

# Pro Funds Mortgages

*Established in 1997 - Founded by Carmen Campagnaro*



Since its debut, our company has been facilitating real estate investor financing and has established a vast network of investors along with institutional & private lenders. Over the years we have focused on being able to fund residential, commercial, development & construction mortgages and have helped our clients to execute profitable real estate transactions. Our team's knowledge and expertise in real estate acquisitions, redevelopment and construction has allowed us to differentiate ourselves in our ability to add value to clients seeking investment funding. From negotiations to contract structuring, we can help you on your next purchase, refinance or development project. We can also help you diversify your portfolio by placing your investment funds into high yielding and secure mortgage investment offerings.

Pro Funds has established a reputation for facilitating funding requirements in a timely manner and definitively closing on all committed transitions. Integrity is ingrained in the heart of our company and is evident in the day to day operations between all of our partners, and our amazing team. With our extensive network and experience in dealing with multiple private lenders in the industry, we have positioned ourselves to work with like-minded investors who seek fair and amicable transactions.

Over 20,000 investors have conducted business with our company over the past decade and this has resulted in far over a billion dollars in loans funded. Pro Funds has a proven track record of raising private capital through mortgage investments and helping our investors earn 10%-16% annually as a fixed return. We have proven that it is possible to have a great return and great security by securing your investment on tangible real estate, and not just a piece of paper.

At Pro Funds, default ratios with mortgage investments are extremely low. Our extensive due diligence process and investor-type borrower clientele has allowed us to provide an exceptional success rate. However, we are never satisfied with the status quo and always strive to provide an improving standard of security and return. To help us do this, Pro Funds proudly launched its sister company, Valour Capital, in 2013 with an incredible executive team at the helm. President Richard Hall, Vice President Mark Vosylius and Carmen Campagnaro have combined experiences and skills to provide builders with an opportunity to engage in more profitable and more stable development projects, while offering investors an almost-impossible-to-come-by level of return on a secured investment.

Valour's mission is to bring well founded projects to its Investor Partners, manage risk, manage the process, create value and deliver a successful investment experience. In conjunction with Pro Funds, they've done exactly that. In the past six months alone the companies have combined to fund over \$50,000,000 in project funding.

The experience of Valour's team in the areas of real estate, business operations and development has enabled the company to offer its investors a comprehensive due diligence model and a SYNDICATED Mortgage Investment. Valour has created the opportunity for investors of all skill level, experience and portfolio sizes to invest in high quality construction and development projects, run by credible and experienced industry professionals. With peace of mind, you can invest cash, RRSPs, LIRAs, RESPs and TFSAs at up to 16% per annum in our syndicated investments without needing millions to get started.

Since success of investments is part of both companies' missions, only a small fraction of the funding requests submitted to us are actually funded. Due diligence and confirmation of good security is always our foremost priority and that requires a well-organized and effective system to screen and fund opportunities; the partnership between Valour and Pro Funds has provided that system! Our combined efforts have delivered the administration, analysis, streamlined construction funding, and large scale capital raising ability necessary to selectively review a high volume of proposals and diligently fund up to \$100,000,000 in a single transaction.

*So how can we help you move forward with your next real estate venture?*

**Looking for funding?**

We help investors seeking private and institutional funding to assist with their acquisitions in all real estate. Call us at 1.888.330.3866 and ask how we can help you fund your next real estate venture.

**Developers and builders seeking equity participation?**

We can provide you the funding to cover soft costs, marketing, development charges and existing first mortgage funding take-out. Let us help by providing a cash investment structured as a mortgage. (will postpone to construction financing)

In addition to this we can also help by creating high level financing packages for construction, or take out funding to help streamline your project.

Pro Funds Mortgages can assist with sales and marketing to investors to accommodate pre-construction sales quotas and also provide a clear and seamless exit.

Give us a call to ask how we can help you fund your next project!

*Carmen Campagnaro*

*President*

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