Financing.
Advising.
Know-how.

Finance your commercial realty purchase

Why choose BDC? We offer unparalleled flexibility for repayment:

1. Longer amortization periods
2. Seasonal or progressive repayment schedules to protect your cash flow
3. Initial principal payments may be deferred to get your project going
4. We may look at financing leasehold/tenant improvements

For over 80 years, BDC has been supporting commercial real estate projects.

Sample financing structure (example only)*

Amount	– Up to 100% of purchase price
Terms	– Amortization period up to 25 years – Principal payment postponements available (up to 24 months)
Prepayment	– 15% annual prepayment privilege
Interest rate	– Fixed or floating rates – Floating rates can convert to fixed at any time
Environmental report	– Phase 1
Security	– First charge on subject realty – Assignment of rents – Corporate guarantees – Limited personal guarantees from the owner
Required documentation	– Copy of purchase and sale agreement – Personal net worth statements – Financial statements (3 years) – Other information as required

Example financing for strata unit:

BDC term loan (90%)	$3,780,000
Owner investment (10%)	$420,000
Total	$4,200,000

Example repayment schedule*

Approximate monthly payment	$31,500

Pacific Industrial Condos

2075 McNicoll Avenue, Scarborough, ON M1V 5P4
(Near Highway 404 and Steeles Avenue)

- Prime Scarborough location with direct access to Highways 401, 404 and 407.
- Limited ownership opportunity with only 16 industrial condo units available.
- Units from 7,400–9,600 square feet to accommodate a range of business needs.
- Modern industrial specifications including 28-foot clear heights and efficient shipping access.
- Build equity while controlling occupancy costs through ownership.
- Expected occupancy: February 2027.

For more information,
contact us:

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* All terms and conditions subject to BDC due diligence and approval.