

HIGHER-LEVERAGE FINANCING FOR YOUR CRE PURCHASE, RESPOSITION, OR REFINANCES

Grow your portfolio. Our loans allow investors to purchase, reposition, rehab, or refinance their properties with higher leverage, competitive rates, and lower fees. We know the value of strong relationships and work hard to help beyond capital.

Property Type	A, B, & C Class Multi-Family, Retail, Light Industrial, Office (Case by Case), Self-S, 1-4 Units
Purpose	Purchase, Reposition or Refinance of "Value-add", Renovation/Rehab, GU (Case by Case)
Lending Area	Primary, Secondary and Tertiary Markets
Exit Strategy	Perm Refinance to Conventional/Agency - Rent/Hold - Sale
Loan Amount	\$350,000 to \$15,000,000 (\$15M + with participation)
Maximum LTC	Up to 85% of total deal costs (Could be more dependent on the property)
Maximum LTV	Up to 75% (based on as-stabilized or as-complete value)
Interest Rate	From 9.99%
Loan Term	12, 18, 24, & 36 Month Terms Available/ Interest Only
Loan Origination Points	From 1.50%
Processing & Underwriting Fee	From \$1,495 (depending on deal size)
Legal Fee	From \$1,000 (depending on deal size)
Third-Party Reports	Pass-through costs (Approx. \$1,000 to \$20,000)
DSCR	Deal Dependent (under 1.0 may need additional reserves)
Interest Reserves	Up to 12 months debt service coverage (dependent on in-place cash flow)
Max. Amount of Capital Expenditures	No restrictions (large renovations accepted)



FAST FUNDING
5-25 Days



RELIABLE FINANCING



FLEXIBLE
UNDERWRITING