

BROKER KIT:
LUXXE CAPITAL ADVANTAGE

A broker-friendly private lender.
Founded by brokers, for brokers.

Real lending. Real fast.

Common sense lending.

Stop dealing with slow responses and vague terms. Luxxe Capital uses a common sense approach that values logic over red tape. We focus on the asset, equity, and exit strategy to get your deals done fast.





THE LUXXE CAPITAL PROMISE:
3 WAYS WE HELP YOU CLOSE MORE

1. Fast answers < 24 hours

We typically respond in under 24 hours. If a deal doesn't fit, we tell you ASAP so you don't waste time.

2. Paid on closing

We collect and pay your broker fee on the day of closing. No chasing checks, no delays.

3. Quick closes

We move fast! Once approved, we coordinate closing right away and can fund in as little as 48 hours.

PRODUCT GUIDELINES & RATES

We provide short-term, asset-secured loans for borrowers who don't fit the banks' narrow mold.

Estimated rates



- **Average rate: 11%-13%**
- **Lender fee: Typically 2-3%**
- **Broker fee: Added to deal & collected at closing.**
  (Rates estimated based on risk & LTV. Case-by-case.)



What we lend on

If it's backed by real estate, we're open to it.

- ✂️ Debt consolidation: Eliminate high-interest debt.
- 🚧 New construction: Short-term build financing.
- ⚖️ Spousal buyouts: Fast settlements for separation.
- 🌉 Down payments / Bridge: Secure the next purchase.
- 🛠️ Flips & renovations: Fund value-add projects.
- 💼 Business capital: Unlock equity for business.

Lending parameters

- Term: Short-term (Up to 24 months).
- Location: Primarily urban markets. Other areas considered on merit.
- Security: 1st and 2nd residential mortgages.

BUILT BY BROKERS, FOR BROKERS

88
DEALS FUNDED
IN 6 MONTHS

"We built the lender we wanted to deal with."

Luxxe Capital was built by people who've been writing private mortgages in Canada since 2019. We know what your files look like and how fast you need to move on them.

- **Answers in 24 hours:** Most files come back within a day, and once conditions are cleared we can fund in as little as 48 hours.
- **Our own capital:** We lend from our own pooled fund. When we commit, the money is already there.
- **One standard, every file:** The same underwriting team sees every deal, so you know what you're getting before you submit.



OUR TRACK RECORD

Luxxe Capital is a Mortgage Investment Corporation lending across Canada.

- **88 mortgages funded in our first 6 months.** That's a deal every 2 days
- **$12M+ deployed** across the portfolio.
- **1 in 4 brokers send us more than one deal.**
- **$154,000 average deal size.**

Real lending. Real fast.

HOW TO **SUBMIT A DEAL**

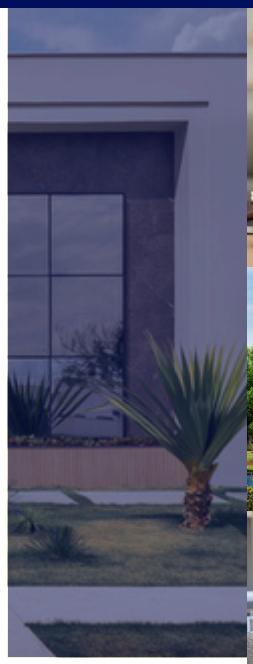


1. **The "soft" pitch:** Submit the basics (story, equity, exit) via our quick online form below. No full package needed upfront.
2. **Commitment:** If the deal makes sense, we issue a commitment—typically within 24 hours.
3. **Funding & payment:** We fund the deal and transfer your commission directly to you on closing day.

SUBMIT A DEAL

luxxecapital.ca/broker

Give your clients more lending options. Close more deals.









Contact Luxxe Capital today

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info@luxxecapital.ca

luxxecapital.ca

Innovative Lending Solutions

Luxxe capital