%	2025/11	\$20,558	NR	CMHC	\$2,631
Scattered 43	8.00%	2025/11	\$19,113	NR	CMHC	\$2,447
Scattered 44	8.00%	2025/11	\$22,045	NR	CMHC	\$2,822
Tam O'Shanter Towers	7.63%	2025/12	\$1,990,500	NR	CMHC	\$248,670
Wishing Well Manor	7.88%	2025/12	\$2,443,648	NR	CMHC	\$309,686
Laxton	8.00%	2025/12	\$380,064	NR	CMHC	\$48,248
Scattered 45	8.00%	2025/12	\$20,798	NR	CMHC	\$2,652
Scattered 46	8.00%	2025/12	\$20,415	NR	CMHC	\$2,602
Scattered 47	8.00%	2025/12	\$19,950	NR	CMHC	\$2,544
Scattered 48	8.00%	2025/12	\$19,518	NR	CMHC	\$2,489
Scattered 49	8.00%	2025/12	\$22,036	NR	CMHC	\$2,808
Scattered 50	8.00%	2025/12	\$20,356	NR	CMHC	\$2,593
Scattered 51	8.00%	2025/12	\$19,806	NR	CMHC	\$2,525
Scattered 52	8.00%	2025/12	\$41,582	NR	CMHC	\$5,300
Scattered 53	8.00%	2025/12	\$20,048	NR	CMHC	\$2,556
Scattered 54	8.00%	2025/12	\$19,078	NR	CMHC	\$2,431
Scattered 55	8.00%	2025/12	\$19,863	NR	CMHC	\$2,530
Scattered 56	8.00%	2025/12	\$21,127	NR	CMHC	\$2,693
Scattered 57	8.00%	2025/12	\$19,607	NR	CMHC	\$2,501
Scattered 58	8.00%	2026/01	\$20,615	NR	CMHC	\$2,618
Scattered 59	8.00%	2026/01	\$20,516	NR	CMHC	\$2,606
Scattered 60	8.00%	2026/01	\$18,404	NR	CMHC	\$2,337
Scattered 61	8.00%	2026/02	\$23,702	NR	CMHC	\$2,998
Scattered 62	8.00%	2026/02	\$22,473	NR	CMHC	\$2,841
Scattered 63	8.00%	2026/02	\$20,047	NR	CMHC	\$2,536
Scattered 64	8.00%	2026/02	\$21,496	NR	CMHC	\$2,720
Scattered 65	8.00%	2026/02	\$21,859	NR	CMHC	\$2,765



<b>Project Name</b>	<b>Interest Rate</b>	<b>Maturity Year</b>	<b>Principal Sep-2013</b>	<b>Renewal Date</b>	<b>Lender</b>	<b>Annual Cost Principal and Interest</b>
Scattered 66	8.00%	2026/02	\$20,828	NR	CMHC	\$2,632
Scattered 67	8.00%	2026/02	\$20,412	NR	CMHC	\$2,581
Scattered 68	8.00%	2026/02	\$20,788	NR	CMHC	\$2,628
Scattered 69	8.00%	2026/02	\$21,812	NR	CMHC	\$2,760
Scattered 70	8.00%	2026/02	\$20,975	NR	CMHC	\$2,652
Scattered 71	8.00%	2026/02	\$21,440	NR	CMHC	\$2,711
Scattered 72	8.00%	2026/02	\$20,293	NR	CMHC	\$2,565
Scattered 73	8.00%	2026/02	\$22,042	NR	CMHC	\$2,786
Scattered 74	8.00%	2026/02	\$20,411	NR	CMHC	\$2,582
Scattered 75	8.00%	2026/02	\$21,909	NR	CMHC	\$2,771
Scattered 76	8.00%	2026/02	\$23,265	NR	CMHC	\$2,942
Scattered 77	8.00%	2026/02	\$19,748	NR	CMHC	\$2,499
Scattered 78	8.00%	2026/02	\$22,936	NR	CMHC	\$2,898
Scattered 79	8.00%	2026/02	\$21,427	NR	CMHC	\$2,708
Scattered 80	8.00%	2026/03	\$21,933	NR	CMHC	\$2,762
Scattered 81	8.00%	2026/03	\$21,259	NR	CMHC	\$2,678
Scattered 82	8.00%	2026/03	\$19,274	NR	CMHC	\$2,427
Scattered 83	8.00%	2026/04	\$154,643	NR	CMHC	\$19,326
Scattered 84	8.00%	2026/04	\$21,152	NR	CMHC	\$2,655
Scattered 85	8.00%	2026/04	\$20,772	NR	CMHC	\$2,606
Scattered 86	8.00%	2026/04	\$16,181	NR	CMHC	\$2,031
Scattered 87	8.00%	2026/04	\$20,311	NR	CMHC	\$2,547
Scattered 88	8.00%	2026/04	\$26,745	NR	CMHC	\$3,355
Scattered 89	8.00%	2026/04	\$20,115	NR	CMHC	\$2,525
Scattered 90	8.00%	2026/04	\$21,627	NR	CMHC	\$2,712
Scattered 91	8.00%	2026/04	\$20,684	NR	CMHC	\$2,595
Scattered 92	8.00%	2026/04	\$20,759	NR	CMHC	\$2,605
Scattered 93	8.00%	2026/05	\$21,304	NR	CMHC	\$2,662

<b>Project Name</b>	<b>Interest Rate</b>	<b>Maturity Year</b>	<b>Principal Sep-2013</b>	<b>Renewal Date</b>	<b>Lender</b>	<b>Annual Cost Principal and Interest</b>
Scattered 94	8.00%	2026/05	\$20,941	NR	CMHC	\$2,617
Scattered 95	8.00%	2026/05	\$20,527	NR	CMHC	\$2,567
Scattered 96	8.00%	2026/05	\$21,286	NR	CMHC	\$2,659
Scattered 97	8.00%	2026/05	\$20,953	NR	CMHC	\$2,617
Scattered 98	8.00%	2026/05	\$45,890	NR	CMHC	\$5,736
Scattered 99	8.00%	2026/06	\$22,660	NR	CMHC	\$2,822
Scattered 100	8.00%	2026/06	\$24,257	NR	CMHC	\$3,021
Scattered 101	8.00%	2026/06	\$21,159	NR	CMHC	\$2,636
Scattered 102	8.00%	2026/06	\$25,107	NR	CMHC	\$3,125
Scattered 103	8.00%	2026/06	\$42,888	NR	CMHC	\$5,338
Scattered 104	8.00%	2026/06	\$21,574	NR	CMHC	\$2,684
Scattered 105	8.00%	2026/06	\$21,480	NR	CMHC	\$2,674
Scattered 106	8.00%	2026/06	\$22,779	NR	CMHC	\$2,837
Scattered 107	8.00%	2026/06	\$21,456	NR	CMHC	\$2,670
Scattered 108	8.00%	2026/06	\$22,501	NR	CMHC	\$2,800
Scattered 109	8.00%	2026/06	\$23,060	NR	CMHC	\$2,871
Scattered 110	8.00%	2026/06	\$19,691	NR	CMHC	\$2,450
Scattered 111	8.00%	2026/07	\$22,197	NR	CMHC	\$2,754
Scattered 112	8.00%	2026/07	\$23,628	NR	CMHC	\$2,932
Scattered 113	8.00%	2026/07	\$23,683	NR	CMHC	\$2,938
Scattered 114	8.00%	2026/07	\$20,310	NR	CMHC	\$2,520
Scattered 115	8.00%	2026/08	\$24,437	NR	CMHC	\$3,020
Scattered 116	8.00%	2026/08	\$23,051	NR	CMHC	\$2,847
Scattered 117	8.00%	2026/08	\$29,498	NR	CMHC	\$3,645
Scattered 118	8.00%	2026/09	\$178,582	NR	CMHC	\$21,902
Scattered 119	8.00%	2026/09	\$22,138	NR	CMHC	\$2,726
Scattered 120	8.00%	2026/09	\$21,332	NR	CMHC	\$2,627
Scattered 121	8.00%	2026/09	\$19,083	NR	CMHC	\$2,350

Project Name	Interest Rate	Maturity Year	Principal Sep-2013	Renewal Date	Lender	Annual Cost Principal and Interest
Scattered 122	8.00%	2026/09	\$25,865	NR	CMHC	\$3,185
Scattered 123	8.00%	2026/10	\$26,054	NR	CMHC	\$3,196
Dundas/Beverley	8.00%	2026/12	\$828,999	NR	CMHC	\$100,584
Scattered 124	10.50%	2026/12	\$26,680	NR	CMHC	\$2,869
Scattered 125	10.50%	2026/12	\$28,349	NR	CMHC	\$3,045
Scattered 126	10.50%	2026/12	\$28,384	NR	CMHC	\$3,052
Dan Harrison Comm.	8.00%	2026/12	\$6,143,189	NR	CMHC	\$745,366
Scattered 127	10.50%	2027/04	\$27,970	NR	CMHC	\$2,973
Scattered 128	10.50%	2027/04	\$28,747	NR	CMHC	\$3,056
Scattered 129	10.38%	2027/04	\$28,351	NR	CMHC	\$3,030
Scattered 130	10.38%	2027/04	\$30,161	NR	CMHC	\$3,220
Scattered 131	10.38%	2027/04	\$26,091	NR	CMHC	\$2,786
Scattered 132	10.38%	2027/04	\$29,013	NR	CMHC	\$3,097
Donvale	10.50%	2027/06	\$1,102,574	NR	CMHC	\$116,202
Scattered 133	10.38%	2027/06	\$28,344	NR	CMHC	\$3,011
Scattered 134	10.50%	2027/06	\$30,225	NR	CMHC	\$3,196
Scattered 135	10.50%	2027/06	\$26,953	NR	CMHC	\$2,850
Scattered 136	10.38%	2027/06	\$29,113	NR	CMHC	\$3,082
Scattered 137	10.38%	2027/06	\$29,510	NR	CMHC	\$3,133
Cavell/Harcourt	8.00%	2027/07	\$1,075,240	NR	CMHC	\$127,374
Scattered 138	10.00%	2027/08	\$30,957	NR	CMHC	\$3,321
Louise Towers	9.75%	2027/12	\$1,695,553	NR	CMHC	\$222,764
Griggs Manor	9.75%	2027/12	\$4,428,049	NR	CMHC	\$581,762
Sunrise Towers	9.75%	2027/12	\$5,364,675	NR	CMHC	\$704,817
Cedarbrae Manor	9.75%	2027/12	\$6,094,108	NR	CMHC	\$800,651
Scattered 139	10.00%	2027/12	\$31,499	NR	CMHC	\$3,343
Scattered 140	10.00%	2027/12	\$30,445	NR	CMHC	\$3,231
Scattered 141	10.00%	2027/12	\$32,245	NR	CMHC	\$3,419

<b>Project Name</b>	<b>Interest Rate</b>	<b>Maturity Year</b>	<b>Principal Sep-2013</b>	<b>Renewal Date</b>	<b>Lender</b>	<b>Annual Cost Principal and Interest</b>
Scattered 142	10.38%	2027/12	\$31,058	NR	CMHC	\$3,246
Scattered 143	10.00%	2027/12	\$32,006	NR	CMHC	\$3,395
Scattered 144	10.00%	2027/12	\$32,411	NR	CMHC	\$3,439
Scattered 145	10.00%	2027/12	\$30,190	NR	CMHC	\$3,201
Scattered 146	10.00%	2027/12	\$31,043	NR	CMHC	\$3,293
Scattered 147	10.00%	2027/12	\$29,210	NR	CMHC	\$3,099
Scattered 148	10.00%	2027/12	\$61,720	NR	CMHC	\$6,548
Scattered 149	10.38%	2027/12	\$32,350	NR	CMHC	\$3,380
Scattered 150	10.00%	2027/12	\$29,804	NR	CMHC	\$3,161
Scattered 151	10.00%	2028/01	\$32,403	NR	CMHC	\$3,429
Scattered 152	10.00%	2028/01	\$32,468	NR	CMHC	\$3,435
Scattered 153	10.38%	2028/01	\$30,644	NR	CMHC	\$3,202
Scattered 154	10.00%	2028/02	\$32,932	NR	CMHC	\$3,475
Scattered 155	9.38%	2028/02	\$30,645	NR	CMHC	\$3,321
Scattered 156	10.00%	2028/02	\$66,371	NR	CMHC	\$7,005
Scattered 157	10.00%	2028/02	\$32,825	NR	CMHC	\$3,466
Scattered 158	9.63%	2028/02	\$29,482	NR	CMHC	\$3,161
Scattered 159	8.00%	2028/03	\$178,692	NR	CMHC	\$20,637
Scattered 160	10.00%	2028/03	\$33,387	NR	CMHC	\$3,512
Scattered 161	9.38%	2028/03	\$30,862	NR	CMHC	\$3,336
Scattered 162	9.38%	2028/03	\$29,057	NR	CMHC	\$3,142
Scattered 163	9.38%	2028/03	\$32,080	NR	CMHC	\$3,469
Pembroke Mews	8.00%	2028/04	\$3,658,995	NR	CMHC	\$421,288
Hydro Block	8.00%	2028/04	\$3,729,275	NR	CMHC	\$429,382
Scattered 164	9.38%	2028/04	\$29,963	NR	CMHC	\$3,230
Scattered 165	10.00%	2028/04	\$33,082	NR	CMHC	\$3,472
Scattered 166	9.63%	2028/04	\$29,301	NR	CMHC	\$3,124
Scattered 167	9.63%	2028/04	\$30,772	NR	CMHC	\$3,282

Project Name	Interest Rate	Maturity Year	Principal Sep-2013	Renewal Date	Lender	Annual Cost Principal and Interest
Scattered 168	9.63%	2028/04	\$30,789	NR	CMHC	\$3,283
Scattered 169	9.38%	2028/05	\$31,138	NR	CMHC	\$3,348
Scattered 170	9.88%	2028/05	\$31,903	NR	CMHC	\$3,358
Scattered 171	9.63%	2028/05	\$30,210	NR	CMHC	\$3,214
Scattered 172	9.63%	2028/05	\$32,398	NR	CMHC	\$3,445
Scattered 173	9.63%	2028/05	\$31,955	NR	CMHC	\$3,399
Scattered 174	9.88%	2028/05	\$32,506	NR	CMHC	\$3,422
Scattered 175	9.88%	2028/05	\$32,316	NR	CMHC	\$3,402
Scattered 176	9.88%	2028/05	\$30,991	NR	CMHC	\$3,261
Scattered 177	9.63%	2028/05	\$31,179	NR	CMHC	\$3,318
Hubbard	8.00%	2028/07	\$325,076	NR	CMHC	\$37,096
Symington Place	10.50%	2028/07	\$6,010,998	NR	CMHC	\$612,892
Dufferin/gwynne	9.88%	2028/08	\$398,625	NR	CMHC	\$41,530
Scattered 178	9.38%	2028/08	\$31,928	NR	CMHC	\$3,413
South St. Jamestown I	8.00%	2028/09	\$2,087,899	NR	CMHC	\$236,869
Scattered 179	9.38%	2028/10	\$33,784	NR	CMHC	\$3,585
Scattered 180	9.88%	2028/10	\$31,119	NR	CMHC	\$3,236
Scattered 181	9.88%	2028/10	\$33,672	NR	CMHC	\$3,500
Scattered 182	10.00%	2028/10	\$36,254	NR	CMHC	\$3,748
Scattered 183	9.38%	2028/10	\$32,084	NR	CMHC	\$3,403
Scattered 184	9.38%	2028/10	\$33,933	NR	CMHC	\$3,602
Scattered 185	9.88%	2028/10	\$36,132	NR	CMHC	\$3,754
Scattered 186	9.88%	2028/10	\$34,715	NR	CMHC	\$3,608
Scattered 187	9.88%	2028/10	\$31,011	NR	CMHC	\$3,229
Scattered 188	9.88%	2028/10	\$34,439	NR	CMHC	\$3,580
Scattered 189	9.63%	2028/10	\$30,936	NR	CMHC	\$3,249
Scattered 190	9.63%	2028/10	\$34,450	NR	CMHC	\$3,618
Scattered 191	10.00%	2028/11	\$102,073	NR	CMHC	\$10,504

<b>Project Name</b>	<b>Interest Rate</b>	<b>Maturity Year</b>	<b>Principal Sep-2013</b>	<b>Renewal Date</b>	<b>Lender</b>	<b>Annual Cost Principal and Interest</b>
Scattered 192	9.88%	2028/11	\$32,331	NR	CMHC	\$3,354
Scattered 193	9.88%	2028/11	\$31,967	NR	CMHC	\$3,313
Scattered 194	9.88%	2028/11	\$35,485	NR	CMHC	\$3,680
Broadview Manor	10.38%	2028/12	\$2,587,762	NR	CMHC	\$343,541
Byng Towers	10.50%	2028/12	\$3,395,013	NR	CMHC	\$454,163
St. Georges Manor	10.00%	2028/12	\$5,742,587	NR	CMHC	\$744,956
Beverley Manor	9.88%	2028/12	\$3,302,081	NR	CMHC	\$425,050
South St. Jamestown II	10.50%	2028/12	\$2,161,035	NR	CMHC	\$217,819
Scattered 195	8.00%	2029/01	\$424,773	NR	CMHC	\$47,648
234-236 Carlton	10.50%	2029/03	\$156,928	NR	CMHC	\$15,714
Scattered 196	10.00%	2029/03	\$32,390	NR	CMHC	\$3,312
Scattered 197	10.00%	2029/03	\$29,838	NR	CMHC	\$3,050
Scattered 198	10.00%	2029/04	\$36,186	NR	CMHC	\$3,688
Scattered 199	10.00%	2029/04	\$29,480	NR	CMHC	\$3,005
Scattered 200	10.00%	2029/04	\$32,143	NR	CMHC	\$3,278
Campbell/Antler	9.50%	2029/06	\$2,836,677	NR	CMHC	\$292,937
Holly Park	10.00%	2029/06	\$3,586,227	NR	CMHC	\$363,218
Scattered 201	9.63%	2029/07	\$39,075	NR	CMHC	\$4,016
Scattered 202	10.00%	2029/08	\$26,420	NR	CMHC	\$2,672
Scattered 203	10.00%	2029/08	\$37,191	NR	CMHC	\$3,757
Scattered 204	10.00%	2029/08	\$32,831	NR	CMHC	\$3,319
Scattered 205	10.00%	2029/08	\$30,086	NR	CMHC	\$3,040
Scattered 206	10.00%	2029/08	\$31,628	NR	CMHC	\$3,182
Scattered 207	11.00%	2029/08	\$33,334	NR	CMHC	\$3,254
Scattered 208	11.00%	2029/08	\$37,771	NR	CMHC	\$3,690
Scattered 209	10.00%	2029/08	\$33,854	NR	CMHC	\$3,422
Scattered 210	11.00%	2029/10	\$39,330	NR	CMHC	\$3,825
Scattered 211	11.00%	2029/10	\$25,721	NR	CMHC	\$2,501

<b>Project Name</b>	<b>Interest Rate</b>	<b>Maturity Year</b>	<b>Principal Sep-2013</b>	<b>Renewal Date</b>	<b>Lender</b>	<b>Annual Cost Principal and Interest</b>
Scattered 212	11.00%	2029/10	\$119,629	NR	CMHC	\$11,640
Scattered 213	11.00%	2029/10	\$32,967	NR	CMHC	\$3,207
Scattered 214	11.00%	2029/10	\$26,143	NR	CMHC	\$2,543
Scattered 215	11.00%	2029/10	\$36,374	NR	CMHC	\$3,537
Scattered 216	11.00%	2029/11	\$36,329	NR	CMHC	\$3,526
Scattered 217	11.00%	2029/11	\$30,483	NR	CMHC	\$2,961
Scattered 218	11.00%	2029/11	\$36,738	NR	CMHC	\$3,568
Scattered 219	11.00%	2029/11	\$35,163	NR	CMHC	\$3,413
Outlook Manor	10.00%	2029/12	\$4,671,465	NR	CMHC	\$591,401
Kensington Manor	10.50%	2029/12	\$3,871,162	NR	CMHC	\$505,975
Seneca Towers	10.00%	2029/12	\$5,216,873	NR	CMHC	\$660,449
Sheppard Place	9.63%	2029/12	\$5,363,257	NR	CMHC	\$662,683
Islington Manor	9.63%	2029/12	\$6,556,683	NR	CMHC	\$810,143
Woods Manor	9.50%	2029/12	\$2,851,982	NR	CMHC	\$349,524
William Dennison	9.50%	2029/12	\$3,342,116	NR	CMHC	\$409,592
Mabelle Place	9.63%	2029/12	\$3,611,676	NR	CMHC	\$368,064
Scattered 220	11.00%	2030/01	\$31,717	NR	CMHC	\$3,068
Senator Croll	10.38%	2030/02	\$6,796,812	NR	CMHC	\$668,139
Trefann Court	11.00%	2030/02	\$1,556,246	NR	CMHC	\$149,985
Crombie Park	9.63%	2030/02	\$5,983,700	NR	CMHC	\$604,139
Scattered 221	11.00%	2030/03	\$42,381	NR	CMHC	\$4,101
Dufferin/gwynne	10.00%	2030/06	\$3,428,582	NR	CMHC	\$338,714
111 Stephenson	11.00%	2030/11	\$1,588,032	NR	CMHC	\$150,653
McMurrich Place	9.63%	2030/12	\$2,586,904	NR	CMHC	\$312,527
Winchester Square	10.25%	2030/12	\$5,211,617	NR	CMHC	\$656,472
Janet Magee	9.50%	2030/12	\$3,710,175	NR	CMHC	\$444,452
Frances Beavis	10.25%	2030/12	\$3,041,367	NR	CMHC	\$383,100
Montgomery Place	11.00%	2030/12	\$5,884,553	NR	CMHC	\$778,367

Project Name	Interest Rate	Maturity Year	Principal Sep-2013	Renewal Date	Lender	Annual Cost Principal and Interest
Scattered 222	11.00%	2031/08	\$80,061	NR	CMHC	\$7,498
Doug Saunders	11.00%	2031/12	\$7,097,323	NR	CMHC	\$922,825
<b>CMHC Non-Renewal Mortgages Sub-total</b>			<b>\$206,262,731</b>			<b>\$27,550,093</b>
<b>CMHC Renewable Mortgages</b>						
Wales(61)	4.61%	2017/05	\$326,303	2016/06	CMHC	\$96,797
350 Christie(Lambert Court)	2.86%	2017/09	\$1,242,039	2013/12	CMHC	\$328,872
The Esplanade(55)	2.86%	2018/03	\$1,797,630	2013/12	CMHC	\$426,049
1275 Danforth	5.44%	2018/04	\$649,533	2016/05	CMHC	\$157,653
Scattered 223	2.86%	2018/09	\$63,339	2013/12	CMHC	\$13,605
139 Stephenson	4.61%	2018/11	\$1,832,812	2016/06	CMHC	\$398,826
Huron Madison	2.65%	2019/01	\$880,688	2016/04	CMHC	\$174,633
Asquith Park(40)	2.65%	2019/01	\$2,918,225	2016/04	CMHC	\$578,659
Sullivan(11)	2.65%	2019/02	\$562,029	2016/04	CMHC	\$109,875
Weston Towers	2.65%	2019/03	\$3,744,336	2016/04	CMHC	\$721,851
Scattered 224	5.02%	2019/06	\$463,340	2014/09	CMHC	\$92,828
Coxwell(426)	2.65%	2019/09	\$212,554	2015/02	CMHC	\$38,344
Humberline Place	2.65%	2019/12	\$4,033,922	2015/02	CMHC	\$700,840
Mutual(145)	2.65%	2019/12	\$3,495,622	2015/02	CMHC	\$607,318
Rowntree Manor	2.76%	2020/02	\$5,845,097	2015/06	CMHC	\$994,445
145 Elm Ridge	2.76%	2020/03	\$1,065,095	2015/06	CMHC	\$179,083
7 Jones	4.61%	2020/08	\$414,763	2016/06	CMHC	\$70,035
25 Elm Street	4.61%	2020/08	\$2,782,785	2016/06	CMHC	\$469,886
165 Elmridge	4.61%	2020/10	\$263,702	2016/06	CMHC	\$43,636
Davenport(1087)	4.61%	2021/04	\$263,120	2016/06	CMHC	\$41,109
25 Bishop Tutu(Bathurst Quay)	4.64%	2022/05	\$4,944,531	2017/06	CMHC	\$687,270
The Overlea	3.68%	2023/07	\$7,201,466	2018/12	CMHC	\$866,712
Gus Harris	3.68%	2023/10	\$4,928,975	2018/12	CMHC	\$581,107



Project Name	Interest Rate	Maturity Year	Principal Sep-2013	Renewal Date	Lender	Annual Cost Principal and Interest
York Square	2.86%	2023/11	\$8,567,126	2013/12	CMHC	\$971,302
Springhurst Dowling	3.68%	2023/12	\$5,201,270	2018/12	CMHC	\$605,041
Faywood Place	5.02%	2024/05	\$1,949,915	2014/09	CMHC	\$235,913
Joseph Brown Manor	2.65%	2024/10	\$4,630,106	2015/02	CMHC	\$482,238
Sanderling Place	2.76%	2025/02	\$4,065,840	2015/06	CMHC	\$415,205
Neilson Hall	4.61%	2026/05	\$8,436,972	2016/06	CMHC	\$878,285
Tyndall(102)	4.64%	2027/04	\$3,581,568	2017/06	CMHC	\$353,365
900&910 Queens Plate Dr	3.37%	2028/10	\$18,629,782	2020/08	CMHC	\$1,574,560
Scarlett Manor	3.48%	2029/05	\$10,768,070	2019/08	CMHC	\$887,400
1167 Queen	4.84%	2029/11	\$3,467,045	2014/12	CMHC	\$308,554
Scattered 225	2.76%	2030/03	\$692,844	2015/06	CMHC	\$52,256
32 Larch St.	4.61%	2030/12	\$4,281,746	2016/06	CMHC	\$359,082
<b>CMHC Renewable Mortgages Sub-Total</b>			<b>\$124,204,189</b>			<b>\$15,502,634</b>
<b>CMHC Mortgages Total</b>						
			<b>\$330,466,921</b>			<b>\$43,052,727</b>
<b>Private Market Lender Non-Renewable Mortgages</b>						
Cooper Mills	11.50%	2016/04	\$1,943,792	NR	Private Lender	\$870,388
Aralia Townhouses	3.73%	2016/09	\$105,276	NR	Private Lender	\$37,130
Marjory Carton	8.75%	2017/10	\$1,584,233	NR	Private Lender	\$460,911
The Sherwood	2.65%	2022/07	\$2,991,374	NR	Private Lender	\$379,864
Keele St. 44-58	2.65%	2022/07	\$322,155	NR	Private Lender	\$40,909
1275 Danforth Ave.	11.00%	2022/07	\$2,157,176	NR	Private Lender	\$380,384
Elizabeth/Chestnut	11.71%	2022/11	\$6,034,400	NR	Private Lender	\$1,065,344
Coatsworth(33)	12.75%	2024/01	\$8,150,689	NR	Private Lender	\$1,404,153
22 McCaul St.	6.49%	2026/01	\$9,643,827	NR	Private Lender	\$1,123,252
248 Simcoe	6.51%	2026/03	\$8,130,160	NR	Private Lender	\$947,123

Project Name	Interest Rate	Maturity Year	Principal Sep-2013	Renewal Date	Lender	Annual Cost Principal and Interest
Bathurst(1400)	6.23%	2028/04	\$9,845,793	NR	Private Lender	\$1,024,163
Overbrook Manor	5.94%	2028/07	\$5,722,717	NR	Private Lender	\$578,368
Lerette Manor	5.94%	2028/07	\$14,470,814	NR	Private Lender	\$1,462,536
2401 Yonge St.	5.94%	2028/07	\$16,877,389	NR	Private Lender	\$1,705,717
<b>Private Market Lender Non-Renewable Mortgages Sub-Total</b>			<b>\$87,979,793</b>			<b>\$11,480,244</b>
<b>Private Market Lender Renewable Mortgages</b>						
Cliffwood Manor	3.02%	2016/01	\$1,701,793	2015/01	Private Lender	\$812,467
10 Deauville Lane	3.10%	2016/05	\$1,121,764	2014/05	Private Lender	\$438,662
Scadding (15)	4.61%	2017/03	\$2,289,199	2015/03	Private Lender	\$708,804
The Esplanade (176)	4.61%	2017/06	\$3,549,377	2015/03	Private Lender	\$1,031,664
Edna Dixon Apts.	3.29%	2019/07	\$783,754	2014/08	Private Lender	\$145,854
Blair Court	4.42%	2021/01	\$6,147,976	2016/02	Private Lender	\$981,684
Greenwood Walpole	4.71%	2022/04	\$4,485,344	2017/06	Private Lender	\$625,404
Leonardo Court	4.25%	2023/12	\$5,647,306	2013/12	Private Lender	\$679,390
530 Kingston Rd.	4.61%	2024/03	\$5,145,128	2016/04	Private Lender	\$575,844
O'Hara(22)	4.09%	2024/10	\$962,441	2021/03	Private Lender	\$107,305
Scattered 226	4.89%	2025/02	\$192,672	2016/05	Private Lender	\$21,996
Scattered 227	4.89%	2025/02	\$194,750	2016/05	Private Lender	\$22,248
11 Randolph Avenue	2.88%	2025/05	\$8,457,076	2022/05	Private Lender	\$638,450
Scattered 228	4.89%	2025/06	\$204,259	2016/05	Private Lender	\$22,824
133 Broadway	3.07%	2025/09	\$2,839,172	2016/04	Private Lender	\$286,065
28 Broadway	3.07%	2025/09	\$4,187,215	2016/04	Private Lender	\$421,889
Scattered 229	3.07%	2025/09	\$236,221	2016/04	Private Lender	\$23,526
Yonge St.(2745-65)	3.07%	2025/10	\$7,098,952	2016/04	Private Lender	\$691,188
Silverthorn Place	4.89%	2025/11	\$14,154,675	2016/05	Private Lender	\$1,542,072
Scattered 230	5.57%	2026/01	\$206,379	2014/07	Private Lender	\$23,100
Scattered 231	4.89%	2026/01	\$216,420	2016/05	Private Lender	\$23,340

Project Name	Interest Rate	Maturity Year	Principal Sep-2013	Renewal Date	Lender	Annual Cost Principal and Interest
Scattered 232	3.07%	2026/03	\$217,616	2016/04	Private Lender	\$20,841
Scattered 233	3.07%	2026/04	\$228,813	2016/04	Private Lender	\$21,795
Scattered 234	5.57%	2026/05	\$182,796	2014/07	Private Lender	\$20,088
Scattered 235	5.57%	2026/05	\$174,509	2014/07	Private Lender	\$19,164
Rankin Apartments	4.82%	2026/06	\$22,348,883	2016/06	Private Lender	\$2,268,973
Scattered 236	5.57%	2026/07	\$191,451	2014/07	Private Lender	\$20,844
Scattered 237	3.29%	2026/08	\$272,338	2014/08	Private Lender	\$25,871
Wellesley\Jarvis	4.79%	2026/08	\$12,847,434	2016/09	Private Lender	\$1,332,534
Scattered 238	5.19%	2026/09	\$272,969	2014/09	Private Lender	\$28,812
8 - 10 Vanauley	3.05%	2026/09	\$5,179,692	2016/05	Private Lender	\$757,833
Scattered 239	3.04%	2026/10	\$257,563	2014/10	Private Lender	\$23,863
Scattered 240	3.04%	2026/10	\$217,476	2014/10	Private Lender	\$20,149
Scattered 241	3.04%	2026/10	\$254,158	2014/10	Private Lender	\$23,547
The Kempford	2.68%	2026/11	\$7,903,462	2021/12	Private Lender	\$708,813
2390 Gerrard	5.04%	2026/12	\$1,331,945	2014/11	Private Lender	\$137,585
Griggs Annex	2.22%	2027/01	\$6,590,373	2017/02	Private Lender	\$568,103
John St. (190)	4.61%	2027/02	\$1,907,305	2015/03	Private Lender	\$190,368
Scattered 242	4.50%	2027/03	\$253,457	2017/04	Private Lender	\$24,900
Scattered 243	4.50%	2027/03	\$240,005	2017/04	Private Lender	\$23,580
520 Kingston Rd.	4.61%	2027/04	\$9,028,095	2016/04	Private Lender	\$892,980
Scattered 244	2.89%	2027/05	\$264,639	2022/05	Private Lender	\$23,414
Bathurst-Residential	6.10%	2027/08	\$12,092,272	2024/06	Private Lender	\$1,280,316
Bathurst-Commercial	6.10%	2027/08	\$989,308	2024/06	Private Lender	\$104,747
Scattered 245	2.44%	2027/09	\$68,323	2017/09	Private Lender	\$5,762
Scattered 246	2.44%	2027/09	\$294,094	2017/09	Private Lender	\$24,803
Springhurst Manor	5.04%	2027/10	\$4,134,401	2014/11	Private Lender	\$409,168
790,800,840 Eglinton(Bathurst Eglinton)	2.11%	2027/12	\$4,721,215	2017/12	Private Lender	\$562,181
Carling Irene(5)	4.42%	2028/02	\$735,929	2016/02	Private Lender	\$68,964

Project Name	Interest Rate	Maturity Year	Principal Sep-2013	Renewal Date	Lender	Annual Cost Principal and Interest
909 St. Clair	3.07%	2028/11	\$510,548	2016/04	Private Lender	\$41,897
29 Louvain(1070 Queen)	5.91%	2028/12	\$5,116,330	2024/01	Private Lender	\$506,039
Scattered 247	5.91%	2028/12	\$334,002	2024/01	Private Lender	\$33,044
95 Wood Street	3.21%	2029/02	\$7,628,591	2015/02	Private Lender	\$626,925
Hanson House	4.71%	2029/04	\$3,422,853	2017/06	Private Lender	\$308,424
21 St. Joseph	2.88%	2029/05	\$3,054,565	2022/05	Private Lender	\$242,103
261 Jarvis St.	3.29%	2029/08	\$5,594,889	2014/08	Private Lender	\$451,214
Jarvis/Carlton	6.49%	2029/12	\$6,162,311	2026/01	Private Lender	\$600,723
140 The Esplanade	7.31%	2030/01	\$10,875,722	2025/02	Private Lender	\$1,131,945
136-150 Perth	4.30%	2030/05	\$6,557,934	2020/06	Private Lender	\$548,571
Champlain Apts. - Res	6.51%	2030/08	\$10,508,395	2026/03	Private Lender	\$1,016,799
Champlain-Commercial	6.51%	2030/08	\$1,886,503	2026/03	Private Lender	\$182,539
1 Church St.	4.30%	2032/02	\$10,529,023	2020/06	Private Lender	\$823,899
2350 Finch Avenue W.	5.39%	2048/10	\$6,647,086	2028/10	Private Lender	\$444,659
<b>Private Market Lender Renewable Mortgages Sub-Total</b>			<b>\$241,851,148</b>			<b>\$26,392,558</b>
<b>Private Market Lender Mortgages Total</b>			<b>\$329,830,941</b>			<b>\$37,872,802</b>
<b>City of Toronto Non-Renewable Loans</b>						
Centennial	5.25%	2017/12	\$87,909	NR	City of Toronto	\$20,775
Woodbine Acres	5.50%	2017/12	\$257,875	NR	City of Toronto	\$61,896
Alexandra Park	6.25%	2018/12	\$93,367	NR	City of Toronto	\$19,196
May Robinson	5.50%	2018/12	\$2,504,045	NR	City of Toronto	\$572,763
Brimley Acres	5.50%	2018/12	\$404,678	NR	City of Toronto	\$94,057
East York	5.50%	2018/12	\$573,512	NR	City of Toronto	\$126,729
Humber Acres	5.50%	2018/12	\$199,841	NR	City of Toronto	\$44,376
Glen Stewart	5.50%	2018/12	\$262,537	NR	City of Toronto	\$59,112

<b>Project Name</b>	<b>Interest Rate</b>	<b>Maturity Year</b>	<b>Principal Sep-2013</b>	<b>Renewal Date</b>	<b>Lender</b>	<b>Annual Cost Principal and Interest</b>
Woodlands	5.50%	2018/12	\$182,147	NR	City of Toronto	\$39,697
Downsview	5.50%	2018/12	\$385,376	NR	City of Toronto	\$77,176
Kinsmen Manor	5.50%	2018/12	\$441,885	NR	City of Toronto	\$93,269
Woodlands Acres South	5.50%	2018/12	\$136,612	NR	City of Toronto	\$34,028
Centennial	5.50%	2018/12	\$277,691	NR	City of Toronto	\$58,102
McClain Apts.	5.50%	2018/12	\$371,366	NR	City of Toronto	\$77,132
West Don Apts	5.50%	2018/12	\$116,215	NR	City of Toronto	\$24,066
Mount Dennis	6.88%	2019/12	\$82,343	NR	City of Toronto	\$15,275
Edgeley Apts	6.88%	2019/12	\$210,522	NR	City of Toronto	\$39,054
McClain Apts.	6.88%	2020/12	\$152,207	NR	City of Toronto	\$25,721
Willowdale	6.88%	2020/12	\$153,236	NR	City of Toronto	\$25,656
Adanac Apts.	6.88%	2020/12	\$148,983	NR	City of Toronto	\$24,943
Northwood Apts	6.88%	2020/12	\$122,059	NR	City of Toronto	\$20,436
Collegeview	6.88%	2020/12	\$151,188	NR	City of Toronto	\$25,313
Village Apts.	8.25%	2021/12	\$169,697	NR	City of Toronto	\$27,642
West Don Apts	8.25%	2022/12	\$256,512	NR	City of Toronto	\$38,956
Arleta Manor	8.25%	2022/12	\$235,942	NR	City of Toronto	\$35,831
Edwards Manor	7.88%	2022/12	\$188,954	NR	City of Toronto	\$28,198
May Birchard	7.50%	2023/12	\$29,486	NR	City of Toronto	\$4,059
Eagle Manor	7.00%	2023/12	\$188,640	NR	City of Toronto	\$25,310
West Hill	7.63%	2024/12	\$240,536	NR	City of Toronto	\$31,539
Morningside	7.63%	2024/12	\$251,788	NR	City of Toronto	\$33,015
Beecroft Manor	7.63%	2024/12	\$119,425	NR	City of Toronto	\$15,659
Greenwood	7.00%	2024/12	\$265,742	NR	City of Toronto	\$33,676
Tam O'Shanter	7.63%	2025/12	\$220,235	NR	City of Toronto	\$27,514
Wishing Well	7.88%	2025/12	\$273,550	NR	City of Toronto	\$34,667
Louise Towers	9.75%	2027/12	\$188,395	NR	City of Toronto	\$24,752
Griggs Manor	9.75%	2027/12	\$498,765	NR	City of Toronto	\$65,528

Project Name	Interest Rate	Maturity Year	Principal Sep-2013	Renewal Date	Lender	Annual Cost Principal and Interest
Sunrise Towers	9.75%	2027/12	\$596,073	NR	City of Toronto	\$78,313
Cedarbrae	9.75%	2027/12	\$677,122	NR	City of Toronto	\$88,961
Broadview	10.38%	2028/12	\$287,526	NR	City of Toronto	\$38,171
Byng Towers	10.50%	2028/12	\$377,222	NR	City of Toronto	\$50,463
St. Georges	10.00%	2028/12	\$638,063	NR	City of Toronto	\$82,773
Beverly Manor	9.88%	2028/12	\$366,897	NR	City of Toronto	\$47,228
Outlook Manor	10.00%	2029/12	\$518,973	NR	City of Toronto	\$65,701
Kensington	10.50%	2029/12	\$430,126	NR	City of Toronto	\$56,219
Seneca Towers	10.00%	2029/12	\$579,653	NR	City of Toronto	\$73,383
Sheppard Place	9.63%	2029/12	\$595,916	NR	City of Toronto	\$73,631
Islington	9.63%	2029/12	\$712,931	NR	City of Toronto	\$90,016
Woods Manor	9.50%	2029/12	\$316,887	NR	City of Toronto	\$38,836
Wm. Dennison	9.50%	2029/12	\$371,345	NR	City of Toronto	\$45,510
McMurrich	9.63%	2030/12	\$287,432	NR	City of Toronto	\$34,725
Winchester	10.25%	2030/12	\$579,067	NR	City of Toronto	\$72,941
Janet Magee	9.50%	2030/12	\$366,899	NR	City of Toronto	\$43,952
Frances Beavis	10.25%	2030/12	\$337,928	NR	City of Toronto	\$42,567
Montgomery	11.00%	2030/12	\$653,839	NR	City of Toronto	\$86,485
Doug Saunders	11.00%	2031/12	\$788,590	NR	City of Toronto	\$102,536
<b>City of Toronto Non-Renewable Loans Sub-Total</b>			<b>\$19,925,746</b>			<b>3,217,528</b>
<b>City of Toronto Redevelopment Mortgages</b>						
City of Toronto (Regent Park Municipal & Site Infrastructure)	3.92%	2026/03	\$7,718,958	NR	City of Toronto (CMHC funded)	\$0
City of Toronto (Regent Park Comm. Energy System)	3.92%	2026/03	\$1,436,085	NR	City of Toronto (CMHC funded)	\$0
2 Murray Street	2.75%	2031/02	\$958,332	2021/03	City of Toronto - Monthly	\$68,966

<b>Project Name</b>	<b>Interest Rate</b>	<b>Maturity Year</b>	<b>Principal Sep-2013</b>	<b>Renewal Date</b>	<b>Lender</b>	<b>Annual Cost Principal and Interest</b>
City of Toronto (Regent Park Comm. Energy System)	4.12%	2031/09	\$9,229,791	NR	City of Toronto (CMHC funded)	\$0
242 & 256 Sackville	Int Free	2034/08	\$2,208,800	NR	Capital Revolving Fund Loan	\$105,600
659 Northcliffe Blvd	Int Free	2042/11	\$1,403,646	NR	City of Toronto - Annually	\$48,125
<b>City of Toronto Redevelopment Mortgages Sub-Total</b>			<b>\$22,955,612</b>			<b>\$222,691</b>
<b>City of Toronto Loans/Mortgage Total</b>			<b>\$42,881,358</b>			<b>\$3,440,219</b>
<b>Grand Total</b>			<b>\$703,179,220</b>			<b>\$84,365,748</b>